

October 13, 2020

The October 13, 2020 City Council meeting was called to order via teleconference at 7:30 p.m., Mayor Barry Greenberg presiding.

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

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to amend the agenda removing approval of closed session minutes until the next closed session meeting, duly seconded by Councilmember Phillips, which motion received the approval of the Council.

The City Attorney asked that the record reflect that pursuant to Section 610.015 of the Missouri Sunshine Law provides that members of the City Council who are not physically present in the Council Chambers can participate and vote remotely on all matters when an emergency exists and he asked that the minutes reflect again that we are still under the COVID-19 pandemic.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT AT 7649 MANCHESTER & 2653 LYLE: Brooke Baker, 2628 Lyle, inquired about the public notice. ACM Traxler indicated the notice is sent to property owners within 300 feet.

Janet Carpenter, 2628 Lyle, was concerned about the potential increase of parking and traffic and would like to see additional street signage added. ACM Traxler said to contact him regarding what specific signage she would like and we will address the concern.

Feliz Tavor lives nearby and is concerned with parking and the construction that would need to take place to add a parking lot.

Abby Steingrubby, 2629 Lyle, was concerned that the restaurant would be very noisy and mentioned she can hear the pool from her house.

Cory King, owner of Side Project, said the main reason for this proposal is to actually expand parking and the restaurant will have limited hours so noise should not be a concern.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A GRAPHIC AND PACKAGE DESIGN FIRM/BINDING CO. AT 3212 SUTTON BLVD.: No one spoke.

PUBLIC FORUM: Kevin Sullivan, 7343 Flora, was shocked reading through some of the incidents that are taking place in Maplewood. He stated Maplewood needs to do everything possible to treat the unhoused with dignity and compassion but we need to make sure we are enforcing existing laws. He's concerned some of these issues could negatively impact our

businesses and mentioned he, as a parent with two children, said the incidents taking place at our parks need to be addressed.

Ann Louise Schmitt, 7403 Lohmeyer, wants Maplewood to stand out in St. Louis County and wants people to come to Maplewood because we are compassionate for unhoused individuals and added the unhoused should be able to exist how they would like and not according to peoples ideals on how they should act. She concluded by saying we should be helping the unhoused.

Don Miller, 7380 Flora, has supported the mini pantries and has donated regularly but said we need to be realistic and support the residents as well as the unhoused. He said a friend's 13-year old daughter saw needles at Ryan Hummert Park and another child witnessed a drug deal at Kellogg Park. We need to make sure we do not demonize the homeless but we also need to respect the taxpaying citizens.

Shana Jones, 7659 Folk, spoke with the manager at Walmart who indicated shoplifting is actually down, not up. You can't categorize the unhoused as the only people doing drugs in town because there are housed people throughout Maplewood doing drugs as well.

Serina Mikunda, 2425 Bellevue, said none of this is new, only thing different is the response by our community and stated the city should do sharps boxes or develop a needle exchange program.

Gina LaRose, 7390 Flora, indicated many people are afraid for their safety. She believes people are noticing the unhoused because they are at home as opposed to work. She indicated we need to use Prop P money to be reallocated to our social worker and liked the idea of implementing a sharps box program.

Sarah Bowman, 7311 Flora, supported a blended approach that addresses the needs of the unhoused as well as homeowners. However, she said she is terrified her daughter may pick up a needle while playing at the park and wondered if we could serve unhoused populations at places other than our parks. She said there needs to be a separation and added park pavilions were not intended to become shelters for unhoused individuals. She concluded by stating the grab and go models are nice but they do not allow a community to build a rapport to help the unhoused with underlying issues.

Chasity Maddox, 2229 Blendon, came to Maplewood as a homeless child to live with her grandparents and now is a homeowner in Maplewood. Maplewood has always been a compassionate place and the concerns with crime that have been mentioned have been going on in Maplewood for a long time.

Mary Kunce, 7418 Maple, indicated she loved Linda Henke but her efforts helped gentrify Maplewood, we are not Clayton, we are Maplewood, we are different. There have been drugs and crime in Maplewood for years as well as the underbelly of haves and have nots. She wanted Maplewood to remain as it has always been.

Abby Steingrubby, 2629 Lyle, loves Maplewood because it is openminded and more like the City of St. Louis as opposed to St. Louis County. She said there should be other options than calling the police and that it is natural for people with mental issues to heal themselves with other methods. She said Maplewood should be looking at putting out coat racks and more food tents in town as opposed to increasing policing at parks.

Steve Terelmes, 7438 Hazel, said a civil contract between the city and its residents needs to exist. He said he will stand side by side with anyone who needs help and he encouraged the council to look at other places to see how they handle issues such as sleeping on sidewalks or defecating on the sidewalks.

Serina Mikunda, 2425 Bellevue, encouraged Maplewood to be a good community.

Sheila Suderwalla, 3546 Commonwealth, appreciated the police department's compassionate response and the time they put into it. She said if you read the report it demonstrates the compassion by issuing warnings and not tickets and commended the Police Department for doing this. She's gotten to know the individuals that frequent the Yale pantry and only 3 of those individuals are unhoused.

**ANNOUNCEMENTS:** Councilmember Wood made the following announcements:

- Mid County Chamber virtual silent auction is October 19-23
- Mid County Chamber awards ceremony is October 23 from 6-8:00 p.m.
- Maplewood Library book drop is closed until further notice due to construction but can still call to make arrangements to pick up or drop off books

**APPROVAL OF THE SEPTEMBER 22, 2020 CITY COUNCIL MEETING MINUTES AND THE SEPTEMBER 30, 2020 CITY COUNCIL MEETING MINUTES:** Councilmember Wood motioned to approve, duly seconded by Councilmember Phillips, which motion received the approval of the Council.

**BILL 6151, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO FREDERICK TAUSSIG TO OPERATE A GRAPHIC AND PACKAGE DESIGN/BINDING COMPANY AT 3212 SUTTON BOULEVARD** was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips, that Bill No. 6151 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 Phillips, that Bill No. 6151 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

**BILL 6148, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO CORY KINK OF SIDE PROJECT/SHARED PIZZA AND BEER TO OPERATE A RESTAURANT**

FACILITY AT 7469 MANCHESTER ROAD & 2653 LYLE AVENUE was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6148 be tabled for the reading of the findings of fact, duly 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 for a restaurant at 7469 Manchester Road & 2653 Lyle Avenue:

- 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.

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 Crosley, Faulkingham, Mayor Greenberg, Pardini, Phillips, Schmidt and Wood. Nays, none.

Councilmember Wood motioned to bring Bill 6148 back onto the table, duly seconded by Councilmember Phillips, which motion received the approval, by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Phillips, that Bill No. 6148 be approved, which motion received the following roll call vote: Ayes, member Crosley, Faulkingham, Mayor Greenberg, Pardini, Phillips, Schmidt and Wood. Nays, none.

**BILL NO. 6148** was approved by the City Council on this 13<sup>th</sup> day of October, 2020 as **Ordinance No. 5944.**

**BILL 6149**, 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 ONE FULL-SERVICE CAR WASH AT 2301 & 2321 MAPLEWOOD COMMONS DRIVE was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Phillips, that Bill No. 6149 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Mayor Greenberg, Pardini, Phillips, Schmidt and Wood. Nays, none.

**BILL NO. 6149** was approved by the City Council on this 13<sup>th</sup> day of October, 2020 as **Ordinance Number 5945.**

UNHOUSED COMPLAINT DISCUSSION: Councilmember Crosley mentioned working with St. Louis County to address unhoused concerns is the best way to handle the situation due to Maplewood's limited resources.

Mayor Greenberg said we will continue to look at all options to remain a compassionate community while keeping residents and businesses in mind.

Councilmember Faulkingham said this is a learning curve for the city but staff is doing a good job.

Councilmember Schmidt read a statement regarding the complex issues of unhoused and the difficulties when drugs and mental illness are involved. She said no one wants a dangerous situation and those that simply want the unhoused to go away are speaking from a voice of privilege. We need to commit to equity even when issues are messy. She added we could look for other networks to help, possibly have a town hall to get citizen's comments but need to commit to being kind and working together as a community.

Councilmember Wood asked about the police building bridges program.

Chris Bevin explained her role as a community health liaison and the Missouri statewide program that pays for her services and updated the council on the police building bridges program.

Councilmember Crosley asked if Maplewood could invest money to get more of her time.

Chris Bevin explained although she's busy, she's not too busy to answer calls to address Maplewood's concerns.

Councilmember Crosley asked how it is determined when an officer should contact her.

Lt. Nighbor explained the training officers go through and provided some examples of when such contact with Chris Bevin would take place.

Councilmember Phillips asked how many Crisis Intervention Trained Maplewood police officers we have on staff.

Lt. Nighbor stated there are 22 or 23 and with 7 more still needing the training which is on hold due to COVID.

Chris Bevin stated that having so many CIT officers in a department of this size is very unusual and commended the Maplewood police department.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: None.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Acting City Manager Traxler reviewed his memo to the Council.

PUBLIC FORUM: Becky Flynn, suggested that Maplewood reach out to other resources to help with unhoused issues. She referenced an email she sent to the Mayor and City Council with a potential contact and said Maplewood should consider allowing a tent encampment within its parks. She suggested Kellogg park would be a good location. She said this encampment could be paid for utilizing Prop P funds.

Serina Mikunda, 2425 Bellevue, indicated all residents in Maplewood need a social worker because many are concerned or have a fear of calling the police.

Amber Withycombe, 3339 Cambridge, stressed education could help and existing city boards could serve as points of contact. She stressed the need for both long-term and short-term strategies to help provide a road map to affordable housing within Maplewood.

Heidi Hellmuth, 7442 Maple, thanked everyone that participated in tonight's discussion for a thoughtful and respectful discussion.

**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 on a motion by Councilmember Wood and seconded by Councilmember Phillips.