

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, November 10, 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, November 10, 2025, Mayor Terry Crow 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
Councilmember Lisa Brenner
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager Gregory Rose and City Attorney John Mulligan, Jr., and Director of Public Works Mirela Celaj.

C. APPROVAL OF AGENDA

Mr. Rose recommended that Item K (2), Construction Project; (CDBG), be removed and added to the City Manager's Report.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Fuller, 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. Celebrating Charles Klotzer's 100th Birthday.

Mayor Crow stated he learned that this Proclamation had made Mr. Klotzer's day because he has an entire wall dedicated to displaying all of his Proclamations symbolizing his incredible life and contributions to this community.

E. APPROVAL OF MINUTES

- 1.** October 27, 2025, Draft Study Session Minutes; (Residential Parking Permit and Public Safety Update), was moved by Councilmember Brenner, seconded by Councilmember Smotherson, and the motion carried unanimously, with the exception of Councilmember McMahon, who was absent.
- 2.** October 27, 2025, Draft Regular Meeting Minutes were moved by Councilmember Fuller, seconded by Councilmember Smotherson, and the motion carried unanimously, with the exception of Councilmember McMahon

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. John Owens was nominated for reappointment to the Board of Adjustments by Councilmember Dennis Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Matt Hayden was sworn into the Parks Commission on October 31, 2025, in the city 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

Liam Brick, 1079 Wilson Avenue, U City, MO

Mr. Brick stated the RFQ for Title and Appraisal Services closed on October 31, 2025, so the next step in moving this process along will be the review and approval of these vendors. This includes a legal review by the City Attorney and an evaluation and authorization by the City Council. Council's vote to approve these vendors will allow him and his wife to move on to a new home and future. Mr. Brick stated that while he understands that there are numerous items brought before Council that require a great deal of attention, he hopes that this project will remain a priority and that the hustle and bustle of the holiday season does not cause any unnecessary delays in this review process.

He stated that there is finally a light at the end of the tunnel they have lived in for three and a half years, and they are grateful for the time this Council and administration have taken to understand their struggles. Now is the time for action, and they are thankful for the support in moving this process along

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Ameren Easement; (Kempland Bridge)
2. Construction Project; (CDBG) - *(removed to City Manager's Report)*
3. Emergency Centennial Commons Sidewalk Repair

Councilmember Clay moved to approve Items 1 and 3 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
None

2. Construction Project - (CDBG)

Mr. Rose stated Council is being asked to consider the award of a contract to E. Meier Contracting for \$133,566.26, to be used for street maintenance on Etzel. Mr. Rose asked the Director of Public Works to present this item to Council.

Ms. Celaj stated that on October 28, 2024, St. Louis County's CDBG Office contacted Public Works and provided an update on the status of the City's FY-24 CDBG Application. Although the 2024 funds were approved, the street being proposed was not because they determined it to be located within the floodplain. As a result, the funds were withheld, and the County requested that the City select another location within the eligible CDBG Map, which has been made available for Council's review.

Thereafter, staff reviewed the CDBG Eligibility Map and identified several streets that matched their requirements, and then prioritized them by looking at the ones with the most residential complaints and had the lowest Paser System rating for paved road conditions. Based on this analysis, Etzel Avenue, from Pennsylvania to Ferguson, was selected due to its Paser Rating for two segments: Ferguson to Purcell, and Purcell to Pennsylvania. St. Louis County reviewed and approved this proposal, which was submitted to Council for approval on April 28, 2025.

Councilmember Smotherson stated that before posing questions to Ms. Celaj, he would like to read something he obtained from the City's website regarding the CDBG into the record.

"These funds are provided annually to support housing programs and community development projects in low to moderate-income areas of University City. Prior to the availability of the funds, Finance holds a public hearing to hear citizens' comments on recommended uses for the funds. These comments are shared with the City Council, which approves how the funds will be used once the funds are available for use. A public hearing is usually held in the summer, and funds become available after January 1st of the following year."

Q. When was the 2024 public hearing held, and how was the decision made?

A. One part of St. Louis County's review of CDBG fund applications requires that notices regarding the date and time of a Public Hearing be posted in three locations, two weeks prior to the hearing. Notices for the April 28th Public Hearing for Etzel were posted at the Library, Heman Park Community Center, and City Hall. All of this information was provided to the County as part of their review process.

Q. Has a date been established for the 2026 CDBG Public Hearing, or do they always occur in April of each year?

A. (Ms. Smith): There is no set time for when CDBG Public Hearings are scheduled. Staff is notified by St. Louis County when the application is available, which typically occurs around the first of the year, and then everything is scheduled within the given timeframe. Historically, Council has elected to use these funds for street projects and public safety in the approved areas, and staff has continued that tradition.

Councilmember Smotherson asked Ms. Smith if she could provide Council with as much advanced notice as possible for the next Public Hearing so that they can work to get more public input.

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

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

None

N. NEW BUSINESS

Resolutions - (Voice vote required)

- 1. Resolution 2025-13 – FY25 Budget - Amendment #4 and Appropriating said amounts.**

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

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

None

O. COUNCIL REPORTS/BUSINESS

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

Councilmember Brenner reported that at their last meeting, the Pension Board reviewed the audit related to the Uniformed Pension Plan, and they are eager to start working towards the goal of making sure that it becomes over 80% funded. She stated her assumption is that the Council should expect to receive a report from the Board in the near future.

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

P. CITIZEN PARTICIPATION - (Continued if needed)

None

Q. COUNCIL COMMENTS

Councilmember Tieman read the following statement into the record:

"Veteran's Day is tomorrow, so it seems appropriate now to speak of this holiday. Because the subject is complex, I will address two brief topics: one, the meaning of Veterans' Day, and second, the price of Veterans' Day. And, lastly, a few words of gratitude.

Veteran's Day and Memorial Day are often confused. Veteran's Day is for all who served in the Armed Forces. Memorial Day is for the dead. It is just as well that we confuse these two because it reminds us of how these days are too often more about barbecue and beer rather than service and duty. Tomorrow, somebody somewhere will undoubtedly say, 'We celebrate all those who wore the uniform, heroes all.' I don't doubt the good intentions, but it's a cliché. 'Hero' is so overused that it's now almost meaningless. A TV segment I saw notwithstanding, someone who adopts puppies is not a hero; nice, but not a hero. The difference is one of definition. It's also one of dignity. It's the difference between congratulations and commemoration. There are real heroes, don't get me wrong. But in addition to the word 'hero', let us speak more often of the word 'remember'. Remember the veteran's name. Remember that this man, this woman, wore with honor the uniform of democracy, the uniform of the republic. Remember, they answered the call to duty, the summons of the trumpet. Remember the service. Remember. That's the meaning of Veterans' Day.

As for the price, consider just this one. At a time in their lives when they should have been working on the skills of intimacy, our war veterans found themselves sharpening a bayonet, clearing a minefield, cleaning an M-16 instead of dry cleaning that suit, or that long black dress, for a date. It's easy to say that wars deprive folks of their lives and their limbs. We also deprive many a soldier of psychic wholeness. It's painful to speak of Audie Murphy, our most decorated soldier of World War II, having flashbacks during which he held his wife at gunpoint.

I'm idealistic. I'm not naive. Wars are often misguided and fought for all the wrong reasons. But no 19-year-old ever enlisted so that a corporation could post a higher quarterly dividend. There are a lot of reasons for enlistment. Among them are the ideals of democracy and the republic.

Today, the democratic republic is under threat. It is well that we enlist, if you will, these elemental ideals: democracy, the republic.

On November 11th, we honor all living veterans. That said, we are remiss if we do not take a moment to pay homage to those who gave 'the last full measure of devotion.' As the modern poet Laurence Binyon wrote of those lost in World War I. 'They shall not grow old, as we that are left grow old. Age shall not weary them, nor do the years condemn. At the going down of the sun and in the morning, we will remember them.' All veterans have said softly to themselves at one time or another, 'There, but for the grace of God, go I.'

But we did come home. We live in a city we love, University City. We live in a republic we love. We live in a democracy that we love, and we are free. On behalf of my City, I say to you, my fellow veterans, this one simple thing. Thank you. Thank you on behalf of your neighbors."

Mayor Crow made the following announcements:

- The Pershing Avenue construction has finally started, and he thinks that a lot of folks are grateful that it has.
- Congratulations go out to the School District for being recognized in the 2025 Missouri Annual Performance Report as the third most improved district in St. Louis County. To move the needle that significantly takes an awful lot of work from an awful lot of people. Therefore, he hopes that as the City moves forward with the Market at Olive development that their partnership will provide long-term financial stability from the property taxes that are being allocated to the School District so that they can continue to improve.
- Thanks and sincere appreciation goes out to all veterans for their service and immense sacrifices that have helped make our country safer and stronger.

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 Smotherson moved to go into a Closed Session, it was seconded by Councilmember McMahon.

Roll Call Vote Was:

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

Nays: None.

S. ADJOURNMENT

Mayor Crow thanked everyone for their participation and closed the Regular Session at 6:50 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 7:52 p.m.

LaRette Reese,
City Clerk, MRC

LaRette Reese

From: Hannah Briick <hannah.bisch@gmail.com>
Sent: Monday, November 10, 2025 11:30 AM
To: Council Comments Shared; Liam Briick
Subject: Nov 10 Council Comment

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

Hi LaRette,

Here is our comment for tonight's meeting. Thank you!!

Take care,
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.

The RFQ's for Title and Appraisal Services closed on October 31, 2025. Reviewing and approving the vendors for these services is the first step of many to move this buyout along. We understand that the city is reviewing the awards and making sure the vendors are responsive to your requests. Afterwards, the contracts will need to go through a legal review before approval. In voting to approve these vendors, the city council will allow the process to continue, meaning we will be able to move on from this house and into a new phase of our lives together.

We know there are many items brought to you that require a great deal of attention. We hope that this project remains a priority for each of you, and that the hustle and bustle of the holiday season does not cause any unnecessary delays in the review process.

There is finally a light at the end of this dark tunnel we have lived in for three and a half years. We are grateful that you have taken the time to understand our struggles and offered your sympathy along the way. Now is the time for action. Thank you for your part in moving this process along quickly so that our family can also move along.

Warmly,
Hannah & Liam Briick