

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 12, 2026
6:30 p.m.

(*Note: Due to technical issues, the audio recording of this meeting starts in the middle of Item L (2) of the City Manager's Report; MSD Clear Water Project Presentation (requested by Councilmembers Fuller and Tieman.)*)

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, January 12, 2026, Mayor Terry Crow called the meeting to order at 6:32 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay; *absent*
Councilmember John Tieman
Councilmember Steven McMahon
Councilmember Lisa Brenner
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also, in attendance were Acting City Manager Brooke A. Sharp, City Attorney John Mulligan, Jr., Interim Planning & Zoning Director Becky Ahlvin, Jeff Kokal, Design Project Manager with Jacobs, and Jim Dunajcik, MSD's Assistant Director of Engineering over the Design Division.

C. APPROVAL OF AGENDA

Ms. Sharp requested Item K (1), EDRST Funding (C-17 Commissary Kitchen project, be removed

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

D. PROCLAMATIONS (Acknowledgement)

1. Floyd and Cora Henderson – 65th Wedding Anniversary

Mayor Crow announced that the Proclamation had been provided to the family by the City Clerk.

E. APPROVAL OF MINUTES

1. December 8, 2025, Draft Regular Meeting Minutes were moved by Councilmember Tieman, it was seconded by Councilmember McMahan, and the motion carried unanimously, with the

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Linda Fried is nominated for reappointment to the Urban Forestry Commission by Councilmember Brenner, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. Carol Jackson is nominated for a special reappointment to serve a 3rd term on the Commission on Arts and Letters by Councilmember 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 of the Council Chamber. Please complete and place the form in the basket at the front of the room.

The public may also submit a written comment ahead of the meeting. 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 as 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 if your comment is on an agenda or a non-agenda item. If a name and address are not provided, the comment provided will not be recorded in the official record.

Citizen Comments *(Due to technical issues, there is no audio of this comment section)*

Karla Brown, 941 Swarthmore Lane, U City, MO

Ms. Brown expressed concerns about an on-going issue concerning the damaged sidewalk in front of her home. A fallen tree was uprooted during a storm several years ago and the sidewalk has not been properly repaired by the City. She is requesting this issue be corrected as soon as possible.

Liam Brick, 1079 Wilson Avenue, U City, MO

The written comments of Hannah and Liam Brick have been attached to the minutes.

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan expressed concerns about a number of streetlight outages.

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (One voice vote required)

- 1.** EDRST Funding - C-17 Commissary Kitchen Project – 8021 Olive Blvd. **(Removed)**
- 2.** EDRST Funding - Public Safety Equipment
- 3.** Ratification of Interfund Borrowing from General Fund to Solid Waste Fund in the amount of \$300,000.
- 4.** IT Equipment – Annex and Trinity Buildings

Councilmember Smotherson moved to approve Items 2, 3 and 4 of the Consent Agenda, it was seconded by Councilmember Brenner, and the motion carried unanimously.

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

- 1.** City Manager Updates

None

- 2.** MSD Clear Water Project Presentation (requested by Councilmembers Fuller and Tieman)

Jeff Kokal, Design Project Manager with Jacobs, and Jim Dunajcik, MSD's Assistant Director of Engineering over the Design Division presented the PowerPoint presentation that was included in the public packet. (Due to technical issues, there is no audio record of the presentation. The audio starts with MSD's response to the first question which was posted by Councilmember Tieman))

Councilmember Tieman posed the following questions, composed by him and his neighbors, to Mr. Dunajcik:

A. -- *understand where you're coming from. It is not a decision that we make lightly in any way to identify homes that may need to be removed to construct a project like this, but it is one of the largest combined sewer overflows that have to be removed as part of this project. It is heavy construction, and the number of homes that we have currently identified is commensurate with trying to provide a reasonable buffer that also allows working room for the contractor to perform the work, while maintaining a distance from the remaining property owners.*

Q. I'm taking this to be an answer of no, that you cannot do this without destroying these homes?

A. *Unfortunately, the multiple combined sewers on Amherst are surrounded by homes, and to perform the work that needs to be done will impact those homes, yes.*

Q. So, these homes would be destroyed?

A. *It is MSD's intent to purchase those homes and remove them for the project.*

Q. Once these homes are purchased, when will they be leveled?

A. *As soon as we have purchased the properties, we will put out a contract with a demolition firm to remove them. Those areas will be graded and sodded, and the District will maintain them until such time as the contractor takes over.*

Q. How long will the block be unsightly?

A. *You mean during demolition or during the project construction?*

Q. All of it?

A. *The demolition task will take maybe a few months from start to finish. The construction is anticipated to take between two to three and a half years, but it will not be continuous throughout that entire time. There will be contractors doing a piece of work and maybe demobilizing, then there will be another contractor with a different specialty doing another piece of work. But over the course of this nine-year project, our estimate at this time is that it will take three and a half years.*

Q. Will the uprooted trees be replaced?

A. *My assumption, based on what I know at this point, is that the trees in those areas will be removed.*

Q. And replaced?

A. *Well, that's something that we want to talk about. As we proceed forward, something that we have done many times in the past on larger projects where we're in neighborhoods like this is to form some type of neighborhood aesthetics committee that typically consists of the councilmember for that district and appointed members of the public. I just mentioned a sound wall, which we think will be important, so this committee will help us decide what the area looks like both during and after construction; i.e., some kind of landscaping or buffering to help soften the sightlines so that people are not just looking at a heavy industrial site while we are there, and when we're done. Obviously, there will be things left behind when we're done, and we want to make sure that folks have some say in what that is going to look like.*

Q. You mentioned the sound wall, and I presume there is going to be something akin to a chain link fence around it. How long will residents have to live with that?

A. *During construction, I anticipate that a fence will be one of the first things the contractor installs, and that it will remain there until they are ready to do the final phase.*

Q. Will there be lights on the sound wall 24/7?

A. *No, I would not anticipate that, --*

A. *(Mr. Koka): The sound wall is dual purpose; it serves as site security to keep the public out of the construction area, and it takes the place of any kind of site fencing. So, from an aesthetic standpoint, in my opinion, it's actually better.*

Q. This is a quiet neighborhood; I can hear when the light is changing at North and South. So, what kind of noise can we expect from the construction?

A. (Mr. Kokal): We follow St. Louis County's noise regulations and will perform a Noise Model Study just like you would do along the Missouri Department of Transportation's network, highway, or interstate systems. That study has not been conducted yet, but it helps us determine whether the sound barrier should be 10 feet tall, 12 feet tall, etc., to ensure that noise is kept to an acceptable level per the County's standards. As far as lighting is concerned, I don't anticipate that they will be working outside of the allowable hours.

Q. Will MSD commit to conducting pre-construction condition surveys for all the homes adjacent to the project area, and establish a clear written process for residents to file and resolve claims if construction causes damage to foundations, basements, lateral sewers, or yards?

A. Absolutely. That is going to be a part of the standards specification package that requires the contractor to carry insurance for any claims. The contractor will perform that work on homes typically around a 500-foot radius of the drop shaft location. And depending on the property owner's preference, they will perform recorded or videotaped external and internal inspections.

Q. How is this going to impact the value of surrounding homes?

A. I don't know if I have the expertise to explain anything about home values. It's heavy construction, but the specifications will speak to the fact that it must be done as respectfully and efficiently as they can. So, all I can say for sure is that, unfortunately, folks who live near the site will notice that we are there. We are in the process of determining what kind of controls they would like to see, but honestly, this is very early in the design process, and this is much earlier than they typically would have a discussion about a project. But I appreciate the invitation to be here.

Q. One of the major concerns of my neighbors is, how is this project going to impact the value of their homes?

A. I would answer that somewhat by saying that this is one of the most upstream areas of the entire watershed, so all of that sanitary waste in streams and ditches throughout the whole community is getting cleaned up.

Q. I appreciate that, but my neighbors are worried about the possibility of trying to sell their house when there's a construction site in their backyard. Will MSD commit to working with U City to implement measures such as landscaping, maintenance, and timberly site treatment, to prevent negative impacts on properties that are nearby?

A. Absolutely. You will be seeing us a lot.

Q. For parcels where homes are demolished, will MSD commit to performing its work in such a way that those sites do not remain fenced, unattractive, or blighted for years?

A. Yes.

Q. Who will maintain the site after the project is over?

A. That's something that we can talk about as we get more into developing the design. In some cases, there is going to be excess space that could be given back to the City for parks or park improvements. It just depends on how compact our construction can be in those locations. If we can keep it very compact, we will leave some kind of fencing, landscaping, and screening, in coordination with the City.

Q. Am I to construe from this that you don't know? I mean, because you didn't answer my question, who will maintain the site after the project is over?

A. The portions that we retain ownership of, we will take care of. If the City wants any portion of that property that we are unable to use, or is in excess post-construction, that would become the City's. Similar to what we talked about with the Purdue Avenue shaft. It's a large shaft because there's a lot, --

Q. There's a lot more construction going on at Purdue than on Amherst?

A. -- after construction, will not need all of that space to maintain.

Q. It could also be the case that you could explore a partnership with, say, U City in Bloom, or the City itself, in maintaining this area?

A. We're open to options.

Q. Can MSD commit to putting these projections, communication standards, and post-project land use into writing and sharing that with the affected residents?

A. Yeah, I think we are going to develop those over time, and what that looks like, I don't know at this point. But once we have 60 or 90 percent of the designs, and we sit down with City staff, Councilmembers, and the public, I think we are all going to get there together as to what any kind of document looks like.

Q. I presume from your previous comments that you would be open to making sure it's accessible, it's landscaped, and designed as a community asset rather than a utility-only site? This is your goal, right?

A. We want to leave behind something that is, at a minimum, as aesthetically nonintrusive as possible. Keeping in mind what occurs on those sites, some of that is concrete and metal, but we will screen it to the best of our ability. That's why I mentioned the Aesthetic Committee, so we can kind of get a flavor for what everybody would like to see as a leave-behind; if it's a specific type of fencing or landscaping, if there is something that we can do to use plantings or berms to screen those from as much public view as possible. But something is going to be visible on these sites.

A. (Mr. Kokal): Let me supplement it this way, in areas where we are not in a floodplain, what we leave behind is flush with the ground, so you will see grass. In areas like the Purdue Avenue shaft, where that construction is all in a floodway; even U-Haul is in a floodway, a park is in a floodway, our structures have to be a couple of feet above the floodplain elevation. Because what we don't want to happen is you get a flood that comes down the River des Peres, and it fills the tunnel up with flood water, and then it is not available to handle the sanitary waste. So, when we are in a floodplain, our structures are going to be elevated. They are going to be concrete structures, and we can do things to make them blend in.

Councilmember Tieman stated that he appreciated their candor, and part of what he wanted to do was repeat something that he said earlier. This not only speaks to an engineering project, but it also speaks to the humanity of the people who are involved. That last couple of rows over there is my neighbors; Ann, who plays the flute, and so on, and so on, that's how he wants to put a human face on this project.

Councilmember Tieman stated that he had twenty additional questions, most of which came from his neighbors. But in deference to others and consideration of the agenda, he would like to give these questions to the City Clerk and ask that MSD answer them in writing. *(Councilmember Tieman's written questions from residents to MSD have been included with the minutes.)*

Councilmember Fuller stated, obviously, this is a project that has to be done, and he totally understands that, but he is concerned about the properties around it. For instance, something he would like them to talk about back at the Board of Directors is a property where the owner is now deceased, and his family is responsible for managing his affairs. How are they going to sell this property at a great price when they have this sewer project going on? Is there any way that the owners of houses surrounding this project could be compensated based on their property values? Councilmember Fuller stated that he even understands MSD's discussion about improving the waterway, but it's not going to do a lot for property values. Some of these folks have got their life's savings into these homes, and no one who bought a house five years ago imagined that its value was going to be less than what they purchased it for. He stated that he does not see how this project is going to appreciate these neighbors' property values, and that's something he would like to have a discussion about somewhere down the road.

Councilmember Fuller then posed the following questions to Mr. Kokal:

Q. Are the large tunnel sites the Amherst site as well as the Olive/Purdue site, and then the smaller boreholes are going to be over by the Dog Park by Pennsylvania and Schnucks, and the other one in Pagedale? Are all those tunnels going to be the same size?

A. The main tunnel that runs from Shrewsbury up to the Purdue Avenue shaft is an 18-foot-diameter tunnel. The three connecting tunnels that pick up more permitted CSOs (Combined Sewer Overflows) are a 12-foot-diameter shaft. It's all the same depth in deep infrastructure or construction.

As it relates to more surface construction impacts, the Purdue Avenue shaft will be a large one because they are going to be pulling material out of that shaft and hauling it away. The Amherst shaft is not. It's a shaft that's needed to make the tunnel operational.

Q. Say that in terms that a fourth grader could understand, because that's where I'm at. What's the diameter of the shaft at Amherst?

A. Twenty feet.

Q. What is the diameter of the shaft at Olive?

A. Forty-five feet.

Q. What's the diameter of the shaft at the Dog Park?

A. Twenty foot-ish. The Purdue one is by far the largest.

Q. Go up to the Olive site, we have properties up there; the last presentation you talked about?

A. Correct.

Q. How many of those properties are you anticipating? I was the one who asked that question, but I did not want to know what you were selling them for.

A. It's the Purdue Apartments basically, along Purdue Avenue just west of the park.

Q. But there are several apartments up there. Are you going to take all eighteen of them, all the way over to Midland?

A. No, just east of the River des Peres.

Q. Just the ones that face Purdue?

A. Correct. For construction, we only need to maintain or keep a fraction of that post-construction.

Q. And the diameter of that is not going to infringe on the U-Haul lot or Heman Park?

A. No.

Q. Is it just going to be those properties?

A. Correct.

Mayor Crow stated that while he's not sure how many of his colleagues have questions, there are two requests to speak from citizens that, at some point, he would like to get to, since they may not want to stay for the rest of Council's agenda.

Councilmember Brenner asked if there would be any restrictions on what could be developed on the excess property? Mr. Kokal stated that typically, it would depend on whether they have any infrastructure on it. If there's an easement for piping or whatnot, there may be deed restrictions on that property, but what they've seen in the past is that customarily the surface use is for park-type facilities.

Mr. Dunajcik stated that he thinks it would be floodplain-dependent, too.

Mr. Kokal stated that's correct, it does play a big part in all of these properties. Most of these areas, like Vernon Avenue, are floodplain dependent because they are right next to the creek, which was strategic on their behalf and where the tunnel alignment sits as well.

Mr. Dunajcik stated that it's also where the CSOs exist in the channel.

Mr. Kokal stated that's correct.

Councilmember McMahon asked what considerations have been given to the tax implications that the City faces? Because it sounds like it will be losing properties off its tax rolls, losing residents, losing sales tax dollars from those residents who would be spending in its stores, and the only thing being offered is to give us back some property that we now have to financially maintain as a park, which used to be privately maintained by residents. So, it's the tumble-down effect where MSD takes the property and leaves the City with a shortfall across a huge swath of its community. What are your views on how your decision to find a solution in 2026 is going to tumble down to the City to pick up the pieces after you've fixed a problem that has existed for a very long time under the Consent Decree? Mr. Dunajcik stated he thinks that's a conversation they will have to have over time as they develop these plans.

We are here to listen, we hear you and want to work through these problems and the issues that have been raised. So, even though they don't have all the answers right now, they will be back to sit down with staff, Council, and the residents.

Councilmember Smotherson asked if MSD would be hiring a company to help the group of people moving out of those apartments to relocate? Mr. Dunajcik stated that they already have a consultant to handle the work associated with their Uniform Relocation Act to make sure MSD is complying with the rules and regulations; that people are made whole, and that they are relocated into something equivalent within the radius of where they currently live.

Citizen Comments

Jeff Hales, 509 Warren, U City, MO

Representative Hales stated that he thinks this is his first time coming back in over a year, and while it's good to be back, he is deeply bothered by the circumstances of his return. As Yogi Berra once said, *"This feels like déjà vu all over again,"* because in 2015, MSD sprung a plan on the City to construct storage tanks in the middle of a neighborhood in the 3rd Ward.

So, he wants to go on the record, particularly for the folks at MSD, and say that he thinks it's completely unacceptable for them to be approaching members of this community offering a buyout for a project that has not been communicated to the two members of Council in the 2nd Ward, and to him, as their State Representative. It is just not okay.

Representative Hales stated that he has had this same conversation with MDS's communication personnel, because out of all the utilities, MSD is the only one that does not regularly communicate with elected officials, and the result is why we find ourselves here tonight. He stated that a number of his questions have already been asked by Councilmember Tieman, but he is deeply disappointed in how this is going. Nevertheless, he would like to make this perfectly clear: whether it was 2008, July 26th, or 28th of 2022, or any other time the people of this community have experienced flooding, there is a trust deficit that exists, and he thinks that needs to be recognized and acknowledged. Because the way this has gone down is doing nothing to eliminate that trust deficit. He stated that it's not just U City, it's their neighbors in North County, because he can't tell you how many conversations he's had this week with state reps about MSD; what's going on here, and that trust deficit that has gone well beyond U City. Representative Hales stated that he appreciates being back, so thank you.

Michael Reed, 829 Barkley Square, U City, MO

Mr. Reed stated that 829 Barkley faces Amherst, and he is two houses east of the last house on the plans to be removed. He stated that like many of the people here tonight, he has lived through one of U City's historic floods and wants relief from flooding. So, while he is not against solving this problem, but at what cost, and to whom? He stated that he does not know all the facts, so what he is about to say comes from incomplete information, conversations with neighbors, research, fear, and uncertainty, so he is adding his voice to the chorus of folks asking for real answers.

Mr. Reed stated that this is his understanding: MSD expects this project to reduce flood risks; it's costing enormous amounts of money; it will take nearly a decade to complete; so far five families have been asked or told to sell their homes; one deal has already been completed and the owners are in the process of moving out, and the others are uncertain. So, given those numbers, the money, the time, and the displacement, he hoped that the impact on the flood risk would be substantial. Yet, in a YouTube video he watched last summer, the expectations seemed surprisingly modest. He stated that these are his assumptions, and someone can tell him if he's wrong. This is going to happen, and his block will be forever changed. Leveling five houses is going to be noisy, dirty, disruptive, and the housing values on his block have already fallen. That's the one thing that keeps him up at night. He can't put his house on the market anywhere near the value that he could have a year ago because he has to disclose that a massive 40 foot in diameter hole is about to be built in his neighborhood. Let's be honest here, in all of your expectations for successfully completing this project, what were your expectations for the rest of us homeowners? Pat, a longtime resident, is retired, and he's about to have a massive construction site in his backyard for ten years.

Kim and Jennifer, sisters who have been the cornerstones of our block's beauty, recently invested large amounts of time and money in improving their homes. Jessie, Dave, Kadesha (phonetic), Everett, me, and Julie; I'm guessing you expect that we are all going to just be okay with this because it's for the greater good; that we should be okay with trucks rumbling past at 7 a.m., jackhammers shaking, and dust settling on everything we own for ten years. And we all know what empty lots do to your property value.

Mr. Reed stated that he and his wife searched for two years to find this house; it was a battle finding something that fit all of our needs. It's a tree-lined block. It's quiet, and on summer nights you can step outside and hear the cicadas; there's almost nothing in the winter but peace and quiet. Families walk their kids up and down the block every morning. We moved in thinking this was going to be our forever home, probably like most of the residents in this neighborhood. But let me tell you what this actually means for my household. I cobble together my income from various sources. I perform, teach at Wash U, and teach at Webster University privately in my basement. But most significantly, I'm a voice-over artist, and I've invested thousands of dollars to add a professional studio in my basement. Every day I record out of that basement, I patch into studios in New York, LA, Chicago, and I guarantee them a controlled and quiet environment. That guarantee is how I make a good portion of my living, a guarantee I don't believe I will be able to make for the next ten years. Julie's company went virtual during the pandemic and never turned back. Her ability to do her job by making client calls, Zoom meetings, and meeting deadlines will be compromised. So, do you just expect us to figure it out? What's your expectation of how we are supposed to react to this? Find somewhere else to work? Find another job? Absorb the financial hit?

Mr. Reed stated that he is also going to assume that everyone here who spoke on behalf of MSD is a homeowner. Now, picture your streets, your neighbors, the trees that you see from your windows, the quiet home that you come home to, and imagine that tomorrow your City comes in and says, *"Oh, by the way, five houses on your block are being demolished. For ten years, your street is going to be a construction zone. Your home value, sorry. Your peace, sorry. Your ability to maintain an income, compromised, your ability to sell and start over somewhere else, well, that's destroyed, sorry."* How would you feel? Would you think that's reasonable? Would you say, *"Well, it's for the greater good, we're going to have better water"*? Or would you be standing up here as he is, saying, *"This is my home. This is my life. This is my livelihood"*?

Public good requires sacrifice. So, if this is truly the only path forward that would generally protect lives and property, then he would understand. However, if you're going to spend millions on this project, then you've got to spend money on the people you've left behind, the ones who you seem to be asking to make a massive sacrifice to make things better for all. You need to compensate us and to look after us. Not as an afterthought, not as a gesture, but truly as a moral obligation. You're asking us to sacrifice all these things, and maybe even our sanity for the next ten years, so they deserve answers. Every impacted homeowner on this block deserves mitigation and to be more than collateral damage in your flood control plans.

Mr. Reed stated that he came here tonight because he's scared and clearly emotional about this, so he would like to apologize if he has offended anyone. He stated that he's going to be in his seventies when this thing is done, and he wants to enjoy his home and his neighborhood. He stated that he doesn't have the money or the time to pay a team of lawyers to fight what's likely going to be a losing battle against sizeable power and resources, so all he could do was show up here and just ask that MSD understand the human cost of this. See us, and see our families, not as obstacles to this project, but as people whose lives and ability to make a living hang in the balance. Thank you.

Councilmember Tieman posed the following questions to Mr. Kokal:

Q. I don't believe MSD discussed noise and odor after the operation is completed, so could you speak on those issues?

A. As far as odor after construction, that will be handled through an odor control system. So, it's a carbon type system that will treat any odors coming back out of the tunnel.

Q. So, there will be odors?

A. Odor control, yes. It will be an improvement compared to today.

Q. I'm presuming that you're saying there will be odor control?

A. Yes.

Q. Will there be pump stations near surface sewers?

A. To finish answering your first question, as far as post-construction noise, no, there will be nothing appreciable. Again, what will be on site will be like your standard sanitary or storm manifold that discharges water down into the tunnel.

Q. Will there be pump stations near surface sewers?

A. There will be no pump stations in U City related to the tunnel project. Near surface sewers, yes. Again, the tunnel only gets so close to all the permitted CSOs; that is the red, yellow, and green dots on those maps. Then your surface sewers show kind of a broad paint brush of a potential corridor, --

Q. Are those near surface sewers?

A. Yes. Again, we have to collect all the dots and get them to the tunnel so we can get all that sewage into the tunnel. But there are no pump stations related to this project.

Councilmember Smotherson stated that he absolutely understands Mr. Reed's concerns because he went through this with the wastewater tanks in 2017. But what he wants to make sure everyone is clear about is that MSD is not here to solve flood control. This is not flood control; it is not a part of this project, and they are not here to solve our problems. What MSD has been decreed to do is improve the water quality. So, the bottom line is that MSD is here to solve their problem, not ours.

Mayor Crow stated that, as former Councilmember Hales indicated, if there is any community within St. Louis County that gets the fact that the resolution of this problem would be for the greater good of the community, it would be the folks in U City who truly get it. He stated that he also wanted to make sure that MSD is aware that they are coming into a community that, unless he's missing it, has to be one of the single most politically engaged communities in St. Louis County. So, the fact that they didn't expect these residents to have communications with their Councilmembers strikes him as something that's just hard to understand. But many of them have been here before, **and** this is different from the plan that MSD brought to the City some time ago.

Mayor Crow stated that he remembers MSD coming into these chambers ten years ago, sitting at that table (indicating), telling them that they had two choices, A or B, and that they needed the City's answer in a month. There were no conversations or any type of dialogue; neither of those options ever came to fruition, and there has literally been no communication since then. He stated while they understand the problem that MSD has, he wants to make sure MSD understands that this Council does not believe that they are coming to this community with clean hands, and that's an issue that MSD will have to resolve.

Mayor Crow stated this community does not intend to take the financial burden for what MSD is planning to do. They certainly love their parks, but are already having a hard enough time maintaining what they have. They also like their tax base, which they have been growing, yet this plan is designed to reduce that tax base by taking property off their rolls. U City has residents who love their neighborhoods, love their homes, yet this plan is asking them to take a hit, not just financially, but emotionally, for a long period of time. He stated that this is not the same Council you had ten years ago, and while they appreciate the problem that MSD has, and want to work with the greater community to solve this problem, they expect MSD to deal with this Council and their residents with respect and open communication. Thank you.

3. CUP-24-04 - A Conditional Use Permit (CUP) application to allow for a gasoline station and convenience store. (Circle K – 7430 Olive Blvd.)

Ms. Sharp stated staff is recommending that Council consider a Conditional Use Permit (CUP) to allow for a gasoline station and convenience store. She stated that additional details will be presented by the Interim Planning & Zoning Director, Becky Ahlvin.

Ms. Ahlvin stated Circle K will be located at the southeast corner of Olive and North Hanley Road, which was previously occupied by Pete's Market. The permit was approved by the Planning Commission on September 25, 2024, with the following conditions:

- a) The property at 7430 Olive Blvd shall be kept up to all the City's property maintenance standards, and

- b) The buildings and signage at 7449 Olive Blvd. shall be raised, and the debris and storage tanks shall be removed prior to the issuance of an Occupancy Permit for 7430 Olive Blvd.

Ms. Ahlvin stated that additional public safety conditions, as outlined in Police Chief Larry Hampton's memo, have been attached to the CUP and included in the Council's packet.

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

Councilmember McMahon asked if the Chief's public safety memo should also be construed as conditions to the CUP? Ms. Ahlvin stated that is correct.

Councilmember McMahon stated he thinks that a lot of what the Chief has brought forth in his memo is some of the reasons why the City had begun to move forward to address issues with this business. So, if these conditions are not complied with, what recourse does the City have? Mr. Mulligan stated that these conditions are certainly enforceable, and there are several options available. The City could take action to revoke the CUP, and it could also take action to prosecute the business for violating those conditions.

Mr. Smotherson asked Ms. Ahlvin if she was aware of whether the Applicant had plans to sell 7449 Olive Blvd. after they had complied with the condition to raise the building and remove all signage and debris? Ms. Ahlvin stated that she did not, but would reach out to Circle K for an answer.

Mayor Crow stated that Elizabeth Lum, whom he believes is Circle K's attorney, has made a request to speak, so maybe she will be able to answer that question.

Citizen Comments

Elizabeth Lum, 7711 Carondolet, Suite 800, Clayton, MO

Ms. Lum stated that she is counsel for the Applicant Circle K, and while it's taken them some time to get here, they would like to thank the City and Chief Hampton for their cooperation. To answer Councilmember Smotherson's question, she stated that there is a broker representing Circle K, and she believes they have had a couple of calls and emails about the property. So, it is currently being marketed, and she thinks they have some plans to do something with it, although she does not know how minted those are. Ms. Lum stated that also with her tonight are Matt Fogarty with Premier Civil Engineering, who created the designs, Preston Amos and Tim Kauffmann with AKG Development, and Jason Kettering (phonetic) with Circle K, who may be able to answer any questions you have. Thank you.

Councilmember Fuller asked if the removal of the tank was also included in raising the property? (Unidentified Speaker: Yes.)

Mayor Crow thanked Chief Hampton for working with crime mitigation on this application and stated that after having conversations with several of his colleagues, he wants to make sure Circle K is aware that the reason the decision was made to put this business under a CUP is because it has not been a good corporate citizen for several years. Mayor Crow stated that while his assumption is that this petition will probably be approved, it will be without his support. Nevertheless, he looks forward to Circle K becoming a better corporate citizen at this new location. That said, what he can assure you is that members of this Council will be paying close attention to what is, or is not, going on at this business.

Voice vote on Councilmember Fuller's motion to approve carried unanimously, with the exception of Mayor Crow.

4. Facility Use Agreement – Farmers Market

Ms. Sharp stated staff is recommending that Council consider a one-year renewal agreement with the Farmers Market. This is a Facility Use Agreement that will allow them continued use of the parking lot at Centennial Commons for their Thursday and Saturday markets, and the Heman Park Community Center during the winter months for special holiday markets. Ms. Sharp then noted the following updates related to the Market:

- The Farmer's Market has been able to secure a U City address, making them eligible for the residential rate and reducing their cost from \$800 per month to \$400 per month.
- During the off-season, Centennial Commons does not open until 8 a.m., so the Market has requested that a member of staff be on site Saturday mornings from 6 a.m. to 8 a.m. so that they can have access to the restrooms. The City has agreed to provide a member of staff, but the cost will be covered by the Market, not to exceed \$800 per year. That number was calculated using the average rate for workers at Centennial Commons times the number of Saturdays this service will be needed.
- This agreement was presented to the Parks Commission, which recommended that the Market be allowed to utilize the Special Event Rules instead of the Park Pavilion Rules, which will allow them to continue their very popular petting zoo.

Ms. Sharp stated that last year, the City conducted a trial with the Market, allowing them to utilize Centennial Commons. The Market believes this new location has worked out well for them, as they have been able to reach new customers and expand their business.

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

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

None

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

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

Introduced by Councilmember McMahon

1. **Bill 9578** - AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (8021 OLIVE BOULEVARD PROJECT), SERIES 2026, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$8,000,000, 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 9578 was read for the first time.

Introduced by Councilmember Smotherson

2. **Bill 9579** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "PURDUE AVENUE LOT SPLIT." Bill Number 9579 was read for the first time.

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

Mayor Crow stated as you know, the City Manager has announced his retirement, effective February 6th. Council has retained MGT, which is the successor to Gov.HR, the agency that led to the hiring of Mr. Rose. Lee Szymborski, the Senior Vice President of MGT, will be conducting a nationwide search for Mr. Rose's replacement and developing a timeline for the consultants to meet with senior members of staff and Council. There will also be a public forum, hopefully later this month, that will be held at the community center. Please note that all resumes will be reviewed and approved by members of Council seated after the April election, not this sitting Council. Any questions about this process should be directed to him or the City Clerk.

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

Mayor Crow stated he thinks everyone is aware that a vast majority of the City's budget goes to public safety, so he would like to pass along the Council's condolences to Officer Wamsganz, who was the handler for their canine Officer Ryno, who had been with the department for ten years before his death.

Council would also like to pass along their sincere condolences to the family of Ethel Mariam, who passed away on January 1st of this year at the age of 102. Ms. Mariam was an avid swimmer who was known for swimming laps every day at Heman Park and walking 1 mile every day. Her adventurous spirit led her to be one of the first female volunteers in the U.S. Navy during WWII. After enlisting, she transferred to WAVES, a part of the Navy Reserves, and later worked as an accountant in Bainbridge, Maryland. She served in the Reserves for 38 years, rising to the rank of Captain. In 2023, Captain Ethel Mariam was honored at the rededication of the Heman Park Memorial Fountain, hosted by the U City Parks 100 Commission. Mayor Crow asked everyone to pause in remembrance of Ms. Mariam and her service to our country.

Mr. Tieman moved to adjourn the Regular Session, it was seconded by Councilmember McMahon, and the motion carried unanimously.

R. ADJOURNMENT

Mayor Crow thanked everyone for their participation and closed the Regular Session at 8:11 p.m.

LaRette Reese
City Clerk, MRCC

From: [Hannah Briick](#)
To: [Council Comments Shared](#); [Liam Briick](#)
Subject: Jan 12 Comment
Date: Monday, January 12, 2026 7:15:53 AM

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

Good Morning!

Please see below for our comment for tonight's meeting. Looking forward to seeing you then!

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 hope that your winter holidays were full of love and blessings and that your new year is off to a strong start.

We want to express our continued appreciation for your ongoing efforts with the HMGP FEMA Flood Buyout Program. Economic Development Manager Interim Planning & Zoning Director Becky Ahlvin recently updated us that the city is waiting on title work for two properties, then the package will be complete. We are hopeful that the city can send this to SEMA quickly so that SEMA can review and return the project for the city to move forward.

As you know, there are still many steps ahead of us all in this long process. Liam and I are starting the new year with hope that we can finally move on from this years-long process. Your continued support and dedication to moving this project along means 2026 can be that year for us.

We are looking forward to continuing to attend City Council meetings to receive additional updates about the project's progress. We are determined to show our support and keep you accountable to us and our Wilson Ave neighbors. Thank you for your time this evening.

Warmly,
Hannah & Liam Briick

John S. Tieman, Ph. D.

854 Barkley Square
University, Missouri 63130-2806

(314) 307-7270
tiemanucity@gmail.com

13 January 2025

To: LaRette Reese
City Clerk
University City

Dear Ms. Reese:

As I mentioned at the City Council meeting last night, I have a number of questions from residents that, because of time, I did not ask. I appreciate your help in forwarding these to the Metropolitan Sewer District, who agreed to answer these folks in writing. There were two sets of questions.

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The following questions are from Janet Kourik at 7598 Amherst Avenue,
kourikJL@sbcglobal.net .

Please delineate the perimeter of the entire project site.

Please explain how MSD will prevent or mitigate impact of sound pollution for residents.

Please explain how MSD will prevent or mitigate impact of air pollution such as dust, VOC compounds, vapors, toxic chemicals and other hazards used in the project.

Please explain how MSD will prevent or mitigate additional pollution of the environment.

Please provide the location of a comparable job site so that we may observe its implementation.

How will the project protect the people and financial value of the remaining housing units

Please explain the current long-term schedule for entire project i.e. site preparation, delivery of major equipment, blasting and drilling, construction, completion, and clean-up,

Please explain the detailed timeline for the first steps in the project such as buyouts, demolition of housing, preparing the job-site to protect the neighborhood, bringing in supplies, heavy equipment, managing environmental impacts, starting drilling, etc.

When will offers for all needed housing units be distributed? Who will coordinate between the residents, government entities, realtors, demolition team, MSD, and other

stakeholders?

How will assessment be made i.e. assessors, adjustments for improvements, sweat equity, adjustments for length of residency, adjustments for changing school districts, costs of new occupancy permits, costs to transfer digital services, etc.? What is the negotiation process?

How will residents be compensated for common situations such as rent, lease, own, mortgages, paid-off, etc.?

What elements are included in relocation packages i.e. moving, utilities costs, adjustments for mortgage rates, adjustments for closing costs of fully owned units, adjustments for rental deposits and pet fees, relocation costs and transition assistance services?

How will the remaining residents be compensated for loss of property value, changes to quality of life, and other disruptions?

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The following questions are from Michael James Reed and Julie Layton, who live at 829 Barkley Square, mikejim@mac.com .

Why do perfectly nice homes and families have to be displaced because of Project Clearwater?

During this construction project, what is the plan for the remaining homes on the block?

What will the site look like during demolition and Construction? Will it just be a fenced-off empty lot?

Will all the trees be lost as well?

When all this is done, what will it look like? Will there always be lights and noise on a block that is used to being serene and tree-lined?

Is MSD taking any measure to insure that our homes won't be worthless as a result of this project?

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As always, my deepest thanks –

John Tieman

**City Council Meeting
University City, Missouri
12 January 2026**

**Honorable Mayor, My Fellow Council Members, To The Civil Servants
And Citizens Of University City:**

I will be out of town at the time of the next City Council meeting. So this will be the last time I will be on this dais with Mr. Rose. After decades of public service, Mr. Rose will retire in less than a month.

In his "Republic", Plato says that the best outcome, for those who serve in public office, is that the office makes him or her a better person. While Plato doesn't explicitly say it, public office should enrich a person with understanding, insight, patience, humility, a sense of purpose. Our popular cynicism notwithstanding, this indeed is what happens to many. It has been my privilege, and indeed my honor, to know one such public servant, Mr. Gregory Rose, our City Manager.

Mr. Rose, Gregory, there will be many who will speak of your decades of service, your competence, your accomplishments. I would like to add this personal note. I will miss our monthly meetings. I will miss your quiet wisdom. And I will just miss you. I really don't know how to thank someone for devoting their life to public service. I really don't know how to thank someone for just being a nice guy and decent human being. So I'll just conclude with, simply, thank you.

**John S. Tieman
Council Member
Second Ward**