

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, APRIL 12, 2022 @ 7:30 P.M.
CITY COUNCIL CHAMBERS
(7601 MANCHESTER ROAD)
OR
VIA TELECONFERENCE
WWW.CITYOFMAPLEWOOD FOR DETAILS)

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public Forum
7. Announcements
8. Approval of the March 22, 2022 City Council meeting minutes
9. Plan and Zoning Commission report by Kevin Sullivan
10. A Resolution of the City Council of the City of Maplewood, Missouri, to accept the bid of Spencer Contracting in the amount of eight hundred thirteen thousand two hundred eight dollars and sixty cents (\$813,208.60) for street reconstruction with a contingency of 10% or eighty-one thousand three hundred twenty-one dollars (\$81,321) for a total of eight hundred ninety-four thousand five hundred twenty-nine dollars and sixty cents (\$894,529.60)
11. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of Tope Incorporated in the amount of three hundred dollars (\$300) per location for sewer cabling, television inspection, locating and marking services for the repair of defective sewer lateral pipes for the city's sewer lateral repair program
12. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of Tope Incorporated for the repair of residential sewer lateral pipes for the city's sewer lateral repair program
13. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of Roland Machinery Company in the amount of twenty-nine thousand five hundred dollars (\$29,500) for a portable air compressor

14. Bill 6186 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Planned Unit Development Ordinance #5952 to include 3710 Commonwealth Avenue, to allow coworking office space as a permitted use and to approve a vacation plat for the westernmost portion of Commonwealth
15. Bill 6187 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Thom Chantharasy to operate a boutique grocery store/café at 7219 Manchester Road
16. Bill 6188 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to allow a six-family apartment in the SR Single Family Residential District at 7263 Zephyr Place
17. Old Business – Ordinance Review Committees
18. Council Communication
19. Mayor’s Report
20. City Attorney’s Report
21. City Manager’s Report
22. Public Forum
23. 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
24. Adjournment

March 22, 2022

The March 22, 2022 City Council meeting was called to order at 7:30 p.m., Councilmember Shawn Faulkingham presiding.

ON ROLL CALL, the following members were present: Councilmember Crosley, Councilmember Faulkingham, Councilmember Page and Councilmember Phillips.

MOTION TO EXCUSE COUNCILPERSON: Councilmember Phillips motioned to excuse Mayor Knapper, Councilmember Schmidt and Councilmember Wood, seconded by Councilmember Page, which motion received the approval of the Council.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Phillips motioned to approve the agenda, seconded by Councilmember Page, which motion received the approval of the Council.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST TO AMEND PUD ORD. #5952 TO REZONE 3710 COMMONWEALTH TO PUD DISTRICT AND TO ALLOW OFFICE SPACE AT 3723 COMMONWEALTH: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A GROCERY STORE/CAFÉ AT 7219 MANCHESTER ROAD: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OCCUPY THE SIX-UNIT APARTMENT COMPLEX AT 7263 ZEPHYR PLACE: No one spoke.

(7:35 p.m.) PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: Councilmember Phillips made the following announcements:

- Maplewood Market at Schlafly Bottleworks begins April 3, 2022. The Market is held on the first Sunday of the month through December from 11:00 a.m. to 3:00 p.m.
- The SOL Food Farmers Market will be sponsoring a fundraiser *Bake for a Cause* with proceeds to help local farmers and Ukrainian refugees on Sunday, April 10, 2022 from 9:00 a.m. to 1:00 p.m. at 2815 Sutton Ave. (Living Room parking lot).

APPROVAL OF THE MARCH 8, 2022 CITY COUNCIL MEETING MINUTES AND CLOSED SESSION MINUTES: Councilmember Phillips motioned to approve, seconded by Councilmember Page, which motion received the approval of the Council.

R22-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, DECLARING MARCH 31ST AS THE INTERNATIONAL TRANSGENDER DAY OF VISIBILITY was introduced. It was moved by Councilmember Phillips and seconded by Councilmember Page to approve the resolution, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Page and Phillips. Nays, none.

R22-23, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF BAZAN PAINTING IN THE AMOUNT OF TWENTY-ONE THOUSAND SEVENTY-FOUR DOLLARS (\$21,074) FOR SANDBLASTING AND PAINTING THE LAP AND LEISURE POOLS AT THE MAPLEWOOD FAMILY AQUATIC CENTER LOCATED AT 7550 LOHMEYER AVENUE was introduced. It was moved by Councilmember Phillips and seconded by Councilmember Page to approve the resolution, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Page and Phillips. Nays, none.

BILL 6186, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE #5952 TO INCLUDE 3710 COMMONWEALTH AVENUE, TO ALLOW COWORKING OFFICE SPACE AS A PERMITTED USE AND TO APPROVE A VACATION PLAT FOR THE WESTERNMOST PORTION OF COMMONWEALTH was given its first reading. It was moved by Councilmember Phillips, duly seconded by Councilmember Page, that Bill No. 6186 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Phillips, duly seconded by Councilmember Page, that Bill No. 6186 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6187, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO THOM CHANTHARASY TO OPERATE A BOUTIQUE GROCERY STORE/CAFÉ AT 7219 MANCHESTER ROAD was given its first reading. It was moved by Councilmember Phillips, duly seconded by Councilmember Page, that Bill No. 6187 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Phillips, duly seconded by Councilmember Page, that Bill No. 6187 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6188, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A SIX-FAMILY APARTMENT IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7263 ZEPHYR PLACE was given its first reading. It was moved by Councilmember Phillips, duly seconded by Councilmember Page, that Bill No. 6188 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Phillips, duly seconded by Councilmember Page, that Bill No. 6188 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

OLD BUSINESS-ORDINANCE REVIEW COMMITTEES: Councilmember Phillips gave an update of her committee with their next meeting scheduled for April 11, 2022 at 5:30 p.m. via ZOOM.

COUNCIL COMMUNICATION: Coffee Crawl event was packed.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

(7:49 p.m.) PUBLIC FORUM: None.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, 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: No need.

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

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: April 6, 2022
Subject: 2022 Capital Streets Project

A request for bids (Area 1 & Area 2) was placed in the St. Louis Business Journal on February 11, 2022 for the 2022 Capital Streets Project. Bid Area 1 sought pricing for concrete street construction for Picadilly Avenue (Greenwood to City Limit north of Commonwealth), Commonwealth Avenue (Greenwood to City Limit north of Tennyson) and Arbor Avenue. Bid Area 2 sought pricing to perform an asphalt overlay on Sutton Boulevard (Gayola to Lohmeyer) and Bredell Avenue (West Bruno to Folk). Miscellaneous sidewalk repairs in the project areas and other locations throughout town were also included in each bid.

Bids for Area 1 were publicly opened on March 2, 2022 and one responsive bid was received:

Spencer Contracting	\$813,208.60
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Bids for Area 2 were publicly opened on March 3, 2022 and three bids were received.

M & H Concrete	\$1,015,620
Spencer Contracting	\$1,012,759
Pavement Solutions	\$982,124

The above bids increased by approximately 40% compared to last year's bids. Because of this, staff checked recent bids from other municipalities or public agencies to see if they are experiencing increases for similar capital projects and it seems the increases are everywhere with others being approximately 20-50% higher than last year. Additionally, some capital projects are experiencing fewer bidders, possibly due to staffing issues and/or the uncertainty of material cost. Because of this, staff had to cut the street work this year and prioritized bid Area 1 because these streets are in worse shape and concrete is coming in a bit lower than asphalt (when compared to prior years). Therefore, Street Area 2 bids were rejected due to the increased cost.

Staff has worked successfully on multiple occasions with Spencer Contracting, most recently Spencer Contracting was awarded the 2020 and 2021 Capital Streets Bids, and recommends Spencer Contracting for Bid Area 1.

Please see the attached resolution requesting City Council approval of Spencer Contracting for the 2022 Capital Streets Project Area 1 with a 10% contingency clause, which will allow for additional sidewalk work throughout the project areas and the City of Maplewood. If you have any questions, comments or concerns regarding this matter, please do not hesitate to contact me at 646-3635.

RESOLUTION

R22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO ACCEPT THE BID OF SPENCER CONTRACTING IN THE AMOUNT OF EIGHT HUNDRED THIRTEEN THOUSAND TWO HUNDRED EIGHT DOLLARS AND SIXTY CENTS (\$813,208.60) FOR STREET RECONSTRUCTION WITH A CONTINGENCY OF 10% OR EIGHTY-ONE THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS (\$81,321) FOR A TOTAL OF EIGHT HUNDRED NINETY-FOUR THOUSAND FIVE HUNDRED TWENTY-NINE DOLLARS AND SIXTY CENTS (\$894,529.60)

WHEREAS, bids were duly advertised and publicly opened on March 2, 2022; and

WHEREAS, one bid for this Bid Area was received and is considered responsive when compared to pricing from a separate Bid Area with multiple bidders; and

WHEREAS, Spencer Contracting submitted the sole bid in the amount of \$813,208.60; and

WHEREAS, Spencer Contracting has worked successfully for the City in the past.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

The City Manager is hereby authorized to accept the bid of Spencer Contracting in the amount of \$813,208.60; and

BE IT FURTHER RESOLVED that a 10% contingency is established in the amount of \$81,321 for a total cost of \$894,529.60.

Passed this 12th day of April, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 12th day of April, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: April 6, 2022
Subject: Sewer Cabling, Television Inspection, Locating and Marking Services Contractor Bid

Before sewer lateral replacement work can be performed, the City must verify that the project qualifies for the sewer lateral repair program. The services provided by this contractor includes verifying the break in the line, determining the location of the break via television inspection and marking the site to ensure the repair is done as efficiently and safely as possible.

A request for proposals was prepared for sewer cabling, television inspection, locating and marking services. The request was placed in the St. Louis Business Journal on February 25, 2022. Bids were opened on March 14, 2022. The RFP was also mailed to the following companies: Tope Plumbing, Bieg Plumbing and Cordia Plumbing.

The following is the sole bid received:

Tope Incorporated

\$300 per location

The City has worked and continues to work satisfactorily with Tope Incorporated. Therefore, staff recommends awarding the bid to Tope Incorporated, the sole bidder. Funds for this work will come from the Sewer Lateral Repair Fund.

Please see the attached resolution requesting City Council approval of the aforementioned sewer cabling and inspection services. Note this service work agreement is for one (1) year with a potential city approved four (1) year extensions (with COLA price increases) possible. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

RESOLUTION

R22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF TOPE INCORPORATED IN THE AMOUNT OF THREE HUNDRED DOLLARS (\$300) PER LOCATION FOR SEWER CABLING, TELEVISION INSPECTION, LOCATING AND MARKING SERVICES FOR THE REPAIR OF DEFECTIVE SEWER LATERAL PIPES FOR THE CITY'S SEWER LATERAL REPAIR PROGRAM.

WHEREAS, bids were duly advertised and publicly opened on March 14, 2022 at 10:00 a.m. in the City Council chambers; and

WHEREAS, one (1) bid was received and it was considered responsive; and

WHEREAS, Tope Incorporated submitted the sole bid in the amount of \$300 per location; and

WHEREAS, the City of Maplewood has worked successfully with Tope Incorporated in the past.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

The City Manager is hereby authorized to accept the bid of Tope Incorporated in the amount of three hundred dollars (\$300) per location for sewer cabling, television inspection, locating and marking services for one (1) year.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to renew said agreement for four (1) year extensions, with optional increases in an amount not to exceed the cost of living index as determined by the United States Department of Labor.

Passed this 12th day of April, 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 12th day of April, 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: April 6, 2022
Subject: Sewer Lateral Pipe Replacement Services Contractor Bid

A request for bids was prepared and published in the St. Louis Business Journal on February 25, 2022 seeking a drain laying firm to replace defective sewer lateral pipes as part of the City's sewer lateral repair program. Bids were opened on March 14, 2022. Two companies submitted bids and they were both considered responsive (bid page attached).

Bid prices are similar with one another varying no more than \$20. However, Tope is \$150 less than Enterprise Sewer and Drain for the removal and replacement of the sewer lateral pipe connection to the sewer main. Also, the pipelining pricing should also be heavily weighed as this is the preferred repair option. Enterprise Sewer and Drain is \$220 per foot regardless of the amount needed; however, Tope Incorporated's pipelining price is \$210 per foot up to 15 feet and \$100 per foot after that.

Tope Incorporated is the City's current sewer lateral pipe replacement contractor and the City is satisfied with the work that has been performed by them in the past. Funds for this work will come from the Sewer Lateral Repair Fund.

Please see the attached resolution requesting City Council approval of the aforementioned sewer lateral pipe replacement service. Note the sewer lateral pipe replacement service work agreement is for one (1) year with a potential city approved four (1) year extensions (with COLA price increases) possible. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

City of Maplewood-Bid Tabulation

Department: Public Works

Project Name: Sewer Pipe Replacement Services

Bid Opening Date & Time: 3/14/22 @ 10:00 a.m.

Attendance List

1. Littony Hyde
2. Susan Wedswort
3. _____

	<i>Enterprise Type</i>		
Replace one to twelve-foot section of vent stack with new PVC vent stack and furnish vent cover.....per foot	70.00	90.00	
Replace p-trap with new PVC p-trap.....per p-trap	130.00	100.00	
Replace one to six-foot section of 6-inch sewer lateral pipe with new SDR 40 PVC pipe.....per foot	75.00	90.00	
Replace six to twelve-foot section of 6-inch sewer lateral pipe with new SDR 40 PVC pipe.....per foot	70.00	75.00	
Replace 6-inch sewer lateral pipe with length greater than twelve feet with new SDR 40 PVC pipe.....per foot	70.00	60.00	
Install Fernco rubber boot collars at each end of new pipe sections to attach to existing pipe.....lump sum	80.00	100.00	
Remove and replace lateral pipe connection to sewer main.....lump sum	500.00	350.00	
Remove & replace one to six-foot section of 8 inch sanitary main pipe with new 8-inch SDR 40 PVC pipe.....per foot	60.00	75.00	
Remove & replace six to twelve-foot section of 8 inch sanitary main pipe with new 8-inch SDR 40 PVC pipe.....per foot	60.00	75.00	
Remove & replace one to six-foot section of 10 inch sanitary main pipe with new 10-inch SDR 40 PVC pipe.....per foot	65.00	90.00	
Remove & replace six to twelve-foot section of 10 inch sanitary main pipe with new 10-inch SDR 40 PVC pipe.....per foot	60.00	90.00	
Remove and replace one to six-foot section of 12 inch sanitary main pipe with new 12-inch SDR 40 PVC pipe.....per foot	80.00	90.00	
Remove and replace six to twelve-foot section of 12 inch sanitary main pipe with new 12-inch SDR 40 PVC pipe.....per foot	80.00	90.00	
Pipe Lining 1-15 feetper foot	220.00	210.00	
Pipe Lining 16-25 feet.....per foot	220.00	100.00	
Pipe Lining 26 feet or more.....per foot	220.00	100.00	

RESOLUTION

R22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF TOPE INCORPORATED FOR THE REPAIR OF RESIDENTIAL SEWER LATERAL PIPES FOR THE CITY'S SEWER LATERAL REPAIR PROGRAM.

WHEREAS, bids were duly advertised and publicly opened on March 14, 2022 at 10:00 a.m. in the City Council chambers; and

WHEREAS, two (2) bids were received and both were considered responsive; and

WHEREAS, Tope Incorporated submitted the best overall bid; and

WHEREAS, the City of Maplewood has worked successfully with Tope Incorporated in the past.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

The City Manager is hereby authorized to accept the bid of Tope Incorporated for the repair and replacement of residential sewer lateral pipes for the City's sewer lateral repair program for one (1) year.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to renew said agreement for four (1) year extensions, with optional increases in an amount not to exceed the cost of living index as determined by the United States Department of Labor.

Passed this 12th day of April, 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 12th day of April, 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM



To: Mayor & City Council
From: Anthony J. Traxler, Assistant City Manager/Director of Public Works
Date: April 5, 2022
Subject: Air Compressor

The City's current air compressor (over 25 years old) is experiencing engine failure and needs to be replaced. Air compressors have previously been bid by Sourcewell. Sourcewell is a government agency offering competitively solicited contracts that not-for-profit entities can use to secure goods and services. The Sourcewell bid was awarded to Roland Machinery Company. Roland Machinery Company has submitted a quote with the Sourcewell pricing in the amount of \$29,500.

Funds for the air compressor, which is used to winterize our parks, will come from the ½ Cent Capital Improvements – Parks and Stormwater Fund. Please see the attached resolution requesting City Council approval for the air compressor quote. If you have any questions or comments on this matter, feel free to contact me at 646-3635.

RESOLUTION

R22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ROLAND MACHINERY COMPANY IN THE AMOUNT OF TWENTY NINE THOUSAND FIVE HUNDRED DOLLARS (\$29,500) FOR A PORTABLE AIR COMPRESSOR.

WHEREAS, Sourcewell is a government agency offering competitively solicited government contracts for municipalities and other not-for-profit entities; and

WHEREAS, Sourcewell awarded the bid for air compressors to Roland Machinery Company; and

WHEREAS, Roland Machinery Company submitted a bid with Sourcewell pricing in the amount of \$29,500.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

The City Manager is hereby authorized to accept the quote of Roland Machinery Company in the amount of twenty-nine thousand five hundred dollars (\$29,500) to purchase a Doosan Model P185 portable air compressor.

Passed this 12th day of April, 2022.

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 12th day of April, 2022.

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

BILL NO. 6186

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE #5952 TO INCLUDE 3710 COMMONWEALTH AVENUE, TO ALLOW COWORKING OFFICE SPACE AS A PERMITTED USE AND TO APPROVE A VACATION PLAT FOR THE WESTERNMOST PORTION OF COMMONWEALTH

WHEREAS, Jimmy Hendricks requested rezoning to Planned Unit Development Ordinance (PUD) District pursuant to Division 13 PUD Planned Unit Development District of the Zoning Ordinance for property identified as 3710 Commonwealth Avenue, and submitted a preliminary development plan a copy of which is attached hereto as Exhibit A1; and

WHEREAS, planned unit development ordinance No. 5952 was approved by the Maplewood City Council on March 9, 2021 which approved a preliminary development plan; and

WHEREAS, this ordinance revises the aforementioned preliminary development plan to allow for the expansion of the planned development; and

WHEREAS, this ordinance approves the revised preliminary development plan dated 1/6/22, revised to on 2/25/22 prepared by Anthony Duncan Architect; and

WHEREAS, this ordinance approves a right-of-way vacation plat for the westernmost portion, 3,122 square feet, of Commonwealth Avenue dated 10/15/21, prepared by Clayton Engineering; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their February 28, 2022 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their March 22, 2022 Council meeting.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

Section I. Planned Unit Development Ordinance #5952 is hereby amended by amending Section II. Uses, by deleting the existing text and replacing it with the following text in its stead.

The following uses are permitted for the property.

1. One (1) three-bedroom dwelling unit.
2. Coworking office space not to exceed 4,400 square feet

Section II. Subject to the terms and conditions contained in this Ordinance, the public surface rights of vehicle, equestrian and pedestrian travel over portions of the following public rights-of-ways as shown on the attached street-alley vacation plat dated 2/25/22, prepared by Clayton Engineering, Job Number 21005, and being more particularly described as follows:

A Tract of Land between Blocks 33 and 34 of GREENWOOD SUBDIVISION as recorded in Plat Book 3, Pages 18 and 19 of the St. Louis County Recorder's Office, in U.S. Survey 2037, Township 45 North, Range 6 East, in the City of Maplewood, St. Louis County, Missouri, and further described as follows: COMMENCING at a point being the southwest Corner of Lot 2 of Greenwood Subdivision as aforementioned, at its intersection with the North Right-of-Way Line of Commonwealth Avenue, 50 feet wide (Public), said point being South 79 degrees 20 minutes 36 seconds West, 152.71 feet from the intersection of said North Right-of-Way Line with the West Right-of-Way Line of Sussex Avenue, 50 feet wide (Public); THENCE, South 79 degrees 20 minutes 36 seconds West, 38.82 feet to a point to the POINT OF BEGINNING of the herein described tract of land; THENCE, leaving said North Right-of-Way Line, South 10 degrees 39 minutes 24 seconds East, 50.00 feet to a point on the South Right-of-Way Line of said Commonwealth Avenue; THENCE, along the said South Right-of-Way Line, South 79 degrees 20 minutes 36 seconds West, 37.93 feet to a point on the Northeastern Line of property conveyed to St. Louis Belt & Terminal Railroad Company as recorded in Deed Book 133, Page 537 of the St. Louis County Records; THENCE along said Northeastern line, along a curve to the right, having a radius of 1382.69 feet, an arc length of 69.48 feet (The chord of which bears, North 54 degrees 37 minutes 29 seconds West, 69.47 feet) to a point on the North Right-of-Way Line of said Commonwealth Avenue; THENCE along said North Right-of-Way line, North 79 degrees 20 minutes 36 seconds East, 86.16 feet to the point of Beginning and containing 3,122 square feet (0.07 AC more or less) is hereby vacated, reserving however, onto the City of Maplewood, Missouri, for the benefit of any utility, governmental service entity or franchise holder having existing facilities in said vacated area, all rights of the public over, across, upon, under or through said vacated area to maintain, operate, repair and replace such existing facilities for present and future uses of utilities, governmental service entities and franchise holders.

Section III. No improvements shall be placed over, across, upon, under or through the land vacated by this Ordinance by owners of adjacent property and the rights-of-way vacated by this Ordinance without a lawful permit from the City of Maplewood, Missouri, and such improvements shall be subject to the reservation of rights to the City of Maplewood, Missouri for the benefit of any utility, governmental service entity or franchise holder as set forth herein.

Section VI. The City of Maplewood, Missouri, utilities, governmental service entities and franchise holders having existing facilities in the right-of-way vacated by this Ordinance shall have the right and access to go upon the right-of-way vacated by this Ordinance for purposes associated with the maintenance, repair, replacement, construction or planning of existing or future facilities.

Section V. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Approved this day of April, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Passed this day of , 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO THOM CHANTHARASY TO OPERATE A BOUTIQUE GROCERY STORE/CAFÉ AT 7219 MANCHESTER ROAD

WHEREAS, Thom Chantharasy of Han Lao has applied to the City Council of the City of Maplewood, Missouri for a conditional use permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to operate a boutique grocery store/café at 7219 Manchester Road; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their February 28, 2022 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit at their March 22, 2022 Council meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Thom Chantharasy of Han Lao is requesting a conditional use permit to operate a boutique grocery store/café at 7219 Manchester Road.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted Uses: a boutique grocery store/café (restaurant) with the following stipulations.
 - 1) Seating for the café (restaurant) shall not exceed ten (10) seats.
 - 2) Employees for the boutique grocery store/café (restaurant) must park in the City of Maplewood “Bellevue parking lot” located at the corner of Manchester Road and Bellevue Avenue at all times to keep off-street and on-street parking available for grocery store/café (restaurant) patrons.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (B) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this day of 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a conditional use permit to allow a boutique grocery store/café at 7219 Manchester Road:

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

BILL NO. 6188

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A SIX-FAMILY APARTMENT IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7263 ZEPHYR PLACE

WHEREAS, Mark Davis has applied to the City Council of the City of Maplewood, Missouri for a conditional use permit as provided in Section 56-1063 (1) of the Maplewood Code of Ordinances to allow a six-family apartment in the SR Single Family Residential District at 7263 Zephyr Place; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed conditional use permit at their February 28, 2022 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit petition at their March 22, 2022 Council meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Mark Davis is hereby granted a Conditional Use Permit to allow an existing six-family apartment in the SR Single Family Residential District at 7263 Zephyr Place to be reestablished after it had been vacant for more than six months.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and conditions set forth for the property described in Section I as follows:

- (A) Permitted Use - A six-family apartment complex.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building must be approved by the Design and Review Board prior to the issuance of a building permit.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.
- (D) On-site parking shall be in accordance with Division 2. – Off-Street Parking and Loading of the City Code.

Section III. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of , 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this day of , 2022.

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for six-unit apartment complex in the SR District at 7263 Zephyr Place:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.
- j. The proposed use is consistent with the design, construction and original intended use of the structure.
- k. The proposed use serves a community need, and no detrimental effect will be made upon the character of the zoning district in which the conditional use is proposed.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: April 7, 2022

RE: City Manager's Report

Below is a revised schedule for our boards and commissions reports to the City Council during 2022.

REVISED CITY COUNCIL SCHEDULE

<u>Date</u>	<u>Board/Commission</u>	<u>Chair</u>	<u>Staff Liaison</u>
March 8	Special Business District Tax Advisory Commission	Nikki Bisel	Laura Miller
April 12	Plan & Zoning Commission	Kevin Sullivan	Anthony Traxler
June 28 June 14	Design & Review Board/ Historic & Preservation Commission	Sean O'Gorman	Brian Herr
August August 9	Parks & Recreation Commission	Laine Schenkelberg	Tiffany Hyde
July 26 September	Board of Adjustment/ Housing Board of Appeals	Patrick Jugo	Brian Herr
September	Library Board	Kripanidhi Nithya	Ashley Bryant
October	Sustainability Commission	Stefan Denson	Laura Miller
November	Human Services Commission	Joshua Kryah	Michael Reese
December	Civil Service Commission		Michael Reese

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: April 7, 2022

RE: Closed Session

A closed session will be held after the April 12, 2022 City Council meeting to discuss a matter relating to litigation.

Michael Reese
City Manager