



## RECORD OF PROCEEDING

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### MEETING OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD AT 7601 MANCHESTER ROAD

FEBRUARY 27, 2024

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The meeting was called to order at 7:00 p.m., Mayor Knapper presiding.

**LAND ACKNOWLEDGEMENT:** Mayor Knapper acknowledged that this meeting is being held on traditional lands of the Kickapoo, Osage, Miami, Iroquois and Great Sioux Nation people.

**ON ROLL CALL,** the following members were **PRESENT:** Mayor Knapper, Councilmember Coriell, Councilmember Garcia, Councilmember Homa, Councilmember Mattox and Councilmember Page.

**MOTION TO EXCUSE COUNCILMEMBER:** Councilmember Homa motioned to excuse Councilmember Faulkingham, seconded by Councilmember Coriell, which motion received the approval of the Council.

**APPROVAL OF THE COUNCIL AGENDA:** Councilmember Homa motioned to approve, seconded by Councilmember Coriell, which motion received the approval of the Council.

**APPROVAL OF THE FEBRUARY 13, 2024 CITY COUNCIL MEETING MINUTES:** Councilmember Homa motioned to approve, seconded by Councilmember Coriell, which motion received the approval of the Council.

**ANNOUNCEMENTS:** Councilmember Garcia referenced upcoming city events including a Special Business District meeting, open house forums for Propositions S and J, electronic/shredding recycling event, amnesty day and openings for various boards and commissions. Councilmember Garcia also reference a couple of MRH School District events including a play and upcoming candidate forum.

**PUBLIC FORUM:** Resident Sandi Phillips asked if anyone from the City of Maplewood attended the 54<sup>th</sup> Missouri Municipal League Legislative Conference in Jefferson City and if so, could she be provided a recap of the meetings attended.

Jeannine Beck, Chamber of Commerce Director, asked what the process was for obtaining meeting minutes from various boards and commissions. She said some recent minutes were not available on the city's website.

Resident Elizabeth Nathanson asked who was running the Maplewood Growth Fund and wondered how much taxpayer money was being utilized by this fund.

**COUNCIL COMMUNICATION:** None.

**MAYOR'S REPORT:** Mayor Knapper referenced the upcoming Roller Boogie event on March 15<sup>th</sup>. Mayor Knapper also referenced exploratory efforts to consolidate various services with the City of Webster Groves and provided an update from the prior meeting about creating an MRH School District paid internship with the City of Maplewood.

CITY ATTORNEY'S REPORT: None.

CITY MANAGER'S REPORT: City Manager Withycombe discussed the St. Louis County Jail Housing Report she included in the City Council's packet and updated the Council on future actions to be taken.

HOUSING PRESENTATION BY CHAD HARTLE OF RCH DEVELOPMENT INC. A copy of the presentation is attached.

R24-4, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF K.I. INCORPORATED IN THE AMOUNT OF TWENTY-THREE THOUSAND SEVEN HUNDRED TEN DOLLARS (\$23,710) FOR REPLACEMENT OFFICE FURNITURE FOR THE PUBLIC WORKS GARAGE was introduced. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

R24-5, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI APPOINTING AMBER WITHYCOMBE AS A CITY REPRESENTATIVE TO THE DEER CREEK COMMUNITY IMPROVEMENT DISTRICT AS INTERIM DIRECTOR REPLACING MICHAEL REESE WITH A TERM EXPIRING AUGUST 21, 2026 was introduced. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

BILL 6241, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 2, ARTICLE VII. – BOARDS, COMMISSIONS AND AUTHORITIES TO ADD A NEW DIVISION 4. – CODE OF ETHICS, FOR THE PURPOSE OF ESTABLISHING A CODE OF ETHICS FOR APPOINTED MEMBERS OF THE BOARDS AND COMMISSIONS CREATED BY THE CODE OF ORDINANCES was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill No. 6241 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

Bill 6241 was approved by the City Council on this 27<sup>th</sup> day of February, 2024 as Ordinance Number 6036.

BILL 6242, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN STP-URBAN PROGRAM AGREEMENT BETWEEN THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AND THE CITY OF MAPLEWOOD FOR PROJECT NUMBER STP/CMAQ-9901 (667) FOR GREENWOOD BOULEVARD was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill No. 6242 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

Bill 6242 was approved by the City Council on this 27<sup>th</sup> day of February, 2024 as Ordinance Number 6037.

BILL 6243, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO SIMPON LUSKY OF REVEL KITCHEN TO OPERATE A RESTAURANT WITH DRIVE THROUGH AT 7520 MANCHESTER ROAD was given its third and final reading. A motion was made by Councilmember Homa that Bill No. 6243 be tabled for the reading of the findings of fact, duly seconded by Councilmember Coriell, which motion received the approval, by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a restaurant with drive through at 7520 Manchester Road:

- The proposed use complies with all applicable provisions of the Zoning Code.
- The proposed use will contribute to and promote the community welfare and convenience.

- The proposed use will not cause substantial injury to the value of neighboring property.
- The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- The proposed use will not substantially increase traffic hazards.
- The proposed use will not substantially increase fire hazards.
- The proposed use will not overtax public utilities.
- The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Homa, duly seconded by Councilmember Coriell, that the findings of fact be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

Councilmember Homa motioned to bring Bill 6243 back onto the table, duly seconded by Councilmember Coriell, which motion received approval, by voice vote, of the Council.

A motion was made by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill No. 6243 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

BILL NO. 6243 was approved by the City Council on this 27<sup>th</sup> day of February, 2024 as Ordinance No. 6038.

**BILL 6244, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT VOLODYMYR RATAI OF VR WHOLESALE INTERNATIONAL LLC TO OPERATE AN AUTO SALES AND REPAIR FACILITY AT 2800-2804 S. BIG BEND BOULEVARD AND 7480 HAZEL AVENUE** was given its third and final reading. A motion was made by Councilmember Homa that Bill No. 6244 be tabled for the reading of the findings of fact, duly seconded by Councilmember Coriell, which motion received the approval, by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow used auto sales and auto repair at 2800-2804 S. Big Bend Boulevard and 7480 Hazel Avenue:

- The proposed use complies with all applicable provisions of the Zoning Code.
- The proposed use will contribute to and promote the community welfare and convenience.
- The proposed use will not cause substantial injury to the value of neighboring property.
- The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- The proposed use will not substantially increase traffic hazards.
- The proposed use will not substantially increase fire hazards.
- The proposed use will not overtax public utilities.
- The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Homa, duly seconded by Councilmember Coriell, that the findings of fact be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell, Garcia, Homa, Mattox and Page. Nays, none.

Councilmember Homa motioned to bring Bill 6244 back onto the table, duly seconded by Councilmember Coriell, which motion received approval, by voice vote, of the Council.

A motion was made by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill No. 6244 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, Councilmembers Coriell,

Garcia, Homa, Mattox and Page. Nays, none.

BILL NO. 6244 was approved by the City Council on this 27<sup>th</sup> day of February, 2024 as Ordinance No. 6039.

MOTION TO HOLD A CLOSED SESSION TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: None.

There being no further business before the Council, the meeting adjourned.

Approved this 12<sup>th</sup> day of March, 2024

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Nikyln Knapper, Mayor

Attest:

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Anthony Traxler, Deputy City Clerk