

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 22, 2024
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, January 22, 2024, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales; *(joined via Zoom at 6:34 p.m.)*
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose, City Attorney, John F. Mulligan, Jr.; Director of Finance, Keith Cole, and Lucille and Lamar Wilkes of Twisted Cafe.

C.

D. APPROVAL OF AGENDA

Hearing no requests to amend, Councilmember Fuller moved to approve the Agenda as presented, it was seconded by Councilmember McMahon, and the motion carried unanimously.

E. PROCLAMATIONS - (Acknowledgement)

None

F. APPROVAL OF MINUTES

1. January 8, 2024, Study Session Minutes; (Recreational Division Update), was moved by Councilmember Smotherson, it was seconded by Councilmember Klein, and the motion carried unanimously.
2. January 8, 2024, Meeting Minutes was moved by Councilmember Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.

G. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Edward Deitzler is nominated for reappointment to the Board of Trustees Retirement Fund (Pension) by Councilmember Steve McMahon, it was seconded by Councilmember Clay, and the motion carried unanimously.
2. Tony Westbrooks is nominated for reappointment to the Board of Trustees Retirement Fund (Pension) by Councilmember Steve McMahon, it was seconded by Councilmember Klein, and the motion carried unanimously.
3. James Wilke is nominated for reappointment to the Park Commission by Councilmember Steve McMahon, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

H. SWEARING IN TO BOARDS AND COMMISSIONS

None

I. CITIZEN PARTICIPATION - (Total of 15 minutes allowed)

Procedures for submitting comments for Citizen Participation and Public Hearings:

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.

Written comments must be received **no later than 12:00 p.m. on 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 that when submitting your comments, a **name and address must be provided.** Please also note whether your comment is on an agenda or a non-agenda item. If a name and address are not provided, the comment will not be recorded in the official record.

Mayor Crow acknowledged receipt of a written comment and noted that there were no verbal requests to speak on regular agenda items.

J. COUNCIL COMMENTS

K. PUBLIC HEARINGS

1. Liquor License – Twisted Cafe – 8109 Olive Blvd.

Mayor Crow opened the Public Hearing at 6:32 p.m. and after confirming that there were no requests to speak the hearing was closed at 6:32 p.m.

L. CONSENT AGENDA - (1 voice vote required)

1. Centennial Commons Gym Floor Repairs
2. Termination of Easements for Tree Pits at 8614 - 8630 Olive
3. Cardiac Heart Monitor Replacement

Councilmember McMahon moved to approve Items 1 through 3 of the Consent Agenda, it was seconded by Councilmember Fuller, and the motion carried unanimously.

M. CITY MANAGER'S REPORT – (Voice vote on each item as needed)

1. Liquor License – Twisted Cafe – 8109 Olive Blvd.

Mr. Rose stated staff is recommending that Council consider a Liquor License Application for the Twisted Cafe, located at 8109 Olive Blvd.

Mr. Cole stated this application is for approval to serve a variety of intoxicating liquors by the drink, seven days a week.

Councilmember Smotherson stated typically Liquor License Applications are received from fully operational businesses. But in this case, the application seems a little premature since the Cafe is not open for business. Are there any plans to install a new sign or make any renovations to the exterior of this facility?

Mr. Cole informed Councilmember Smotherson that the owner, Ms. Lucille Wilkes was in attendance.

Lucille Wilkes, 8109 Olive Blvd., U City, MO

Ms. Wilkes stated all of the interior renovations have been completed and the sign has been ordered. However, since they do not own the building, she hopes that the landlord will make some exterior improvements, even though no promises have been made to do so.

Councilmember Smotherson stated if there are no additional comments his preference would be to delay the approval of this license until the business is up and running.

Lamar Wilkes, 8109 Olive Blvd., U City, MO

Mr. Wilkes stated that they tried applying for the City's Facade Improvement Program to enhance the physical appearance of the building but was informed that it was only available for existing businesses that had all of their permits and licenses on file. He stated the owner lives out of town and all communications are being handled through a property manager. And during those conversations, they were told that they could not make any physical improvements to the exterior without the City's approval. So, while waiting for their applications to be approved, he power-washed the building several times and completed all of the interior work. Mr. Wilkes stated the only things left to do at this point are to install the sign and add new stripes to the parking lot.

Councilmember Smotherson asked if the owners had prohibited them from doing any work on the exterior of this building? Mr. Wilkes stated after the owner's death, the building was inherited by their 26-year-old daughter, who hired a company to manage the property that, frankly, does not seem to be interested in any concerns expressed by tenants. Because now they've leased the rear of the building to a tax firm whose clients are utilizing all of the parking spots. Councilmember Smotherson asked if a delay in approving this license would hinder their ability to get the business up and running? Mr. Wilkes stated without the license all they have is a deli, so the inclusion of a bar will help them finance the business.

Councilmember Smotherson stated in its current state, the outer appearance of this building would not lead anyone to conclude that there is a viable business operating on the inside. So, before the issuance of this license is it possible to install the sign and allow members of Council to see the interior renovations? Mr. Wilkes stated they would prefer to make sure they have the license before paying for and installing the sign because they won't be able to sustain the business without the ability to serve liquor.

Councilmember Clay asked Mr. Wilkes if he could give Council an estimate of when the business would be fully operational? Mr. Wilkes stated if the Liquor License is approved tonight, they could be open in two weeks. Councilmember Clay asked if Council could conduct a tour, the sign installed, and some degree of beautification on the exterior could be completed within that timeframe? Ms. Wilkes stated the problem with moving forward is that since occupying the building in July, they have spent a lot of money on interior renovations and rent.

Councilmember Smotherson asked Ms. Wilkes if it would create an undue burden if Council revisited this application in two weeks to get a better understanding of her business? Ms. Wilkes stated if the application is going to be approved, then she would be happy to wait two weeks.

Mayor Crow stated with no pending motion on the floor, no further action is needed.

N. UNFINISHED BUSINESS - (Roll call vote required on 2nd and 3rd readings)

- 1. BILL 9535 - AN ORDINANCE AMENDING ZONING CODE SECTION 400.1260 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO FENCE MATERIALS, BY ADDING PROVISIONS PROHIBITING TARP FENCES IN RESIDENTIAL AND PUBLIC ACTIVITY ("PA") ZONING DISTRICTS.** Bill Number 9535 was read for the second and third time.

Councilmember McMahon moved to approve, it was seconded by Councilmember Smotherson.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

O. NEW BUSINESS

Resolutions - (Voice vote required)

Resolutions

None

Bills - (No vote required on introduction and 1st reading)

Introduced by Councilmember Smotherson

1. **BILL 9536** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "URBAN SPROUTS." Bill Number 9536 was read for the first time.

P. 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

Q. CITIZEN PARTICIPATION - (continued if needed)

R. COUNCIL COMMENTS

Councilmember Klein moved to adjourn the Regular Session, it was seconded by Councilmember Fuller, and the motion carried unanimously.

S. ADJOURNMENT

Mayor Crow thanked everyone for their participation and adjourned the Regular Council Meeting at 6:52 p.m.

LaRette Reese
City Clerk, MRCC