

March 10, 2020

The March 10, 2020 City Council meeting was called to order at 8:00 p.m., Mayor Barry Greenberg presiding.

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

MOTION TO EXCUSE COUNCILPERSON: Councilmember Wood motioned to excuse Councilmember Phillips, duly seconded by Councilmember Faulkingham, which motion received the approval of the Council.

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

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY BRIAN PELLETIER OF TALE TO TABLE LOCATED AT 7310 MANCHESTER FOR A BEER AND WINE AND SUNDAY LIQUOR LICENSE: No one spoke.

PUBLIC FORUM: Jon Erik Hansen, 3518 Oxford, spoke on behalf of the Maplewood Library Board. He said there are numerous leaks and water issues at the library and the elevator had to be repaired and he was wondering why as a landlord the city was not paying for it. He added that as a tenant in the past, his landlord would fix such issues and not allow them to continue. Anthony Traxler stated the city has never performed repairs on such issues and the contract between the city and the library stipulates this is not the city's responsibility. Anthony Traxler said in lieu of performing such repairs, the city only charges the library \$1 per year and stated the library is a separate political subdivision from the City of Maplewood so they have the ability to look at other sources of revenue for such repairs. He concluded by stating the city frequently helps with smaller or minor repairs at the library and that he or any city staff member would gladly assist with any administrative assistance they could provide.

ANNOUNCEMENTS: Councilmember Wood made the following announcements:

- Saturday, March 14th
- Grand opening of the Heights is March 15th.
- Coffee Crawl, March 21st update – the morning session is sold out but tickets are still available for the afternoon session.

Councilmember Pardini stated the final public forum for Prop E was being held at the ECC on the 24th and childcare would be available for this event.

APPROVAL OF THE FEBRUARY 25, 2020 CITY COUNCIL MEETING MINUTES:

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

MOTION TO APPROVE A BEER AND WINE AND SUNDAY LIQUOR LICENSE FOR BRIAN PELLETIER OF TALE TO TABLE LOCATED AT 7310 MANCHESTER AVE.: Councilmember Wood motioned to approve, duly seconded by Councilmember Faulkingham, which motion received the approval of the Council.

R20-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING GUATAM GATLA TO FILL A VACANCY ON THE SPECIAL BUSINESS DISTRICT TAX ADVISORY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2020 was introduced. It was moved by Councilmember Wood and seconded by Councilmember Faulkingham to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, members Crader, Faulkingham, Pardini, Schmidt and Wood. Nays, none.

R20-12, A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONDITIONAL CONSTRUCTION AND USE AGREEMENT WITH CITIZENS NATIONAL BANK OF GREATER ST. LOUIS was introduced. It was moved by Councilmember Wood and seconded by Councilmember Faulkingham to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, members Crader, Faulkingham, Pardini, Schmidt and Wood. Nays, none.

BILL 6137, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A MISSOURI HIGHWAYS & TRANSPORTATION COMMISSION ROAD RELINQUISHMENT AGREEMENT FOR MANCHESTER ROAD BETWEEN BIG BEND BOULEVARD WEST TO BARTOLD AVENUE, A DISTANCE OF 0.41 MILES was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Faulkingham, that Bill No. 6137 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 Wood, duly seconded by Councilmember Faulkingham, that Bill No. 6137 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

PRESENTATION FOR SUNNEN STATION APARTMENTS – SUNNEN STATION PHASE 2: GT Cozad provided a background of the Sunnen Station Apartment development and the existing tax abatement agreement between the city and Sunnen. He mentioned that the assessment for the apartments was substantially higher than anticipated and he is requesting consideration for revising the agreement. The council thoroughly reviewed the financial documents GT Cozad presented and had several questions regarding discrepancies between the spreadsheets. Specifically, Councilmember Pardini and Councilmember Schmidt inquired about differences with the spreadsheet that references the impact to the school district. GT Cozad said he would have his accountant double check any difference and send any revisions to the city and added that 2 different firms prepared the 3 pages and the differences were most likely due to one firm factoring HUD requirements and the other did not include these requirements. Mayor Greenberg asked about a potential construction timeline. GT Cozad said completion was anticipated by 2022. Councilmember Schmidt inquired about the approximately \$12 million dollar cap for the

development and asked if Sunnen was looking to eliminate this cap, GT Cozad said yes that is accurate. The council asked GT Cozad about the potential number of students that may be in these apartments and he said there are only 3 families in the first phase and it will be down to two after this year because one family is most likely moving. Councilmember Crader said the units were accessible which was good but asked if it was possible to provide apartment units for lower income individuals. GT Cozad said the figures for the development were based on market rates so it would be difficult but he added he would revisit these figures to see if it was possible. Councilmember Pardini asked if you didn't build apartments what would go on the vacant lots. GT Cozad said most likely another car lot which would be more profitable but added Sunnen is looking for a more diverse development. GT Cozad said Sunnen believes apartments would be a better option for the city and in the future, after the abatement is over, for the school district as well. After additional discussion it was decided that Sunnen would send a revised or updated proposal to the city for future discussion.

PUBLIC FORUM: No one spoke.

COUNCIL COMMUNICATION: No communication.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

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.