

**MEETING OF THE CITY COUNCIL**  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, October 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 Monday, October 27, 2025, in the absence of Mayor Terry Crow, Mayor Pro Tem Bwayne Smotherson called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

In addition to the Mayor Pro Tem, the following members of Council were present:

Councilmember Stacy Clay  
Councilmember John Tieman  
Councilmember Steven McMahon; (excused)  
Councilmember Lisa Brenner  
Councilmember Dennis Fuller

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

**D. PROCLAMATIONS (Acknowledgement)**

None

**E. APPROVAL OF MINUTES**

1. October 13, 2025, Draft Study Session Minutes (Rain Monitoring Systems) were moved by Councilmember Brenner, it was seconded by Councilmember Fuller, and the motion carried unanimously.
2. October 13, 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**

1. John Owens was nominated for reappointment to the Board of Adjustments by Councilmember Bwayne Smotherson, it was seconded by Councilmember Tieman, and the motion carried unanimously.

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

None

**H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

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

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

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

### **Citizen Comments**

#### **James Jordan, 6809 Vernon Avenue, U City, MO**

Mr. Jordan stated that he and his wife have lived on Vernon for 55 years, and ironically, he supported the owner of the building at 6800 Olive when he petitioned to have it built. However, today, there is only one tenant in this building, and they have become a nuisance to the residents who live on Vernon. They play loud music at all times of the day and night, have allowed gangs and the homeless to congregate behind the building, and they have torn down the fence adjacent to our backyard and started using the bathroom in their yard. Mr. Jordan stated that his neighbor has asked the owner to address these problems on numerous occasions, but nothing has been done. So, he's here asking City Council to notify the owner about the problems their tenant is creating for the residents on Vernon and to replace the fence that has been torn down.

Mr. Rose stated that he would notify Chief Hampton and ask him to investigate and determine what is going on.

#### **Liam Brick, 1079 Wilson Avenue, U City, MO**

Mr. Brick stated that he and his wife are excited about the progress being made in the Buyout Program. On October 17th, they received an update from Becky Ahlvin, which included an anticipated timeline. RFQs for title and appraisal services have been posted and are scheduled to close on October 31, 2025. Although they understand that the proposed timeline is not guaranteed, this information was exciting because, for the first time in three years, they have an idea of when they will be able to move on from the ongoing traumas they have experienced since the flood of July 2022. Ironically, they were planning to take a short trip out of town on the same day they received Ms. Ahlvin's communication, which they had to postpone because the anticipated rainfall totals were close to the rainfall total that caused their home to flood, again, in November of 2024. So, while they are grateful for all of the work that the City and Becky are doing, the threat of rain; which others pay little attention to, continues to add a layer of stress to any plans they attempt to make.

Mr. Brick stated they are reliant on the City Council and others to move this process along, and sincerely hope that the vendors for the title and appraisal services can be voted on and approved at the November 10, 2025, Council meeting. He stated that they look forward to receiving more information about this process and hope that Council will continue to keep the buyout in their conversations throughout the upcoming holiday season. Thank you.

### **I. COUNCIL COMMENTS**

None

### **J. PUBLIC HEARINGS**

None

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

1. Emerald Ash Borer Tree Removal and Replacement
2. Microsoft Office Renewal

Councilmember Tieman moved to approve Items 1 and 2 of the Consent Agenda, it was seconded by Councilmember Fuller.

Councilmember Clay stated that while the winning bid was \$70,000, he noticed that some of the other bids were for \$90,000, \$150,000, and \$188,000. So, he was curious to know why there was such a wild disparity between these bids? Mr. Rose stated that he did not have an answer for why there was such a large disparity because this bid is conducted on an annual basis. So, all of the bidders had an opportunity to review the previous bids to assist them with submitting their proposals.

Voice vote on Councilmember Tieman's motion carried unanimously.

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

**1. City Manager Updates**

**Buyout Program**

Mr. Rose stated that he would like to recognize Becky for her efforts and believes that her intent is to provide monthly reports to all of the residents involved in this program.

**Ruth Golf Course**

Those interested in tracking progress with the Ruth Golf Course Driving Range can find monthly updates at the clubhouse and in the Community Report.

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

- 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 second and third time.

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

Councilmember Brenner asked how the current residents would be impacted by this project, and if their rent would remain the same?

Mr. Rose stated that representatives from Parkview are here, and he would ask them to come to the podium.

Rick Siebert (phonetic) stated that no one will be displaced. There are 45 vacant units that residents will be relocated to while their unit is being renovated. There will also be no increase in their rent.

Roll Call Vote Was:

**Ayes:** Councilmember Brenner, Councilmember Fuller, Councilmember Tieman, Councilmember Clay, and Mayor Pro Tem Smotherson.

**Nays:** None.

**N. NEW BUSINESS**

***Resolutions - (Voice vote required)***

None

***Bills - (No vote required for introduction and 1<sup>st</sup> 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 Fuller moved to adjourn the Regular Session, seconded by Councilmember Clay, and the motion carried unanimously.

**R. ADJOURNMENT**

Mayor Pro Tem Smotherson thanked everyone for their participation and adjourned the meeting at 6:49 p.m.

Kena Dean,  
Acting City Clerk

**LaRette Reese**

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**From:** Hannah Briick <hannah.bisch@gmail.com>  
**Sent:** Monday, October 27, 2025 11:10 AM  
**To:** Council Comments Shared; Liam Briick  
**Subject:** Oct 27 Council 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 below for our comment for tonight's meeting!

Thanks,  
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 excited about the progress in the buyout program in the last several weeks. On October 17, Becky Ahlvin, Economic Development Manager & Interim Planning & Zoning Director, shared an email update with the affected homeowners which included a promising and exciting amount of information. This update included an anticipated timeline which has been a great deal of help in planning our short-term and long-term future. For the first time in 3 years, we have an idea of when we will be able to move on from the ongoing trauma we have experienced since the flood in July 2022.

The same day we received Becky's email, we were preparing for a short trip out of town for a family matter. We reviewed the weekend's forecasted rain and faced a decision we have faced countless times in the past three and a half years when planning for a trip. Ultimately, we decided that the anticipated rainfall totals were too close to the rainfall total which flooded us in November 2024, and we decided to postpone our trip just hours before we were scheduled to leave. As you can imagine, there is a layer of stress added in any plans we make (and cancel) since the safety of our home and personal belongings there is so often threatened by rain to which many others in our community pay little attention.

Becky's update offers so much promise that one day soon we will not have so much stress when planning a simple weekend out of town. However, we understand completely that the timeline is not guaranteed, and we are reliant on the City Council and many others to move the process along.

Specifically, we understand that the RFQ's for Title and Appraisal Services are currently posted and will close on October 31, 2025. Reviewing and approving the vendors for these services is the first step of the process outlined in the timeline, and we sincerely hope that there are not any undue delays. Our hope and request is that the vendors for Title and Appraisal Services can be voted on and approved at the November 10, 2025 City Council meeting, if not before as suggested by the Mayor in previous City Council meeting conversations about the buyout.

We are grateful to Becky for her thorough updates and look forward to information offered publicly at City Council Meetings as well as privately to homeowners between meetings. We know that the winter season brings holidays, time out of office, and many other requirements of your time. Please keep the buyout in your conversations so that we can move forward with a new home and the future that will bring for us.

Warmly,  
Hannah & Liam Briick