

**PUBLIC AGENDA NOTES  
MAPLEWOOD CITY COUNCIL MEETING  
TUESDAY, MAY 22, 2018  
7:30 P.M.**

The following is a brief description of the agenda items for Tuesday, May 22, 2018:

ITEM NO. 9, is a discussion of Community Development Block Grant funds.

ITEM NO. 14, is a closed session to discuss legal matters.

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, MAY 22, 2018**  
**7:30 P.M.**

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 April 24, 2018 City Council meeting minutes
9. Discussion of Community Development Block Grant funds
10. Council Communication
11. Mayor's Report
12. City Attorney's Report
13. City Manager's Report
14. 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.
15. Adjournment

April 24, 2018

The April 24, 2018 City Council meeting was called to order at 7:30 p.m., Mayor Barry Greenberg presiding.

ON ROLL CALL, the following members were present: Mayor Greenberg, Councilmember Crader, Councilmember Dunn, Councilmember Faulkingham, Councilmember Schmidt and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE APRIL 10, 2018 CITY COUNCIL MEETING MINUTES AND WORK SESSION MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Dunn, which motion received the approval of the Council.

**R18-19**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, DECLARING THE RESULTS OF THE GENERAL ELECTION FOR COUNCILMEMBER WARD 1 HELD ON TUESDAY, APRIL 3, 2018 AS OFFICIAL was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Schmidt and Wood. Nays, none.

MOTION TO RECESS: Councilmember Wood motioned to recess at 7:34 p.m., seconded by Councilmember Dunn, which motion received the approval of the Council.

SWEARING IN FOR NEWLY ELECTED OFFICIAL SANDI PHILLIPS: City Manager Corcoran performed the swearing in of Councilmember Sandi Phillips. A short reception followed.

RECONVEVE COUNCIL MEETING: The meeting reconvened at 7:45 p.m.

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

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY MICHAEL COFFEY TO OPERATE A SHORT TERM RENTAL AT 7736 WEAVER AVE.: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY ERIN SLANKARD TO OPERATE A HAIR SALON AND RETAIL SHOP AT 7276 MANCHESTER RD.: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST TO AMEND PUD ORDINANCE #5104 TO ALLOW AN URGENT CARE CENTER AT 2015 MAPLEWOOD COMMONS DR.: No one spoke.

PUBLIC FORUM: Ruth Ormsbee, 3518 Greenwood, stated her concerns for the proposed GRG Greenwood route as far as maintaining the number of parking spaces currently on Greenwood and also expressed safety concerns at the railroad intersection.

Jim Breihan, 3445 Commonwealth, favors a Greenway path as a safe means to cross Big Bend to get to Rocket Park. Additionally, he asked for a police presence to monitor the intersection of Big Bend at Flora for northbound traffic during the morning rush hour. He noted that drivers flood the intersection and it is not safe for vehicles or pedestrians to cross Big Bend at that intersection.

ANNOUNCEMENTS: The city's Stringfest event is Friday, May 4<sup>th</sup>. The Chamber's Taste of Maplewood event is May 19<sup>th</sup>.

**R18-20**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING TIM ALEXANDER TO THE LIBRARY BOARD AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2021 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**R18-21**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING PATRICIA DEFORREST TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2021 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**R18-22**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI REAPPOINTING EMILY KNIPPA TO THE PLAN AND ZONING COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2022 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**R18-23**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI REAPPOINTING DAVID SCHLAFLY TO THE SPECIAL BUSINESS DISTRICT TAX ADVISORY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2021 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**R18-24**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI REAPPOINTING NICHOLAS FRISELLA TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2021 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips

to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**BILL 6088**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MICHAEL COFFEY TO ALLOW SHORT TERM RENTALS AT 7736 WEAVER AVENUE was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6088 be tabled for the reading of the findings of fact, seconded by Councilmember Phillips, 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 short term rental at 7736 Weaver 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 Wood, duly seconded by Councilmember Phillips, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6088 back onto the table, duly seconded by Councilmember Phillips, which motion received the majority approval, by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Phillips, that Bill No. 6088 be approved, which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**BILL NO. 6088** was approved by the City Council on this 24<sup>th</sup> day of April, 2018 as **Ordinance number 5883**.

**BILL 6089**, AN ORDINANCE OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ERIN SLANKARD TO OPERATE A HAIR SALON WITH RETAIL SHOP AT 7278 MANCHESTER ROAD was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6089 be tabled for the reading of the findings of fact, seconded by Councilmember Phillips, 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 operate a hair salon and retail shop at 7276 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 Wood, duly seconded by Councilmember Phillips, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6089 back onto the table, duly seconded by Councilmember Phillips, which motion received the majority approval, by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Phillips, that Bill No. 6089 be approved, which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**BILL NO. 6089** was approved by the City Council on this 24<sup>th</sup> day of April, 2018 as **Ordinance number 5884**.

**BILL 6090**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD COMMONS PLANNED UNIT DEVELOPMENT ORDINANCE #5104 SECTION II. USES, A. PERMITTED USES TO ALLOW AN URGENT CARE CENTER was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips, that Bill No. 6090 be approved which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, none.

**BILL NO. 6090** was approved by the City Council on this 24<sup>th</sup> day of April, 2018 as **Ordinance number 5885**.

**DISCUSSION OF GREAT RIVERS GREENWAY – GREENWOOD ROUTE:** Mayor Greenberg stated that at this point in time, only the northern route (Greenwood) is being considered by the Great Rivers Greenway. Council approval is needed for the GRG to move forward with spending \$103,000 to conduct a study of three intersections along the route: Canterbury at Greenwood; Sutton at Greenwood (railroad crossing); and Oxford at Big Bend. GRG stated they will have a maximum of three designs per

intersection for consideration. A lengthy discussion was held. Councilmember Faulkingham motioned for city staff to move forward to the next phase with GRG, seconded by Councilmember Crader, which motion passed with the following vote: Ayes, members Crader, Faulkingham, Mayor Greenberg, Phillips, Schmidt and Wood. Nays, member Dunn.

**COUNCIL COMMUNICATION:** Councilmember Schmidt stated she enjoyed the new Maplewood restaurant, The Benevolent King.

Councilmember Dunn stated he received information about the Metro bus route being changed on Bellevue increasing the frequency of buses and bus lines. He asked the Council to visit a link to an online petition residents are circulating to stop this plan.

Councilmember Crader asked the city to look into complaints he is receiving from residents on Blendon regarding speeding cars and congestion from the used car lot. The City Manager is aware of the problem and is currently looking into a variety of options.

**MAYOR'S REPORT:** Mayor Greenberg stated an opportunity to utilize the services of Community Mediation Services to hopefully resolve a situation between residents will be tested in the near future.

**CITY ATTORNEY'S REPORT:** No report.

**CITY MANAGER'S REPORT:** City Manager Corcoran handed out renderings of the Veteran's Memorial Plaza wall for the Council's review and comments.

He also asked that reservations be made soon for the St. Louis Metro Municipal League dinner on May 24, 2018.

**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 at 8:30 p.m.

# INTEROFFICE MEMORANDUM



To: Marty Corcoran, City Manager  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: May 17, 2018  
Subject: 2019 Community Development Block Grant Application

The City of Maplewood is eligible to receive \$64,000 in Community Development Block Grant Funds which should be available by May, 2019. A public hearing will be held at the June 12, 2018 Council meeting where the public will have a chance to provide their comments on how these funds should be spent. A map showing the eligible areas of the city (eligible areas of the city are green on the map) that qualify for specific improvements such as parks or sidewalks along with a form listing all of the eligible activities are attached for your review. The grant application is due Friday, June 29<sup>th</sup>. Staff recommends the following but is open to any suggestions:

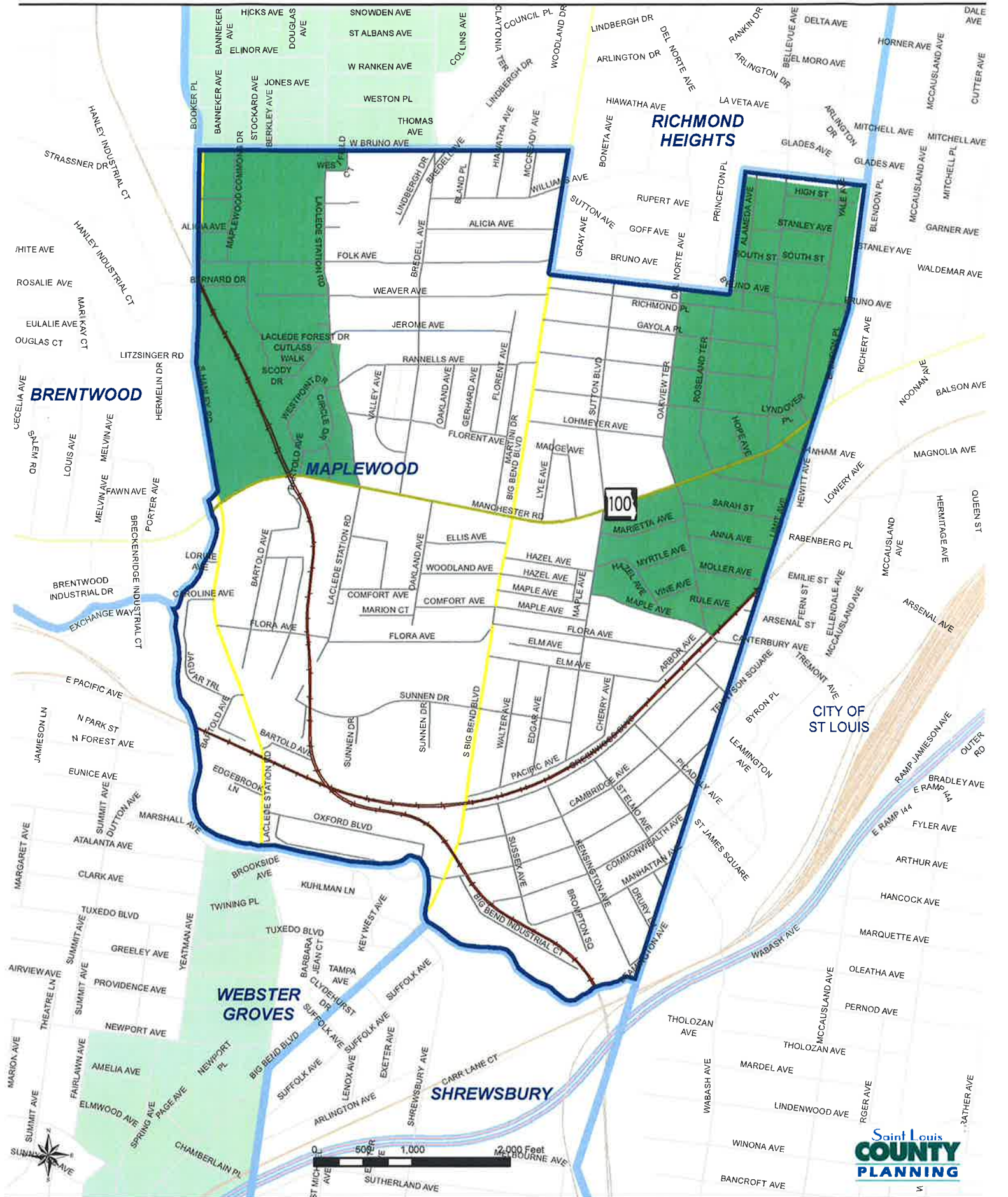
- **Home Improvement Loan Program (\$49,000)** – Currently we have \$56,000 in this program with \$26,000 of that committed to homeowners who have applied, leaving \$30,000 that is uncommitted. The funds in this program are open to all Maplewood residents if they meet the income requirements regardless of where they live within the City.

Currently, there is no waitlist. Block grant staff stated that only about 35-40 percent of interested individuals follow through when they request their qualifying paperwork. They said this is typical and added that unfortunately “the paperwork required by HUD stifles many applicants from taking advantage” of the program. However, block grant staff indicated that there are many people living in Maplewood that qualify so city staff will run an article in an upcoming edition of the MapleLeaf newsletter to alert potential applicants of the program. After the last newsletter article in 2014, there were over 100 calls received of which 53 applicants applied. The response was so overwhelming block grant staff asked that we not advertise again until the wait list was reduced. Because one’s income or a lack of income is what qualifies a person for the funding, allocating resources to this program is the best way to ensure that lower income individuals directly benefit from the program.

- **Sidewalk Replacement (\$15,000)** - Replace defective sections of sidewalks in the income eligible areas.

If the City Council has any other suggestions on how to spend these funds for preparation of the application, please do not hesitate to let me know.





**Low to Moderate Income by Census Block Group  
City of Maplewood**

Office of Community Development, St. Louis County Department of Planning, April 2015

- Municipal Boundary
- 51% to 100% Low-Mod



## PUBLIC HEARING HANDOUT

### National Objectives

All activities funded by the CDBG program must meet one of the following National Objectives:

1. **Primarily benefit low- and moderate-income residents.**
2. **Eliminate slums and blight.**
3. **Alleviate urgent, serious, and critical community needs that are of recent origin.**

### Eligible CDBG Activities

Funds may be expended on the following types of activities if these activities benefit low- or moderate-income residents, eliminate slums and blight, or address an urgent County need.

- A. **Acquisition.** Acquisition in whole or in part by the recipient, or other public or private nonprofit entity.
- B. **Public Facilities and Improvements.** Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, such as streets, sidewalks, parks, water and sewer facilities, sanitary sewers, neighborhood centers, parking lots and fire stations. (However, activities under this paragraph may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements.)

In undertaking such activities, design features and improvements which promote energy efficiency may be included. Such activities may also include the execution of architectural design features and similar treatments intended to enhance the aesthetic quality of facilities and improvements receiving CDBG assistance, such as decorative pavements, railings, sculptures, pools of water and fountains, and other works of art.

Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction. Such facilities include shelters for the homeless; convalescent homes; hospitals, nursing homes; battered spouse shelters; halfway houses for run-away children, drug offenders or parolees; group homes for mentally handicapped persons and temporary housing for disaster victims. In certain cases, nonprofit entities and subrecipients may acquire title to public facilities.

When such facilities are owned by nonprofit entities or subrecipients, they shall be operated so as to be open for use by the general public during all normal hours of operation. Public facilities and improvements eligible for assistance under this paragraph are subject to the policies in CFR Sec. 570.200(b).

- C. **Clearance Activities.** Clearance, demolition, and removal of buildings.

- D. Public Services.** Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government.
- E. Interim Assistance.** The following activities may be undertaken on an interim basis in areas exhibiting objectively determinable signs of physical deterioration where the recipient has determined that immediate action is necessary and permanent improvements will be carried out as soon as practicable:
1. The repairing of streets, sidewalks, publicly owned utilities, and public buildings; and
  2. The execution of special garbage, trash, and debris removal, including neighborhood cleanup campaigns, but not the regular curbside collection of garbage or trash.
- F. Rehabilitation and Preservation Activities.** CDBG funds may be used to finance the rehabilitation of:
1. Privately owned buildings and improvements for residential purposes. Improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building if the improvements also provide general benefit to the residential occupants of the building;
  2. Low-income public housing and other publicly owned residential buildings and improvements;
  3. Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations;
  4. Nonprofit-owned nonresidential buildings and improvements.
- G. Subsistence Payments.** Payments may be made to service providers on behalf of low to-moderate-income residents for such items as rent, mortgage and utility assistance. These grant payments are designed to prevent low and moderate-income residents from becoming homeless. Payments are allowed for three-month periods.