

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, MARCH 14, 2023 @ 7:30 P.M.
CITY COUNCIL CHAMBERS
(7601 MANCHESTER ROAD)
OR
VIA TELECONFERENCE
WWW.CITYOFMAPLEWOOD.COM FOR DETAILS)

1. Call to Order
2. Land Acknowledgement
3. Pledge of Allegiance
4. Roll Call
5. Motion to Excuse Councilperson
6. Approval of the February 28, 2023 City Council meeting minutes
7. A Resolution of the City Council of the City of Maplewood, Missouri, declaring the results of the Special Election for Councilperson Ward 1 held on Tuesday, February 7, 2023 as official
8. Motion to Recess
9. Swearing in for newly elected official
10. Break for Short Reception
11. Reconvene Council Meeting
12. Approval of the Council Agenda
13. Public hearing to hear citizen's comments on a request by Michael Fischer, of Burger Champ, to be located at 2704 Sutton Blvd., for a full and Sunday liquor license
14. Public Forum
15. Announcements
16. Kevin Scott, General Manager of Security for Metro presentation

17. Motion to approve a full and Sunday liquor license for Michael Fischer of Burger Champ to be located at 2704 Sutton Blvd.
18. Special Business District Report by Nikki Bisel
19. A Resolution of the City Council of the City of Maplewood, Missouri, to accept the bid of Spencer Contracting in the amount of one million one thousand two hundred ninety-eight dollars (\$1,001,298) for street, sidewalk and parking lot reconstruction with a contingency of 10% or one hundred thousand one hundred twenty-nine dollars (\$100,129) for a total of one million one hundred one thousand four hundred twenty-seven dollars (\$1,101,427)
20. An Ordinance establishing an Emergency Social Services Fund to provide assistance to meet emergency needs of individuals or families in the community
21. Maplewood Tenant Bill of Rights
22. Old Business – Ordinance Review Committees
23. Council Communication
24. Mayor’s Report
25. City Attorney’s Report
26. City Manager’s Report
27. Public Forum
28. 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
29. Adjournment

February 28, 2023

The February 28, 2023 City Council meeting was called to order at 7:30 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 Crosley, Councilmember Faulkingham, Councilmember Homa, Councilmember Page and Councilmember Phillips.

MOTION TO EXCUSE COUNCILPERSON: No need.

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

PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: Councilmember Phillips made the following announcements:

- The paper shredding and electronics recycling event is this Saturday, March 4th from 9:00 a.m. to noon at the Maplewood Family Aquatic Center. For more information, visit www.cityofmaplewood.com.
- The 14th annual Maplewood Coffee Crawl is Saturday, March 18th. To purchase tickets and learn more about the event, visit www.cityofmaplewood.com/fun.

APPROVAL OF THE FEBRUARY 14, 2023 CITY COUNCIL MEETING MINUTES:

Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

PRESENTATION BY LIBRARY DIRECTOR ASHLEY BRYANT ON PROPOSITION L AND MAPLEWOOD PUBLIC LIBRARY TOWN HALL: Director Bryant stated that Proposition L is a proposal for improving, expanding and furnishing the library facilities. She invited everyone to a Library Town Hall on Wednesday, March 15 at 6:00 p.m.

R23-6, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI TO ACCEPT THE BID OF K.I. IN THE AMOUNT OF TWENTY-NINE THOUSAND ONE HUNDRED FORTY DOLLARS AND FORTY-ONE CENTS (\$29,140.41) FOR THE PURCHASE AND INSTALLATION OF OFFICE FURNITURE was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

R23-7, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) KAWASAKI MULE PRO-FXT ATV BY MEANS OF A GRANT AWARDED BY FIREHOUSE SUBS IN THE AMOUNT OF TWENTY-FOUR THOUSAND NINE HUNDRED FORTY-TWO DOLLARS AND 82 CENTS

(\$24,942.82) was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

BILL 6220, AN ORDINANCE ESTABLISHING AN EMERGENCY SOCIAL SERVICES FUND TO PROVIDE ASSISTANCE TO MEET EMERGENCY NEEDS OF INDIVIDUALS OR FAMILIES IN THE COMMUNITY was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6220 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 Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6220 be moved to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6217, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROPRIATING ONE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$1,120.00) IN LOCAL GRANT FUNDS TO ACCOUNT 32-0000-70010 ½ CENT FIRE SALES TAX CAPITAL OUTLAY was given its third and final reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6217 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill 6217 was approved by the City Council on this 28th day of February, 2023 as **Ordinance Number 6012**.

BILL 6218, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO LORI OLSEN TO ALLOW AN ACCESSORY DWELLING UNIT AT 7216 MOLLER AVENUE was given its third and final reading. A motion was made by Councilmember Faulkingham that Bill No. 6218 be tabled for the reading of the findings of fact, duly seconded by Councilmember Homa, which motion received the approval, by voice vote, of the Council.

The Mayor and Council make the following findings of fact for the petition for a Conditional Use Permit to allow an accessory dwelling unit at 7216 Moller 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 Faulkingham, duly seconded by Councilmember Homa, that the findings of fact be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Councilmember Faulkingham motioned to bring Bill 6218 back onto the table, duly seconded by Councilmember Homa, which motion received the approval, by voice vote, of the Council.

A motion was made by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6218 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

BILL NO. 6218 was approved by the City Council on this 28th day of February, 2023 as **Ordinance No. 6013.**

BILL 6219, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MARINA PALMIERI TO ALLOW SHORT TERM VACATION RENTALS AT 7711 LINDBERGH DRIVE was given its third and final reading. A motion was made by Councilmember Faulkingham that Bill No. 6219 be tabled for the reading of the findings of fact, duly seconded by Councilmember Homa, 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 short term rentals at 7711 Lindbergh Drive:

- 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.
- The proposed use will not place an undue burden on municipal services.

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

Councilmember Faulkingham motioned to bring Bill 6219 back onto the table, duly seconded by Councilmember Homa, which motion received the approval, by voice vote, of the Council.

A motion was made by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6219 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

BILL NO. 6219 was approved by the City Council on this 28th day of February, 2023 as **Ordinance No. 6014.**

OLD BUSINESS: None.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT:

- Thanked the Maplewood Richmond Heights Elementary School for inviting her to read with their students.
- Women's History Month begins tomorrow.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

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.

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, DECLARING THE RESULTS OF THE SPECIAL ELECTION FOR COUNCILPERSON WARD 1 HELD ON TUESDAY, FEBRUARY 7, 2023 AS OFFICIAL.

WHEREAS, the St. Louis County Board of Election Commissioners conducted a Special Election on Tuesday, February 7, 2023 and have certified the results of the election (copy attached).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Council hereby accepts the certified results of the St. Louis County Board of Election Commissioners for the Special Election held on Tuesday, February 7, 2023.

Passed this 14th day of March, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 14th day of March, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Election Night

SPECIAL ELECTION

Run Time

1:15 PM

2/7/2023

Run Date

02/10/2023

Page 2

Registered Voters

519 of 5632 = 9.22%

Polling Places Reporting

4 of 4 = 100.00%

CITY OF MAPLEWOOD - WARD 1 - COUNCIL MEMBER - Unexpired Term Ending April 2025 Vote For One

	MATT CORIELL					
	Cast Votes	52	52	53	53	
	Election Day Ballots Cast	52	52	53	53	
	Total Ballots Cast	52	52	53	53	
	Registered Voters	52	52	53	53	1,807
	Turnout Percentage	52	52	53	53	2.93%
Precinct						
HAD - 023						
Totals		52	52	53	53	1,807 2.93%

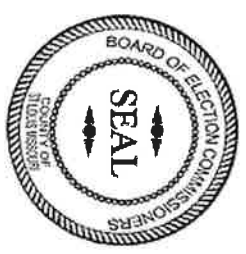
WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO 115.507, RSMo, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST AT THE SPECIAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON FEBRUARY 7, 2023. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN ST. ANN, ST. LOUIS COUNTY, MISSOURI, ON FEBRUARY 10, 2023.

ROBERT CHAMBERS, CHAIRMAN

PATRICIA YAEGER, SECRETARY

MARSHA HAEFNER, COMMISSIONER

FLORENCE HILL, COMMISSIONER



Affidavit of Publication

To: William Hartnett -
725 Northwest Plz
St. Ann, MO, 630742205

Re: Legal Notice 2470907

State of MO }
 } SS:
County of St. Louis }

I, Lisa Fowler, being duly sworn, depose and say: that I am the Authorized Designee of The Countian (St Louis), a daily newspaper of general circulation in Fenton, County of St. Louis, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the The Countian (St Louis) once each day for 1 consecutive days; and that the date of the publication were as follows: 01/25/2023.

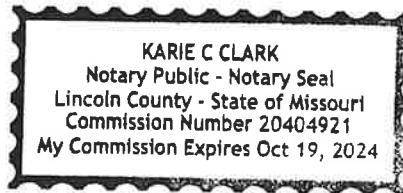
Publishers fee: \$21.00

By: *Lisa Fowler*
Lisa Fowler

Sworn to me on this 31st day of
January 2023

By: *Karie Clark*

Karie C. Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024



**NOTICE OF SPECIAL ELECTION
CITY OF MAPLEWOOD, MISSOURI**

Notice is hereby given that a Special Election will be held in the City of Maplewood, St. Louis County, Missouri, on Tuesday, February 7, 2023 between the hours of 6:00 a.m. and 7:00 p.m., CST, for the purpose of presenting the following ballot to the duly qualified electors of said city.

**WARD 1
COUNCIL MEMBER**

Unexpired Term Ending April 2025
Vote for One

[] MATT CORIELL

IN WITNESS WHEREOF, the undersigned composing the Board of Election Commissioners of St. Louis County, Missouri has caused this notice to be signed at the office of said Board in the City of St. Ann, Missouri, on Tuesday, November 29, 2022. ROBERT L. CHAMBERS, Chair PATRICIA YAEGER, Secretary MARSHA E. HAEFNER, Commissioner FLORENCE HILL, Commissioner Attest: PATRICIA YAEGER, Secretary BOARD OF ELECTION COMMISSIONERS

2470907 County Jan. 25, 2023

The Countian (St Louis)
100 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

Affidavit of Publication

To: William Hartnett -
725 Northwest Plz
St. Ann, MO, 630742205

Re: Legal Notice 2470911

State of MO }
 } SS:
County of St. Louis }

I, Billy Yoder, being duly sworn, depose and say: that I am the Authorized Designee of The Countian (St Louis), a daily newspaper of general circulation in Fenton, County of St. Louis, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the The Countian (St Louis) once each day for 1 consecutive days; and that the date of the publication were as follows: 02/01/2023.

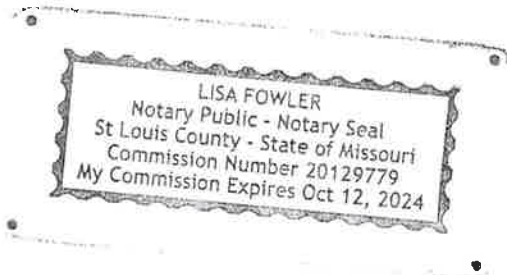
Publishers fee: \$27.30

By: Billy Yoder
Billy Yoder

Sworn to me on this 2nd day of
February 2023

By: Lisa Fowler

Lisa Fowler
Notary Public, State of MO
No. 20129779
Qualified in St. Louis County
My commission expires on
October 12, 2024



**NOTICE OF SPECIAL ELECTION
CITY OF MAPLEWOOD, MISSOURI**
Notice is hereby given that a Special Election will be held in the City of Maplewood, St. Louis County, Missouri, on Tuesday, February 7, 2023 between the hours of 6:00 a.m. and 7:00 p.m., CST, for the purpose of presenting the following ballot to the duly qualified electors of said city.

**WARD 1
COUNCIL MEMBER**

Unexpired Term Ending April 2025
Vote for One
[] MATT CORIELL

**AREA-WIDE POLLING PLACE
LOCATIONS:**

- MAPLEWOOD CITY HALL
7601 Manchester Rd 63143
- BOARD OF ELECTIONS
725 Northwest Plaza Dr 63074
- FIRST BAPTIST CH OF FERGUSON
333 N Florissant Rd 63135

IN WITNESS WHEREOF, the undersigned composing the Board of Election Commissioners of St. Louis County, Missouri has caused this notice to be signed at the office of said Board in the City of St. Ann, Missouri, on Tuesday, November 29, 2022. ROBERT L. CHAMBERS, Chair PATRICIA YAEGER, Secretary

MARSHA E. HAEFNER, Commissioner
FLORENCE HILL, Commissioner
Attest: PATRICIA YAEGER, Secretary
BOARD OF ELECTION COMMISSIONER
2470911 County Feb. 1, 2023



**CITY OF MAPLEWOOD
OATH OF OFFICE**

I, Matthew Coriell, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Missouri, and the Charter and Ordinances of the City of Maplewood; and that I will, to the best of my ability, faithfully perform the duties of the office of **Councilmember, Ward 1** during my continuance therein, so help me God.

Matthew Coriell, Councilmember, Ward 1

Subscribed and sworn to before me this 14th day of March, 2023

Honorable Brandi R. Miller



▼

PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 3/14/2023 at 7:30 p.m. in the Council Chambers, 7601 Manchester, to hear citizen's comments on a request by Michael Fischer, of Burger Champ, to be located at 2704 Sutton Blvd., for a full and Sunday liquor license.

Ad as appearing in the 2/24/2023 **St. Louis Post-Dispatch**

MetroLink Security Assessment





March 2018: Initiated A System-Wide Security Assessment For Metrolink

Phase 1: COMPLETED IN 2019 RECOMMENDATIONS COVERED SIX BROAD CATEGORIES INCLUDING

SECURITY STRATEGY

POLICE / SECURITY STAFFING PROCEDURES AND

TRAINING FARE AND FARE ENFORCEMENT

TECHNOLOGY

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)



MetroLink Secure Platform



Platform Rendering



MetroLink Secure Platform



Source of Funding

\$52 Million

\$12 million Bond refinancing proceeds dedicated to security

\$12 million Illinois allocation (federal stimulus)

\$17.25 million BSD capital & American Recovery Plan

\$10.75 million Private sector funding



MetroLink Secure Platform



Plan Financing:

Regional Elected Officials and Bi-State Development Board of Commission

The Secure Platform Plan has received support and endorsement from each primary elected official from Bi-State Development's funding jurisdictions as well as the Bi-Stated Development Board of Commissioners. Presenting and gaining approval of the Secure Platform financial plan is being presented for approval in Bi-State Development's FY23 operating and capital budget process. Gaining the approval of these political bodies as part of our standard budget process is the final step in funding the project.



Pilot Program Partnership



Operated by Chestnut Health Systems
In-the-moment crisis intervention
Behavioral health support

Teams are assigned to St. Clair County, Civic
Center and North Hanley Transit Centers

The Missouri program expands upon the
successful pilot program on Metrolink in
Illinois, in partnership with the St. Clair County
Transit District.



PETITION FOR LIQUOR LICENSE
CITY OF MAPLEWOOD
7601 Manchester Road
Maplewood, MO 63143
(314) 645-3600

375
315
690

SECTION 1

DATE: 2-16-2023

1. NAME OF ESTABLISHMENT: BURGER CLAMP

2. ADDRESS OF ESTABLISHMENT: 2704 SUTTON BLVD

MAPLEWOOD (CITY) MO (STATE) 63143 (ZIP) _____ (PHONE)

3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):

SEE ATTACHED

4. NAME OF OWNER OR MANAGING OFFICER: MICHAEL FISCHER

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

<u>Indicate Type of License Applied For:</u>	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> ____ For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <input checked="" type="checkbox"/> <u>FULL LIQUOR LICENSE</u> ____ To sell intoxicating liquor in excess of 5% by weight, by the drink at retail for consumption on the premises where sold.	\$450.00
C. <u>PACKAGED INTOXICATING LIQUOR</u> ____ To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <u>SUNDAY PACKAGE LIQUOR LICENSE</u> ____ To sell intoxicating liquor in the original package at retail only, and not by the drink, not for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail in the original package) on Sundays between the hours of 9:00 a.m. and 12:00 midnight.	\$300.00

- E. MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT
 _____ To sell malt liquor containing alcohol over 3.2% but not more than 5% by weight at retail by the drink for consumption on the premises, where sold (includes light wines. \$ 52.50

- F. PACKAGED MALT LIQUOR OR LIGHT WINES (5% MALT LIQUOR)
 _____ To sell malt liquor containing over 3.2% but not more than 5% by weight in the original package at retail only, and not for consumption on the premises, where sold. \$ 22.50

- G. SUNDAY LIQUOR BY THE DRINK
 _____ To sell intoxicating liquor in excess of 5% percent by weight by the drink at retail for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail by the drink for consumption on the premises) on Sundays between the hours of 9:00 a.m. and 12:00 midnight provided all requirements of state law are complied with. \$300.00

- H. MANUFACTURER SOLICITOR'S LICENSE
 _____ To sell intoxicating liquor containing not in excess of twenty-two percent (22%) of alcohol by weight and the privilege of selling to duly licensed wholesalers and soliciting orders for sale of intoxicating liquor containing not in excess of twenty-two percent of alcohol by weight, to, by or through a duly licensed wholesaler on the premises where sold. \$250.00

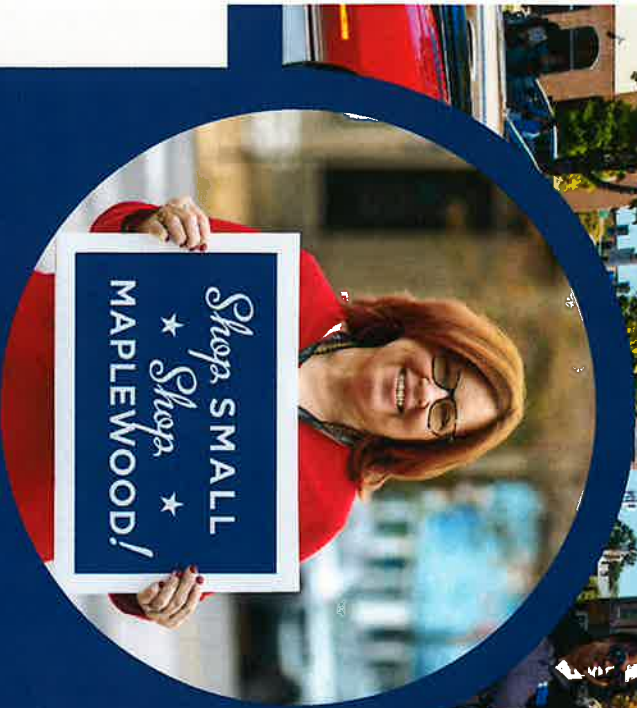
- I. ORIGINAL PACKAGE TASTING
 _____ To conduct wine, malt beverage and distilled spirit tasting on the licensed premises upon receipt of a special permit. \$ 25.00

Applicant hereby agrees that if a license is granted upon this petition, that applicant or any officer, agent, employee, or servant of applicant will not violate any provision of said Ordinance No. 4121 or of any amendments hereafter made to said ordinance, or any law of the State of Missouri or other ordinance of the City of Maplewood while in and upon the premises of the applicant herein described or knowingly allow any other person so to do.

Michael Fischer
 Printed Name of Applicant

[Signature]
 Signature

2.16.2023
 Date



HIGHLIGHTS

- Route 66 Celebration
- New Public Art
- Spotlight on Black-owned Businesses
- Looking Ahead to FY Year 2023-24

ROUTE 66 CELEBRATION

The first annual Maplewood Route 66 Celebration was held in September. Guests enjoyed classic cars, a car cruise, live music, food & drink, and shopping.

HAPPY HOUR

Quarterly happy hours providing an opportunity for business owners to connect. Expanded in 2022 to include all Maplewood businesses.

EVENTS

7 annual events with a combined estimated attendance of 15,000 +



PROMOTION

We celebrated Black-owned businesses during the month of August. The promotion included social media spotlights and digital ads. The business spotlights can be found on the city's website under Enjoy Maplewood.



SPOTLIGHT



PUBLIC ART

Artist, Genevieve Esson, captures the vibrancy of historic downtown Maplewood through her artwork on the utility boxes along Manchester Rd.

RENOVATION GRANTS

\$3500.00



LOOKING AHEAD

- New Businesses
- Goal Setting
- Manchester Resurfacing Project
- Kiosks
- Maplewood Business Watch
- Pedestrian Walkway
- Open for Business Banners

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: March 8, 2023
Subject: 2023 Capital Projects

A request for bids was placed in the St. Louis Countian on February 1, 2023 for the 2023 Capital Projects. The bid sought pricing for concrete street construction for Zephyr Place (Roseland Terrace to Sutton Boulevard), isolated slab replacements on Southwest Avenue, numerous sidewalk slab replacements throughout the city and the replacement of parking lots at Ryan Hummert Park, and both the north and south parking lots at Deer Creek Park. Of note in this bid is the number of sidewalk slabs that will be replaced which is approximately five times more than what we would replace in a typical year (total cost of sidewalk slabs alone is approximately \$228,000). This emphasis on sidewalks is in direct response to our most recent community survey.

Bids were publicly opened on February 21, 2023 and three bids were received:

Spencer Contracting	\$1,001,298
M & H Concrete	\$1,167,429
Lamke Excavating	\$1,175,645

Staff has worked successfully on multiple occasions with Spencer Contracting, most recently Spencer Contracting was awarded the 2020, 2021 and 2022 Capital Streets Bid and recommends the low bid from Spencer Contracting.

Please see the attached resolution requesting City Council approval of Spencer Contracting for the 2023 capital projects with a 10% contingency clause. Approximately \$850,000 for this year's projects will come from the 2400 account – half cent capital improvements fund, with the remainder coming from the 2802 account – half cent capital improvements parks & stormwater fund. If you have any questions, comments or concerns regarding this matter, please do not hesitate to contact me at 646-3635.

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO ACCEPT THE BID OF SPENCER CONTRACTING IN THE AMOUNT OF ONE MILLION ONE THOUSAND TWO HUNDRED NINETY-EIGHT DOLLARS (\$1,001,298) FOR STREET, SIDEWALK AND PARKING LOT RECONSTRUCTION WITH A CONTINGENCY OF 10% OR ONE HUNDRED THOUSAND ONE HUNDRED TWENTY-NINE DOLLARS (\$100,129) FOR A TOTAL OF ONE MILLION ONE HUNDRED ONE THOUSAND FOUR HUNDRED TWENTY-SEVEN DOLLARS (\$1,101,427)

WHEREAS, bids were duly advertised and publicly opened on February 21, 2023; and

WHEREAS, three bids were received all of which were considered responsive; and

WHEREAS, Spencer Contracting submitted the low bid in the amount of \$1,001,298; 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 \$1,001,298; and

BE IT FURTHER RESOLVED that a 10% contingency is established in the amount of \$100,129 for a total cost of \$1,101,427.

Passed this 14th day of March, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 14th day of March, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

BILL NO. 6220

ORDINANCE NO.

AN ORDINANCE ESTABLISHING AN EMERGENCY SOCIAL SERVICES FUND TO PROVIDE ASSISTANCE TO MEET EMERGENCY NEEDS OF INDIVIDUALS OR FAMILIES IN THE COMMUNITY.

WHEREAS, the City of Maplewood has hired a Social Services Coordinator in order to promote the welfare of our community and to connect individuals and families in need with programs and services that address aging in place, affordable or workforce housing needs, and other social needs;

WHEREAS, in certain circumstances, the Social Services Coordinator encounters an individual or family with an emergency need that cannot be timely met by a third party program or resource;

WHEREAS, the City Council therefore wishes to establish a fund to allow the Social Services Coordinator to provide emergency assistance to such individuals and families; and

WHEREAS, the City Council finds providing relief to those in financial need promotes the general welfare of the community and serves a public purpose.

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

Section I. There shall be created a fund to be designated the “Emergency Social Services Fund” (the “Fund”), which shall be within the Executive Department.

Section II. The purpose of the Fund is to provide assistance to individuals or families in the community who need emergency assistance with immediate social needs such as lodging, food, clothing, shoes, diapers, medication, or other emergency items.

Section III. Distributions from the Fund shall be made by the City Manager or his/her designee, in keeping with the Fund’s purpose.

Section IV. The Fund may accept revenues from fees, grants, donations, taxes, payments, and any other legitimate revenue source.

Section V. The City Manager or Social Services Coordinator shall report annually, no later than April 30, to the City Council detailing the use of the Fund, including the number of grants made, the number of individuals or households assisted, and the types of assistance provided.

Section VI. This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

Passed this 14th day of March, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 14th day of March, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk



▼
To: City Council
From: Mayor Knapper
Cc: Michael Reese, City Manager
Date: March 9, 2023
Re: Maplewood Tenant Bill of Rights

"In 2019, Kansas City Mayor Quinton Lucas and the City Council passed legislation creating a Tenant Bill of Rights, insuring the rights of tenants across Kansas City. This legislation provides protection for property owners, landlords and tenants and outlines available resources."¹ The Kansas City Council created a resolution that contains the Tenant Bill of Rights. Within the resolution, the Kansas City Council cites ordinances that support each enumerated right. In previous meetings, I have informed the Council that I would like for us to create a Tenant Bill of Rights for Maplewood residents. I have begun work towards that goal.

On Tuesday, March 7, 2023, I asked our City Attorney to review the Kansas City resolution and ordinances cited therein. I also asked our City Attorney to copy the Kansas City ordinances in a way that would accommodate Maplewood tenants, so those ordinances could be passed by Council and included in the Maplewood Tenant Bill of Rights. I have asked for the City Attorney to strive to prepare ordinances to be placed on the March 28, 2023 City Council agenda.

¹ Kansas City, City Hall. (n.d.). *Tenant Rights and Information*. Retrieved March 9, 2023, from <https://www.kcmo.gov/city-hall/housing/tenant-resources>.

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 190934

Establishing a Tenants Bill of Rights in the City of Kansas City, Missouri.

WHEREAS, the nation's housing crisis has reached emergency levels, in that, in 2019, a fulltime worker earning minimum wage cannot afford a two-bedroom apartment in any U.S. county, more than half of all Americans spend over 30 percent of their income on housing, only one in five households qualifying for federal housing assistance receives it, leaving more people to rent from private landlords than ever before and under these conditions, most people—especially low-income people and communities of color—live one emergency away from an eviction or homelessness; and

WHEREAS, like many other American cities, Kansas City is haunted by a history of racial segregation, restrictive covenants, redlining, predatory lending, and disinvestment; and

WHEREAS, 46 percent of Kansas City residents rent their homes, a historically high rate, with 44% of the City's renting households being "cost burdened," meaning, spending over 30 percent of their income on rent, such that tenants earning minimum wage would have to work over 92 hours a week to afford an average two-bedroom apartment; and

WHEREAS, on average, approximately 34 formal evictions were filed per business day in Jackson County, Missouri in 2018, and those evictions were filed on the basis of nonpayment of rent, a reflection of growing strains in the rental market; and

WHEREAS, tenants in Kansas City, as in many other communities, face discrimination in the rental market on the basis of race, gender, sexuality, mental and physical ability, immigration status, country of origin, and much more, and these factors limit tenants' ability to access and keep safe and truly affordable housing; and

WHEREAS, the intersecting and sometimes competing costs of housing and health force an undue burden on our City's poorest and most vulnerable tenants; and

WHEREAS, tenants who experience eviction, exhibit higher rates of depression, anxiety, psychological distress, and physical health problems than others; and

WHEREAS, mold, lack of heat, inadequate ventilation, infestations, and lead are just some threats to tenants' health in substandard housing, often exacerbating chronic illnesses such as asthma and lung disease; and

WHEREAS, the City Council believes that every person should have safe, accessible, affordable home, and affirms, in partnership with grassroots tenant leadership and housing providers, its active commitment to tenant and housing provider rights now and in the future; NOW, THEREFORE,

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 190934

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Council hereby establishes the Tenants Bill of Rights to read as follows:

I. RIGHT TO SAFE AND ACCESSIBLE HOUSING

All residential rental property units must meet minimum health and safety standards of basic utilities and facilities, ventilation and heating, safety from fire, and safe and sanitary maintenance. (Section 34-830)

1. Rental property units must also maintain working amenities including but not limited to water heating facilities, heating facilities, water and sewer lines, plumbing and electrical fixtures, lighted common halls and stairways, and, if provided, cooking equipment.
(Sections 56-186; 56-188; 56-189; 56-233; & 56-252)
2. It is illegal to discriminate against any person on the basis of disability. For accessibility, reasonable modifications of premises must be allowed, as well as accommodations in rules, policies, practices, or services. Design and construction of covered multifamily dwellings for first occupancy must be accessible to and usable by disabled persons.
(Section 38-105(d))

II . FREEDOM FROM DISCRIMINATION AND RETALIATION

1. Federal and municipal law prohibits discrimination in rental of housing because of race, color, national origin, religion, sex, familial status, disability, marital status, sexual orientation, gender identity, being a victim of domestic violence, sexual assault or stalking.
(Federal Fair Housing Act) (Section 38-105)
2. No person can retaliate against a tenant for complaining regarding a violation of City Code. A person also cannot retaliate against a tenant or their dependent for being the victim of domestic violence, sexual assault, or stalking. Increasing charges, reducing services, passing any rental permit fees from the owner to the tenant, evicting or threatening to evict the tenant, or otherwise harassing the tenant in retaliation is prohibited.
(Sections 50-109; 48-51(g)(1); 34-848(c); & 38-111)

III. RIGHT TO FAIR COMPENSATION AND RESTORATIVE JUSTICE

1. No person can enter another person's residence by force, with weapons, through threats, by taking away property, or by breaking open doors or windows, regardless of if anyone is inside or not. A landlord cannot evict or remove

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 190934

someone from the premises by force or threat. Those found guilty of doing so must pay double the sum of the damages to the person whose home they entered. (Sections 534.020 & 534.330, RSMo.)

2. If a landlord wrongfully withholds all or any portion of a security deposit, the tenant may recover twice the amount wrongfully withheld. (Section 535.300, RSMo.)

IV. RIGHT TO ORGANIZE AND BARGAIN

1. A landlord or its agent may not retaliate by increasing rent or decreasing services, threatening to evict or evicting the tenant because the tenant has organized or become a member of a tenants' union or similar organization. (Section 50-109)
2. If there is a condition in a property that detrimentally affects its habitability, sanitation, or security, violates a municipal housing or building code, and was not caused by the tenant, the tenant may be able to deduct repair costs from their rent. If the tenant has lived in the rental property for six consecutive months, paid all rent and charges without any lease or house rule violations, and the landlord fails to correct or provide a written statement disputing the necessity of the repair within fourteen days, the tenant may submit an itemized statement with receipts to the landlord and repair the condition. The cost of this repair can be deducted from no more than a month's rent, but up to either three-hundred dollars or half the rent, whichever is more. (Section 441.234 RSMo.)

Section 2. The Council supports the creation of legislation on the federal, state and local level that is necessary to establish the following rights:

I. RIGHT TO SAFE, HEALTHY, ACCESSIBLE, AND TRULY AFFORDABLE HOUSING

1. Safe, healthy, accessible, and truly affordable housing includes mandatory disclosure from the landlord of past issues in rental units to prospective Tenants.
2. Tenants have the right to access estimates of utility costs. Tenants have the right to disclosure of an estimate of common space utilities charged to the tenant.
3. Tenants have the right to housing that can be heated to a habitable temperature.
4. Tenants have the right to relocation assistance from the City in the event of a forced move, like a displacement on the basis of uninhabitable conditions.

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 190934

II. RIGHT TO PRIVACY AND SELF-DETERMINATION

1. The right to privacy and self-determination includes protecting the personal security of tenants, including the right to notice for landlord entry. Landlords may be refused entry to rental units if they do not give proper notice.
2. Tenants have the right to respectful communication with their landlord, and these communications must be transparent, timely, and from the property owner or manager.

III. RIGHT TO JUSTICE AND ACCESS TO FAIR, EQUITABLE TREATMENT UNDER THE LAW

1. The right to justice and access to fair, equitable treatment under the law means fair treatment regardless of ability to pay.
2. Tenants have freedom from unjust and unlawful evictions, and landlords may only evict according to state law.
3. Tenants have the freedom to accessible knowledge and education of their rights as renters. A Tenant Bill of Rights document must be available to tenants at the start of tenancy.

Section 3. To fully guarantee these rights and protections, the Mayor and City Council commit to passing legislation to establish an adequately-funded Division of housing and community development in Kansas City. This Division will serve as a permanent voice for residents within the City, and place leadership closer to communities in the City.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: March 9, 2023

RE: State Bills That Exempt Food From Local Sales Tax

During the Strategic Budget Priority Work Session on February 28, Mayor Knapper inquired about a bill in the Missouri State legislature that would exempt food from local sales tax. Based on this dialogue raised by the Mayor, an alert I received from Municipal League of Metro St. Louis, and several discussions with fellow city managers, it was confirmed that the Missouri legislature was indeed moving quickly on a couple of bills that would exempt food from local sales tax. One bill, SB 131, was voted out of committee and went to the floor earlier this week for debate. Pat Kelly from the Municipal League, who testified against the bill, kept us informed over the last week and I spoke to him on Wednesday evening. The good news for now, is that it does not appear to be moving forward as legislators started to understand the true fiscal impact to local governments. He continues to urge however, that Mayors, Council Members, and City Managers call their legislators and tell them how these bills impact our budgets and our ability to provide safety and basic city services. Pat Kelly has been coordinating with the local Police Chiefs Association on this proposed legislation as well.

We did some research on how SB 131 would impact the City of Maplewood's budget and the community we serve. It would be devastating for the City of Maplewood. We estimate a loss of \$2.1M per year in General Sales Tax revenues alone based on our four major grocery stores in town. The \$2.1M loss represents 25% of our budget and would mean massive layoffs, especially in police and fire since public safety represents about 64% of our total general fund budget. We would likely have to layoff 10 police personnel, 8 fire personnel, 3 public works personnel, 2 executive department personnel (a total reduction of 23 employees and decreasing our work force from 79 employees to 56); eliminate all memberships, training, and travel from budgets; cut our street and sidewalk capital budget program by at least one-third; and default on payments for our Tax Increment Financing Bonds. Furthermore, this proposal would also impact our Fire Sales Tax, Parks Stormwater Sales Tax, and Prop P Revenues; all of which affect police and fire services and neighborhood quality of life matters.

In short, our ability to provide police and fire services would be so poor that it would endanger residents and businesses, customer service at city hall would suffer, and our infrastructure (streets, sidewalks, equipment, and buildings) would see a decline over time. These are not idle threats; these are the facts if you take away one-fourth of our revenue with no plan to replace it, and our ability to raise funds locally are minimal to cover such a massive shortfall.

We will continue to monitor the different bills circulating in Jefferson City and will keep you apprised as necessary. Please let me know if you have any questions.

A handwritten signature in cursive script that reads "Michael D. Reese".

Michael D. Reese
City Manager

INTEROFFICE MEMORANDUM

TO: Mayor & City Council
FROM: Michael D. Reese, City Manager *MDR*
DATE: March 9, 2023
RE: Boards/Commissions Reports Schedule

Below is the schedule for our boards and commissions reports to the City Council during 2023.

CITY COUNCIL SCHEDULE

<u>Date</u>	<u>Board/Commission</u>	<u>Chair</u>	<u>Staff Liaison</u>
March 14	Special Business District Tax Advisory Commission	Nikki Bisel	Laura Miller
April	Plan & Zoning Commission	Kevin Sullivan	Anthony Traxler
June	Design & Review Board/ Historic & Preservation Commission	Sean O’Gorman	Brian Herr
August	Parks & Recreation Commission	Laine Schenkelberg	Tiffany Hyde
September	Library Board	Charlie Hinderliter	Ashley Bryant
October	Sustainability Commission	Stefan Denson	Laura Miller
November	Human Services Commission	Joshua Kryah	Michael Reese