

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
City of University City, Missouri 63130
July 14, 2014
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, July 14, 2014, Mayor Shelley Welsch called the meeting to order at 6:30 p.m.

B. ROLL CALL

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

Mr. Rod Jennings
Dr. Paulette Carr
Mr. Stephen Kraft
Mr. Michael Glickert
Mr. Arthur Sharpe, Jr.

Also in attendance was the City Manager Lehman Walker.

Councilmember Crow was excused.

C. APPROVAL OF AGENDA

Mr. Sharpe stated that he would like to nominate Mae Etta Weston for appointment to the Washington University Advisory Board.

Mr. Glickert made a motion to approve the agenda as amended, seconded by Mr. Sharpe and the motion carried unanimously.

Mayor Welsch reminded members of the audience that if they would like to speak to Council on agenda or non-agenda items they should fill out a Speaker Request Form that can be found to the left of the door in the chamber. Speakers should indicate if they want to speak on an agenda or a non-agenda item, and note the agenda item number on the form. The completed form should be placed in the trays in front of the City Clerk and comments should be limited to five minutes. She stated that Council cannot discuss personnel matters, legal or real estate issues in public sessions. Questions raised at this meeting will not be immediately responded to by Council or the City Manager however responses will be provided by an appropriate person as quickly as possible. Citizens who wish to make a comment may do so during either of the Citizen's comment sections on the agenda or if they choose to speak on a specific agenda item they will be called to the podium at the proper time. Mayor Welsch stated that it is Council's intent to conduct their meetings in a manner that is at all times respectful to members of staff, the community and fellow City Councilmembers. Therefore personal attacks on Councilmembers and staff will be ruled out of order.

D. PROCLAMATIONS

recorded. She stated the minutes should be an accurate synopsis of what was said by every Councilmember and believed that there should be a verbatim record of the proceedings, rather than the minutes as allowed by *Robert's Rules of Order*. She then questioned the time frame that audio recordings of Council meetings would be made available to the public via the City's website

Jim Carr, 7901 Gannon, University City, MO

Mr. Carr noted that he is the husband of Councilmember Carr and a licensed insurance agent for the State of Missouri. He then expressed his opposition to the resolution regarding the disposing of a motion and stated that according to Robert's Rules if something has been voted down it should not come back before Council for a period of six months. Mr. Carr stated that the wording "*disposed of*" was vague.

Mr. Carr stated that with Council's process for eliminating the rights of the minority, he was concerned with the possibility of litigation. Mr. Carr stated that insurance is not permission to use bad judgment or act irresponsibly and thus putting University City at-risk through efforts to silence the minority.

Mr. Carr asked that his complete comments be attached to the minutes.

Dr. Carr asked Mayor Welsch for a roll call vote.

Roll Call vote was:

AYES: Mr. Kraft, Mr. Glickert, Mr. Sharpe, Mr. Jennings and Mayor Welsch.

NAYS: Dr. Carr

2. Resolution 2014 – 36 Adoption of the Parkview Gardens Neighborhood Sustainable Development Plan as a supplement to the Comprehensive Plan Update of 2005. Introduced by Mr. Kraft and seconded by Mr. Sharpe.

COUNCIL'S COMMENTS

Dr. Carr concerns are:

- The official approval appears to be getting the rush treatment
- There are conflicts of interest
- The plan is not in the best interest of University City due to its failure to address increased parking needs as a result of increased population density and other incremental, yet significant loss of tax base within the Parkview Gardens Neighborhood
- Neither HUD or DOT require adoption of the plan for payment and there are no further grants to be obtained as a result of the plan's adoption, and
- One of the major partners, the Parkview Gardens Association has not endorsed the plan.
- Opening and closure of certain streets
- Sale or trade of park land
- Washington University tax exempt status

Dr. Carr asked that a copy of her detailed comments be placed in the minutes

Mr. Kraft stated that this plan has been in the making for a long time and the precursor, which is already a part of the City's Comprehensive Plan, was to redesign a park within the Parkview Gardens Neighborhood which was approved by the Plan Commission. Mr. Kraft stated that this is just a plan. There are no zoning changes contained within the plan. Council would not be approving any ideas or changes at this meeting but every proposed change would have to come back before Council for approval. Mr. Kraft noted

that Dr. Carr was correct in that any changes to a city park would require a city-wide vote. Mr. Kraft noted that University City needs to be looking at ways to increase its population.

Mr. Sharpe stated that although he would concur with Dr. Carr's position regarding the proposed closure of Vernon, based on his conversation with Mr. Walker, this is merely a plan, and any changes with respect to streets and so forth would have to be approved by Council on an individual basis. If one of the components of the plan, to any degree, recommends the closure of Vernon he would be diametrically opposed to doing so.

CITIZEN'S COMMENTS

Gary Nelling, 850 Warder Avenue, University City, MO

Mr. Nelling stated that he encouraged Council to postpone its vote on Resolution 2014-36, until zoning metrics that address residential, commercial and private developments could be included in the plan. He stated that if the City is really serious about inclusion of private, residential and commercial developments, it really should have the zoning metrics for all aspects of a project, floor area ratios, parking, etc, that one finds in a zoning ordinance

Secondly, Mr. Nelling commented on the viability of the trolley running on a two-track system - since there are only two drive lanes on Delmar Boulevard between Kingsland and Skinker traffic will back up behind the trolley

Hearing no further discussion Mayor Welsch asked Ms. Pumm to poll the Council.

Roll Call vote was:

AYES: Mr. Jennings, Mr. Kraft, Mr. Glickert, Mr. Sharpe and Mayor Welsch.

NAYS: Dr. Carr.

BILLS

Introduced by Mr. Glickert

- BILL 9232** – An ordinance amending Schedule III of the Traffic Code, to revise traffic regulation as provided herein.
Bill 9232 was read for the first time.

Introduced by Mr. Jennings

- BILL 9233** – An ordinance amending Schedule III of the Traffic Code, to revise traffic regulation as provided herein.
Bill 9233 was read for the first time.

Introduced by Mr. Jennings

- BILL 9234** – An ordinance amending Chapter 505 of the University City Municipal Code, relating to streets and sidewalks generally, by repealing Section 505.030 thereof, relating to use of public streets for recreational purposes, and enacting in lieu thereof a new section to be known as "Section 505.030 for special use purposes:", thereby amending said section so as to create a special use permit process for the use of public streets, boulevards, alleys or other public thoroughfares for special events.
Bill 9234 was read for the first time.

Introduced by Mr. Sharpe

- BILL 9235** – An ordinance fixing the compensation to be paid to City Officials and employees as enumerated herein from and after July 1, 2014, and repealing

COUNCILMEMBER PAULETE CARR'S STATEMENT TO COUNCIL ON THE TOPIC OF RESOLUTION 2014-36, ADOPTION OF THE PARKVIEW GARDENS NEIGHBORHOOD SUSTAINABILITY PLAN. (Regular City Council Session 2014/07-14):

After nearly 6 months, the Parkview Gardens Neighborhood Sustainability Plan has returned.

I am concerned with the direction the City is going with regard to the Parkview Garden Neighborhood Sustainability Plan (Plan), and I have three reasons:

- 1) Official approval appears to be getting the "rush treatment";
- 2) There are conflicts of interest;
- 3) The Plan is not in the best interests of University City due to its failure to address increased parking due to increased population density and another incremental, but significant loss of tax base within the Parkview Gardens neighborhood.

Neither HUD or DOT require adoption of the plan for payment, there are no further grants to be obtained as a result of the adoption of this plan, and one of the major partners, the Parkview Gardens Association has not endorsed the plan.

Although we are once again told, "**it is only a plan**," this Plan becomes the rationale for density without financial responsibility. The first tenant of sustainability is economic sustainability. Who will bear the cost of the new infrastructure and increased services when the likely developer, Washington University, does not pay taxes? You and I - the tax-paying residents will be subsidizing a very wealthy institution. It is interesting to note that our new Fire House is built on land in the middle of Parkview Gardens leased to the City by Washington University. The proximity of these emergency services to their properties is notable, since their tax-exempt status shifts the burden of paying for them to the rest of us. The same could be said of police, streets, sidewalks, and parks.

This plan designs for the opening of streets that we closed to control drugs and crime, which will be opened to the City, and there is a proposal to close Vernon. Once the Trolley is operational, Delmar will experience heavy traffic delays, and I believe that Vernon will become the road of choice. Additionally, a city park will be traded with Washington University for two parcels of land to create two new parks. Our charter does not allow for the disposal of any park land without a vote of the people. All of this requires further discussion, which will be provided by the Plan Commission process now underway.

We are currently involved in developing an update to the Comprehensive City Plan and the Parkview Gardens Plan should be considered a part of that considering all the issues to see how they fit. It is the Plan Commission that is now working on our vision, why are we rushing to provide them with an already "baked" vision attached to an obsolete, 10-year old city plan. In addition, the Advisory Board on Washington University (one of the developers and major beneficiaries of this plan) has had only one meeting in a 6-month process, let alone issued a report. Why not allow our Boards, Commissions and Committees do their work

before we rush a very important decision?

This neighborhood is in my ward and comprises roughly 1/3 of the landmass of Ward 2. If this were the City of St. Louis (which the administration often points to), my opinion about what happens in my ward would be considered - if not embraced - but it looks like the Gang of 5 will ramrod this through. With the passage of this plan, we are **essentially giving the keys of our City to Washington University** and asking them if there is anything else they might like from us... all without rigorous consideration on our part.