



AMENDED
MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, February 27, 2023
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS (Acknowledgement)
none

E. APPROVAL OF MINUTES

1. February 13, 2023 – Study Meeting Minutes (UCPD Substation)
2. February 13, 2023 – Regular Meeting Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. Patrick Fox is nominated to the Park Commission as a fill by Councilmember Bwayne Smotherson.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Susan Armstrong, Dorothy Davis, Cirri Moran, Cynthia Martin, Jim Nowogrocki, Jeff Dobslaw and Christopher Blumenhorst were all sworn into the Industrial Development Authority board via Zoom on February 24, 2023 via Zoom.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

***Request to Address the Council Forms are located on the ledge just inside the entrance.
Please complete and place the form in the basket at the front of the room.***

*The public may also submit written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments, a **name and address must be provided.** Please also not if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. Liquor License
2. Added – Zoning Text Amendment – TXT 23-01 – Bill 9501
3. Added – Zoning Text Amendment – TXT 23-02 = Bill 9502

K. CONSENT AGENDA (1 voice vote required)

1. Liquor License
2. Ratification – LSBD Reimbursement
3. EDRST Funding Request – Mannequins in the Loop, LSBD

L. CITY MANAGER'S REPORT – **Part 1 (voice vote on each item as needed)**

1. Employee Years of Service Awards – No Vote Required
2. Gallup Partnership RE: Employee Engagement
3. Centennial Commons and Pool Electrical Work

M. UNFINISHED BUSINESS (2nd and 3rd readings – roll call vote required)

1. **Bill 9501** – AN ORDINANCE AMENDING SECTION 400.2700 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE ZONING REVIEW PROCEDURE FOR CONDITIONAL USES, BY AMENDING SUBSECTION D.1 THEREOF, RELATING TO CITY COUNCIL ACTION.
2. **Bill 9502 AMENDED** - AN ORDINANCE AMENDING SECTIONS 400.030, 400.510, 400.570, 400.620, 400.630 AND 400.1495 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING, SO AS TO CONFORM TO MISSOURI CONSTITUTION ARTICLE XIV PROVISIONS RELATING TO MARIJUANA FACILITIES, AS APPROVED BY VOTERS ON NOVEMBER 8, 2022.
3. **Tabled - Bill 9503** – AN ORDINANCE APPROVING THE ISSUANCE OF TAX INCREMENT AND SPECIAL DISTRICT REVENUE BONDS IN CONNECTION with the OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN; PLEDGING AND ASSIGNING CERTAIN REVENUES FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS AND DOCUMENTS IN CONNECTION THEREWITH.
4. **Tabled - Bill 9504 AMENDED** - AN ORDINANCE APPROVING A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT AND AN AMENDED AND RESTATED DISTRICT PROJECT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN.
5. **Bill 9505** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT C AND COMMON GROUND 1 OF THE PROPOSED MARKET AT OLIVE DEVELOPMENT, PLAT 4.
6. **Bill 9506** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY KNOWN AS LOT 5 OF MARKET AT OLIVE PLAT 3, FROM “IC” INDUSTRIAL COMMERCIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).
7. **Bill 9507** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS “MARKET AT OLIVE PLAT 3.”
8. **Bill 9508** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTIES AT 8637, 8638 AND 8641 MAYFLOWER COURT FROM “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PA” PUBLIC ACTIVITY DISTRICT.

CITY MANAGER’S REPORT - Part 2 - If Bill 9502 is passed and adopted)

4. CUP 23-01 Application for a Conditional Use Permit (CUP) for a Comprehensive Marijuana Dispensary Facility at 6662 Delmar Boulevard, Suite A.
5. CUP 23-02 Application for a Conditional Use Permit (CUP) for a Comprehensive Marijuana Dispensary Facility at 7555 Olive Boulevard.

N. NEW BUSINESS

Resolutions (voice vote required)

None

Bills (Introduction and 1st reading - no vote required)

1. **Bill 9509** – AN ORDINANCE APPROVING A PARCEL DEVELOPMENT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN.

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION (roll call vote required)

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

S. ADJOURNMENT

The public may also observe via:

Live Stream via YouTube:

https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

Amended 27th day of February 2023

Posted 24th day of February 2023

LaRette Reese

City Clerk, MRCC