

**MEETING OF THE CITY COUNCIL**  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, January 26, 2026**  
**6:30 p.m.**

**AGENDA**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on Monday, January 26, 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  
Councilmember John Tieman; *excused*  
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 Parks, Recreation & Public Area Maintenance Director James Krischke, State Representative Jeff Hales, Senator Brian Williams, and Brandon Harp, President of Civil Engineering Design Consultants.

**C. APPROVAL OF AGENDA**

Mayor Crow stated that during the Study Session, Mr. Rose asked that Item K (2); TIPS Contract #23010402, Specialized Preconstruction and Construction Services for Recreational Facility Improvements, be removed from the Consent Agenda 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 McMahon moved to approve the Agenda as amended, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

Mayor Crow stated that he would like to recognize the 56th anniversary of Detective James E. Boevingloh's end of watch, when he was shot and killed in the line of duty on January 23, 1970.

**D. PROCLAMATIONS (Acknowledgement)**

1. Floyd and Cora Henderson – 65<sup>th</sup> Wedding Anniversary
2. Condolences to Mr. Herman E. Shaw; *(for his dedicated service to the University City School District 1968-2000.*

Mayor Crow noted that both Proclamations had been signed by all members of Council.

**E. APPROVAL OF MINUTES**

1. January 12, 2026, Draft Regular Meeting Minutes; (limited audio available), was moved by Councilmember Fuller, it was seconded by Councilmember Clay, and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

1. Jeffrey Glogower is nominated for appointment to the Traffic Commission by Councilmember Steve McMahon, it was seconded by Councilmember Clay, 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](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 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**

**Hannah Brick, 1079 Wilson Avenue, U City, MO**

Ms. Brick thanked all of the City workers who maintained the streets and public areas during this inclement weather. Ms. Brick stated that while they have not received any updates about the buyout since the last Council meeting, they did receive an automated water alert message on Friday, January 23rd, at 10 p.m.

from the USGS Monitoring Gauge for the River des Peres. The message stated that as of 7:50 p.m., the river was at 21.3/7 feet, which was shocking because they had experienced flooding when the River reached 14 feet. Ms. Brick stated that they later came to understand that this reading, which was removed from the online data set, must have been in error. The temperature was 4 degrees when the reading was taken, so they placed no blame on the equipment or the operators for this error. However, for the past several years, they have come to rely heavily on the USGS Monitoring Gauge, as well as the City's Flood Warning System and rain gauges. During heavy rains, they check both of these regularly to help them prepare for flooding. So, given the recent error, she would like to make sure that regular maintenance is performed to ensure that she and her neighbors will have accurate, real-time information about their risk level.

Ms. Brick stated that they remain hopeful and look forward to receiving any new information that can be provided about the buyout. Thank you.

**I. COUNCIL COMMENTS**

Councilmember Fuller stated that this year, it was a pleasure not to receive a plethora of phone calls regarding street cleaning during the recent storm, and he would like to personally thank everyone who made that happen.

Councilmember Fuller stated that he and Councilmember Tieman would like the community surrounding MSD's project to know that they are not walking away from this issue.

He stated that they have had significant ongoing discussions after the last Council meeting regarding the points that were raised about the loss of property value and the loss of revenue from tax dollars. Councilmember Fuller stated that an individual from MSD's public relations department informed them that those issues would have to be discussed with the Board. So, this is a reminder to Mr. Rose and his staff of the need for MSD to get back to the City with a response.

Mayor Crow stated that U City lost one of the most engaged citizens he has ever had experience with in the passing of Margaret Flowing Johnson, who died on January 20th, at the age of 86. Not only was she a long-time resident of U City, but she was also an activist for many causes throughout the country. Ms. Johnson was born in Des Moines, Iowa, and graduated from Kansas State University with a Master's Degree in Math. She was instrumental in making changes in the St. Louis activist community involving the abuse of women; Women's Take Back the Night, the creation of a domestic shelter; Women's Safe House, co-founder of Show Me Equality, and SAGE for older members of the LGBTQ community. Kris Kleindienst, owner of Left Bank Books, said, *"She didn't always agree with her, but she always knew where she stood. She preferred direct action and civil disobedience. If you are in the St. Louis streets today as part of your activism, you are standing on Flowing's shoulders."* Mayor Crow asked everyone to join him in asking that she rest in peace and be dancing with her partner, Marsha Levin, who preceded her in death.

**J. PUBLIC HEARINGS**

None

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

1. Aquatic Center Management Agreement with Midwest Pool for the operation of the Heman Park Pools and Splash Pad for the 2026 season.
2. TIPS Contract #23010402, Specialized Preconstruction and Construction Services for Recreational Facility Improvements Exhibit A - Technical Specifications, PRP-2026-001 in the total amount of \$575,000 for Heman Park Athletic Court renovations; *(removed to City Manager's Report)*

Councilmember McMahan moved to approve Item 1 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. TIPS Contract #23010402, Specialized Preconstruction and Construction Services for Recreational Facility Improvements Exhibit A - Technical Specifications, PRP-2026-001 in the total amount of \$575,000 for Heman Park Athletic Court renovations

Mr. Rose stated that staff is recommending that Council consider the TIPS Contract in the amount of \$575,000 for Heman Park Athletic Court renovations. He stated that additional details of this contract will be presented by Interim Parks, Recreation & Public Area Maintenance Director James Krischke.

Mr. Krischke stated that this is an agreement to complete the project initiated through the Parks & Recreation Grant received from St. Louis County. The full amount of the grant is \$575,000, which is the exact amount of the contract to complete the construction of the three Pickleball courts, three basketball courts, and the mini pitch. This agreement is with Byrne & Jones Construction, which has done a lot of work for the City and was instrumental in the design and engineering work that set this plan into action. Byrne & Jones Construction is known throughout the St. Louis area as an expert in the area of outdoor athletic facilities.

Councilmember Smotherson stated that after reading through all of the information, which included the renderings, he was unable to determine exactly what the finished product was going to look like. Will there be new concrete, walkways, and benches? Mr. Krischke stated that he would agree that the renderings are not as detailed as they should be. However, everything will be totally renovated. The existing basketball courts will be transformed into three Pickleball courts. The basketball courts will be on the opposite side of the Pickleball courts, and the mini pitch will be a standalone facility with a tailored court and fencing. There will be a concrete walkway that interconnects with all three activities, but that, along with benches and landscaping, will be completed by staff once the project is completed.

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

## 2. City Manager Updates

- Legislative Update: (Representative Jeff Hales)

Mr. Rose asked the Mayor if he would introduce this next item.

Mayor Crow stated that this evening they are pleased to be joined by two of the area's legislators, one of whom has had the esteemed history of being a member of this body, who will provide Council with a legislative update, State Representative Jeff Hales.

Representative Hales stated that he hopes Council did not mind his plus one tonight, and while he is glad that this visit is under different circumstances, it's always good to be back again.

Representative Hales stated that while he had hoped to be able to announce that he and his partner, Senator Brian Williams, had successfully pushed a hotel tax through the House, given that the City is getting its first hotel, the real purpose of this meeting is about something that is very important to him. Having had the absolute pleasure of serving on this Board for almost seven years, it is with an extraordinary sense of honor and privilege to present City Manager Gregory Rose with this Resolution from the Missouri House of Representatives:

***"WHEREAS**, Gregory Rose, City Manager of University City, will officially retire, effective February 6, 2026, marking the conclusion of a distinguished thirty-year career in public service, including two leadership tenures in one of St. Louis County's largest and most diverse suburbs, and*

***WHEREAS**, as a stalwart leader, Gregory Rose has demonstrated an unwavering commitment to transparency and communication throughout his career, and has been hailed for his strength and reliability during three natural disasters that included two floods and one tornado that ravaged the City, and*

***WHEREAS**, over the last eight years, Gregory Rose has guided University City through one of the most transformative periods in modern history, advancing major redevelopment, critical infrastructure improvements, financial stability, and community resilience, and has ushered in a landmark 211 million dollar development effort that has redefined the Olive Boulevard and I-170 gateway, and*

***WHEREAS**, under his steadfast leadership, Gregory Rose has advanced long-awaited upgrades to essential public facilities, including a permanent headquarters for the University City Police Department after more than a decade of operating out of temporary trailers, and a new permanent home for the University City Municipal Court, both of which will restore stability, efficiency, and professionalism to fundamental services, and*

**WHEREAS**, after a storied career in public service that has earned him widespread respect for integrity, operational excellence, fiscal responsibility, and commitment to an inclusive community development, Gregory Rose will now devote time and energy to his family, who supported him throughout a demanding tenure marked by long hours.

**NOW THEREFORE BE IT RESOLVED**, that we, the members of the Missouri House of Representatives' 103rd General Assembly, join in expressing our utmost appreciation to Gregory Rose for his three decades of distinguished public service, including his impactful and dedicated service to University City, its citizenry, and those who serve.

**BE IT FURTHER RESOLVED**, that the Chief Clerk of the Missouri House of Representatives has been instructed to prepare a properly inscribed copy of this Resolution for Gregory Rose, as a mark of our esteem for him."

Representative Hales stated that it was his honor serving alongside Mr. Rose and the other members of Council. And with that, he will turn it over to Senator Williams.

Mayor Crow acknowledged the presence of Senator Williams by stating that they were glad to have him here this evening.

Senator Brian Williams stated that while it is good to be here, he is going to be a lot shorter than Representative Hales. Senator Williams stated that he is not only coming as someone proud to represent this community in the Missouri Senate, but he is also proud of living here. Moreover, as a resident, he can say that he is proud because of the work everyone has done for this community; work that has been made possible because of Gregory Rose. So today, he wanted to acknowledge his service to this community and the region.

Senator Williams stated that he and Mr. Rose have worked very closely with each other over the years, and he cannot put into words how helpful Mr. Rose has been in helping him navigate so many things early on in his career. That's why presenting this Resolution to Mr. Rose on behalf of the Missouri Senate today is an exciting opportunity for him and his family, and a bittersweet day for the community of University City. He stated that for those who are not familiar with his District, he represents roughly 46 cities, which has provided him with a front row seat for seeing exactly where University City lines up with so many different communities throughout the region and State. As a result, he would be remiss if he did not say that University City has become a first-class city, not only because of this Council, but clearly because of its professional staff. So, while his hope for Gregory's retirement is that he will be able to spend more time with his family, who provided him with the opportunity to represent this community, he also hopes that he will enjoy the pleasures of doing something that most career public service professionals don't get to do, and that is to take time for themselves and partake in other endeavors, irrespective of whether they are enhancing the quality of life for others.

Senator Williams stated that on behalf of the members of the Missouri Senate's 103rd General Assembly, they applaud the accomplishments Gregory has garnered thus far in his life, and join in congratulating him on his retirement from public service. He stated this comes not only from his colleagues in the Senate, but the Secretary of the Senate, who has properly inscribed a copy of this Resolution in the records of the Missouri Senate, which has been signed and adopted today, as Senate Resolution Number 553. Thank you for your service and your friendship.

*(Brief pause taken for photographs)*

### **Citizen Comments**

#### **Michael Alter, 6605 Delmar, U City, MO**

Mr. Alter stated that he is the owner of Fitz's and is here tonight to express his appreciation for all of the hard work Mr. Rose has done on behalf of U City. He stated that while today, he is the Vice Chair of the LSB, in the past, he has been the President, and over the course of his career, he has spent most of his adult life on Delmar.

That's why he believes that Delmar would not be what it is today without the time, effort, and commitment City Manager Rose has put into it. Mr. Alter stated that Gregory has been a great partner for Delmar, The Loop, and the entire City, and is going to be missed by him personally, and by members of his Board. You will not be forgotten, and therefore, they all wish him nothing but happiness and success in his future endeavors. Thank you.

### 3. EDRST Funding - C-17 Commissary Project – 8021 Olive Blvd.

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

Councilmember Brenner asked if the City has any indication of whether this project will take runoff into consideration so that it hopefully improves this lot and decreases runoff into the River des Peres? Mr. Rose stated that a representative for the developer is here, and he would ask them to respond to this question.

### **Brandon Harp, President of Civil Engineering Design Consultants, 10820 Sunset Office Park, St. Louis, MO 63127**

Mr. Harp stated that he is the Civil Engineer of record regarding the site development design for this project, and they have complied with all of the City's Stormwater ordinances and specifications, all of the Metropolitan St. Louis Sewer District's ordinances and specifications, as well as St. Louis County. He stated that they have obtained approval from MSD, St. Louis County, and MoDOT, and they have addressed stormwater by following all of the ordinances under the authorities that have jurisdiction over this property.

Councilmember Brenner asked Mr. Harp if he could provide her with any specifics on how this stormwater is being managed? Mr. Harp stated as you know, the site was fully developed prior to their development plans, so they have added some additional green space on landscaped islands in the interior part of the property, which is permeable and helps reduce runoff. Their connection point into the River des Peres is in the same location as it is today, so they are using the existing storm sewer system that discharges into the River des Peres, adding additional green space, addressing water quality with a proprietary underground BMP system, and following the ordinances of the authorities that have jurisdiction.

Voice vote on Councilmember McMahon's motion to approve carried unanimously.

### 4. Discussion and Direction on CALOP Funding Application

Mr. Rose stated that included in the Council's packet are minutes regarding the final actions taken by the now-defunct CALOP Commission. So, staff is asking Council to identify any necessary changes and provide direction on how to use that information contained in the minutes to disburse the remaining funds.

Councilmember Smotherson stated that as a former Council liaison for CALOP, he would like to note that CALOP's last recommendation was to donate \$50,000 to the high school's fund. So, he's wondering whether this is something that can be addressed tonight, either by approval or a vote?

Mayor Crow informed Councilmember Smotherson that no vote would be taken tonight on the distribution of any funds.

Councilmember Smotherson stated that another part of CALOP's recommendation was to have Arts & Letters take over the remaining funds and distribute the monies as needed. He stated that the application is fine, and since Arts & Letters handled the Levy Scholarship, which is a public arts program, for 40 years, they are already set up to handle CALOP's recommendation. Therefore, his suggestion would be for the Council to move forward with their requests.

To Councilmember Smotherson's point, Councilmember Clay stated that based on the information he received, his understanding was also that CALOP had requested funds be set aside for the high school and Arts & Letters. So, while he is fine with the application, from a process perspective, what would it take to actualize CALOP's recommendations?

Mayor Crow stated he thinks that Councilmembers Smotherson and Clay may be racing to a point that has not been established yet, because any recommendation made by an entity such as CALOP is simply that, a recommendation to Council. Nor does he think Council intends to abdicate its responsibilities to CALOP by simply rubberstamping their recommendation. Mayor Crow stated that the application process was something Council asked staff to develop so that entities would have an opportunity to apply for these funds, and a number of entities have already come before Council with their requests. So, is Council now being asked to just go by what CALOP wanted and give the rest of the money to Arts & Letters to administer?

Councilmember Clay stated his understanding is that Council routinely takes recommendations from its Boards and Commissions. So, what is the process for handling this recommendation? Does Council need to vote on it?

Mayor Crow stated that unless he is missing something, CALOP made these recommendations, and Council asked staff to develop an application process that would allow organizations to apply for the funds.

Councilmember Clay stated if it's correct that \$50,000 only represents a portion of CALOP's funds, what is the total amount they have?

Mr. Rose stated that the total amount in the CALOP Fund is approximately \$154,000.

Councilmember Clay stated that when other Boards and Commissions make recommendations, Council votes on them. So, if the Commission recommended that \$50,000 go to the high school, then the remaining funds just need to go through the application process.

Mayor Crow stated if that is the direction Council is going, then it's an action that will have to be taken up at some point in time, because he does not believe that an agreement was ever reached to simply follow CALOP's recommendation and give the \$50,000 to the high school. Not that he is opposed to doing it, it's just not where Council landed on this issue. Mayor Crow asked Mr. Rose if it was correct that this was not an agenda item that required a vote, but rather, a discussion about the application itself, and the entities that want to apply for these funds?

Mr. Rose stated that this agenda item was presented consistently with the directions he received from the Mayor and Council to prepare a funding application. However, tonight, staff is asking the Council to identify any necessary changes and to provide them with directions on how to disburse the remaining funds.

Councilmember Brenner stated, just to clarify, the \$50,000 is for an endowed scholarship to be distributed in \$2,000 awards each year. At the time she was informed that this was going to occur, she was the School Board's representative on CALOP, but then there was a communication breakdown between the Commission and the Council, and it was never approved. Councilmember Brenner stated that she personally thinks that all of the paperwork for the scholarship fund was done very professionally, and after talking to Dr. Hardin Bartley about it, she was informed that it has been updated. She stated that it was a very frustrating process, so rather than making them go through it again, if the Council agrees, she would like to see this piece move forward.

Councilmember Brenner stated that her second comment is about the actual application. She stated that her suggestion is that if Council decides to use this application, a statement about what the original purpose of CALOP funds was designed to address should be added, along with a question asking how the applicant's proposal relates to that intent.

Councilmember Smotherson stated that while he does remember talking about putting the application process together, he did not know it was going to be handled by the Council. So, he apologizes if that was a misunderstanding on his part. But again, all he is asking Council to do at some point in time is address CALOP's last recommendation, because he is in agreement with Councilmember Brenner's position to move the \$50,000 recommendation forward to the high school.

Councilmember McMahan stated that he's been trying to think back because his first liaison assignment was to CALOP. But, he does not recall CALOP needing to come before Council for approval when they gave out their grants, so they did have a different process. Of course, this situation is different and may go beyond the scope of their typical recommendations since they were faced with the decision of how to wrap up their business. Except, CALOP never had to go away because they lacked an ongoing revenue source, and while he's not sure if that fits the same dynamic, it is the reason why this whole thing fell in Council's lap. So, the process question he would have is whether this is a recommendation they could even make to Council at this stage of their operations?

### **Citizen Comments**

#### **Rick Ruderer, 365 Mission Court, U City, MO**

Mr. Ruderer congratulated Mr. Rose on his retirement and thanked him for all of his service. He stated that he was the last President of CALOP, and at the close of their operations, it appears as though a couple of balls were dropped.

Mr. Ruderer stated that had they known there was \$154,000 in their fund, CALOP would have never ceased operations. So, while he is definitely curious about where that additional \$100,000 came from, his assumption is that it was probably from grants that were never fulfilled. That said, when they closed CALOP, they were told that there was only \$58,000 left in the fund. The Commission met and determined that the last \$50,000 of that money should go to a scholarship for videos, since that was CALOP's purpose, and then there would be an ongoing scholarship to last for 25 or 30 years. But to Councilmembers Smotherson's and McMahan's point, CALOP never had to present anything to Council for approval of its grants. So, when he resigned from CALOP and the organization closed, no one ever said that there was an issue with their recommendation. The minutes and all of the paperwork were done properly, it just seems to have fallen through the cracks. Nevertheless, he hopes that Council will fulfill their request that \$50,000 be spent on scholarships for videos.

However, as far as future CALOP funding, he stated that he has looked over the applications and thinks that Councilmember Brenner has a valid point. There are a number of things that he does not think are correct in the application for these kinds of funds that goes against CALOP's and the Arts & Letters Commission's morality of intention. As someone who has served on both Commissions, he does not necessarily believe that the funds should go to Arts & Letters because right now, Arts & Letters has very limited funding, and he has been trying for a year to get the Council to approve allowing them to get sponsorships for their concerts outside of the City. But he has never heard anything else about it. Mr. Ruderer stated that he would like to see the application process evolve to prohibit corporations from applying, and that CALOP's funds be tied to organizations or individuals with a request for a film, event, or public projects, who can demonstrate that they have access to other sources of funding or can match CALOP's funding. So that it's not just "*Here's your check,*" and they disappear. Mr. Ruderer stated that he would be happy to take any questions about how the Commission worked.

Mayor Crow informed Mr. Ruderer that because of his history with CALOP staff would probably be in contact with him.

And while he thinks every member of Council has served as the liaison to CALOP at some point in time, he appreciates the insight provided as to the final actions and workings of CALOP. Thank you.

Councilmember Smotherson stated that the Arts & Letters Commission utilizes the same process as CALOP, because when they selected the public art from Wash U, they were not required to report to Council, and simply made their decisions based on which pieces they wanted. So again, this Council can decide on how they want to proceed, but as the Council liaison, he was just following up on CALOP's last recommendation.

Councilmember Clay asked Mr. Rose if he had the direction he feels staff needs to take the next steps? Mr. Rose stated that it seems as though Council still wants to proceed with the application process and to distribute that application to those agencies that have indicated a desire to receive a portion of the funds. Doing so will not exclude the School District from receiving the \$50,000 recommended by CALOP, but it very well could mean that they will need to go through a different process. He stated that Council will be briefed on each of the proposed projects.

Councilmember Clay stated in response to Councilmember McMahon's point that he thinks yes, if they could go back in time, they might have closed down this Commission that had dollars differently, and he thinks certainly today, Council would have undertaken a different process, and the communications afterwards would be far more robust. He stated that he worries a little bit about Council making the perfect, the enemy of the good. Because what they have from CALOP are minutes and a properly recorded vote, and to him, that seems sufficient information to make a good decision. But if it is the will of his colleagues to have the School District go through an additional process, then so be it. He stated that it also seems a little bureaucratic, but again, he will defer to his colleagues.

Mayor Crow stated everyone has heard the accolades for Mr. Rose, knows that this is going to be his last Council meeting, and that there is going to be a little bit of a transition going forward. We all recognize that there are some gray areas here, so, whether we like it or not, his guess is that there are going to be conversations between Gregory, Brooke, and staff as to their next steps. Therefore, his only request is that they not sit on the \$154,000, drooling it out here, there, and yonder, but that they work through this to get the money out, be done with it this year, and not allow this to take away from other things that will probably have a greater impact on the community.

Mayor Crow stated that he would tend to agree with Councilmember McMahon, in that when you're winding down a Commission that has this much money, it is probably the City Council's role to step in and say where it should go. He stated that although he does not necessarily have an opposition to the money going to the School District, he does have questions about the City giving it to another Commission to distribute, and would much rather go through the application process.

Councilmember Brenner concurred with Councilmember Clay's comment to move forward on the School District part of this funding and use the application process for the remaining funds.

Councilmember McMahon stated he would agree that including the original intent of CALOP and the need to have matching funds in the application are great ideas. Not that they would be dispositive or kick anybody in or out, but it could be something Council weighs as part of their decision. So, putting that information in the application makes sense to him.

Councilmember Smotherson concurred with Councilmembers Brenner, Clay, and McMahon's comments to move this forward and give the \$50,000 to the School District.

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

Mr. Mulligan stated that with respect to Bill Number 9578, after the introduction and first reading, the lender for this project requested several relatively minor revisions. Those revisions, Exhibit B, the Trust Indenture, and Exhibit D, the Lease Agreement, were included in Council's packet for consideration. If Council is inclined to accept the revisions, then a motion to amend Bill Number 9578 to include the revisions as a part of the amended Bill on file with the City Clerk may be made.

Councilmember Clay moved to approve Amended Bill Number 9578, it was seconded by Councilmember McMahon, and the motion carried unanimously.

- 1. Amended 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 second and third time.

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

Roll Call Vote Was:

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

**Nays:** Councilmember Brenner.

- 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 second and third time.

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

Roll Call Vote Was:

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

**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

Councilmember Brenner stated that this is somewhat related because it's also to say to the constituents that there has been a forestry proposal developed for Pershing, which she has requested be placed on the City's website for everyone to see.

It's wonderful that this project is moving so fast, and the hope is that this proposal will allow for spring planting.

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

**P. CITIZEN PARTICIPATION (continued if needed)**  
None

**Q. COUNCIL COMMENTS**

Councilmember Smotherson stated that in 2016, a group of residents, and two members of Council, himself and Paulette Carr, met to talk about bringing investments to the 3rd Ward, and today, those discussions have culminated into what is now known as the 3rd Ward Revitalization Fund. So, now that a coordinator has been hired, he thinks it's time to start putting some actions in place to honor the promises that were made ten years ago.

Councilmember Smotherson stated that the one thing he would like to see addressed are the issues evolving around rental properties versus home ownership. Residents have begun the process of trying to sell their homes, and one of the problems these sellers are experiencing is with the City's existing inspection policies, which, if not improved, could potentially lead to people selling their homes to investors, and then becoming rental property. So, he thinks a good way to start would be for the Coordinator to announce that anyone looking to sell their home in the 3rd Ward should notify the City so that staff can help them work through the inspection process.

Councilmember McMahan stated that when he ran for City Council in 2016, his goal was to prompt change in U City. Soon thereafter, some events were set in place that would require the Council to find a new City Manager. They knew that they wanted to go in a different direction and that they needed a professional with a guiding hand. That's what Mr. Rose brought to the table, and as a result, one of the things he is most proud of during his early tenure on Council was his vote to hire Mr. Rose, who definitely stood out among the rest. Mc. McMahan stated that in his naive understanding of things, he thought that hiring a City Manager was simply a part of the job, so he was glad that they were able to get it done. But now, what he has come to realize is that Council may have put themselves in a little bit of a hole as they search for a replacement because Gregory has set the bar so high. It was pretty simple the first time around, but today, he will have to think more deliberately about voting to hire someone new, and that's a tribute to all that Gregory has done for this Council and the community.

Councilmember McMahan stated that Gregory diligently executed the ability to show no favoritism, treat every member equally, and made it easy for him to do his job.

One example can be found in the City Manager's email that came out today about snow removal, where he states, "*We are not perfect yet, but we're always striving to get there*". That was the north star; we will get there eventually. It's something that he always tells his constituents when they call, "*Let us know what the problems are because we want to make it better*". He stated that's what Gregory Rose wants us to do. So, he is so proud to have gone through this with him and is happy that he now gets to move on to the next part of his life; whatever that may be. Thank you, Gregory.

Councilmember Clay stated that Councilmember Smotherson referenced the origins of what is now the Market at Olive, and he thinks that if that were the only accomplishment during Gregory's tenure, it would certainly be enough. But it's also important to look at some of the other developments that have taken place, both physically and systematically. U City has a hotel going up, the first hotel in many years. There is an apartment building on Delmar and another one being built in The Loop. U City has a new police station, and other facilities are being upgraded. He stated something that he is very proud of is what he believes is the most comprehensive community engagement process ever seen in this City through the 3rd Ward Revitalization initiative. If 3rd Ward citizens were not engaged in that process, it is because they elected not to be. That's something this administration brought forward, and they are now looking to see the fruits of it.

Councilmember Clay stated what's so extraordinary is that he hasn't listed everything. But, he thinks all the things he has listed certainly speak to the steady hand that Mr. Rose and his team have provided over these eight busy years, which, in his opinion, have been one of the most productive times in the history of this community. So, thank you and good luck on this next chapter of your life.

Councilmember Brenner stated that she has been contemplating the MSD presentation and would like to say a few things so that they can all keep these issues in their heads. Even though everyone might see this as a done deal, she is not completely satisfied with how this project has been presented; why they need to demolish so many properties; not knowing whether there are any other alternatives or at least given an explanation as to why they thought this was the best case scenario for this project. Regarding the land MSD will deed back to the City, they talked about parks, but did not say anything about whether it would be possible to rebuild on any of that land. And she thinks that's something that should be zoomed in on a little bit further because perhaps it could be redeveloped. She stated that the last thing she thinks they need to keep their eyes on going forward is the surface-level sewers, which was a little ominous because what they kind of said was that they were going to be even more disruptive, and she does not know what that means.

Councilmember Brenner stated that as the newest member who has been with Mr. Rose the least amount of time, what she can say is that she has really appreciated the patience and kindness he has demonstrated as she was learning the ropes. He was always very helpful and answered all of her questions. So, she is thankful for his steady hand and can really see how his ethics and dedication to professionalism seep in with everybody else. Thank you.

Councilmember Fuller stated that as the old man on Council, what he can say is that retirement is good, and Gregory, you are going to enjoy it. He stated that this morning, his neighbor for the last 40 years had a medical emergency. But he had not a worry because he looked down the street and the City's ambulance service was right there, along with one of our police officers. But, he can remember a time when the out-sourced ambulance service would be sitting in Herman Park, and while that was scary, the folks manning those services were nowhere near the quality of our fire and rescue employees. Councilmember Fuller stated this is an aging community, and because of that, those services were very dear to him, which is one of the major reasons he decided to run for this office years ago; unsuccessfully, he might add. Mr. Rose had a lot to do with what he experienced this morning, so ditto to what everyone else said. Thank you for all that you have done for this community, and good luck in your retirement.

Mayor Crow stated that as this meeting winds down, his thoughts went back to 2017, when a group of Councilmembers got to interview Gregory. We recruited him from Maricopa, and he said that he wanted to come back because U City was his second home, and we are glad that he has been a part of our lives and that he has allowed us to be a part of his. It's interesting because he entered this community at a very pivotal point. At that time, without a doubt, there was a crisis in trust, management, and political rancor; three phrases that no longer describe this community.

He grew up in Jefferson, Texas. His father passed away while he was in high school, and his family moved to Dallas, Texas, where he earned a Bachelor's and Master's in Public Administration from the University of Texas at Dallas. Mayor Crow stated that what Gregory has brought to this position is integrity, principles, and honesty, all of which have truly helped to transform this community over the past nine years. From east to west, north to south, all with little to no fanfare on any given day.

Gregory was methodical and fair-handed to each member of this Council, and led them through two floods and a tornado. If anything, the Citizen Survey should be one of those moments that let him know that he has done, and continues to do a good job; that he has been an effective leader and a true value to this community.

Mayor Crow stated he was brought up to believe that when you enter into public service, the goal should always be to leave a place better than you found it. And without a doubt, Gregory, you can rest assured that you have left this community far better than when you found it. Thank you so much for your service to University City. We wish you the best of luck.

**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 (13) Individually identifiable personnel records, performance ratings or records pertaining to employees.

Councilmember McMahon moved to close the Regular Session to go into a Closed Session, seconded by Councilmember Fuller.

Roll Call Vote Was:

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

**Nays:** None.

**S. ADJOURNMENT**

Mayor Crow thanked everyone for their participation and closed the Regular Session at 7:45 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 7:58 p.m.

LaRette Reese,  
City Clerk, MRCC

**From:** [Hannah Briick](#)  
**To:** [Council Comments Shared](#)  
**Subject:** Council Comment 1/26/26  
**Date:** Monday, January 26, 2026 10:44:06 AM

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Good Morning,

Please see our comment below for this evening's meeting. Please let us know if there are any changes to the meeting due to the weather.

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 hope that you, your family, and your neighbors have fared well in this wintery weather! Thank you to all the city workers who have worked to keep our community safe, including maintaining the streets and public areas of our community.

We have not received any updates about the buyout since the last city council meeting.

On Friday evening, 1/23/26, at 8:10 PM, I received an automated WaterAlert message from the USGS monitoring gauge of the River Des Peres near University City, MO, stating the river was at 21.37ft as of 7:50 PM. After the initial shock of this message, logic took over because we experience flooding when the river reaches 14 feet. We came to understand this reading, later removed from the online data set, must have been an error.

Now, it was 4° outside when this reading was taken, and we place no blame on the equipment or operators for this error. This incident did make me wonder what kinds of regular maintenance and checks are performed on such equipment.

For the past several years, we have come to rely heavily on the USGS monitoring gauge as well as the University City Flood Warning System Rain Gauges. During flood season, we check both of these regularly during heavy rains to help us prepare for flooding. Given the recent error, I want to be sure that regular maintenance is performed as needed so that we and our neighbors can have accurate, real-time information about our risk level.

We remain hopeful and look forward to any other information you can provide about the buyout.

Warmly,  
Hannah & Liam Briick