



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, July 8, 2024
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. June 24, 2024 Study Session Minutes (Olive Redevelopment)
2. June 24, 2024 Regular Meeting Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

G. SWEARING IN TO BOARDS AND COMMISSIONS

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. TXT 24-01, an application to amend §400.470(A) of the City's Zoning Ordinance removing the provision that no principal building in a Limited Commercial (LC) Zoning District may exceed 12,000 square-feet in gross floor area (GFA)
2. REZ 24-01, an application by Rami Berner, on behalf of Agudas Israel of St. Louis, for a Zoning Map Amendment to rezone 558 Mapleview Drive and 564 Mapleview Drive from Single Family Residential (SR) to Limited Commercial (LC).

K. CONSENT AGENDA (1 voice vote required)

1. Ratification of Fund Transfer - Loop Special Business District (LSBD)
2. FY23 Facade Improvement Funds
3. CrowdStrike (Falcon Complete) – Renewal
4. Purchase of Automated Sideload Alley Sanitation Truck
5. Disposition of Police Dept. Records
6. Renewal of Audit Services' Contract

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

1. City Manager Updates

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

1. **BILL 9544 – 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 AT 558 MAPLEVIEW DRIVE AND 564 MAPLEVIEW DRIVE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (“SR”) TO LIMITED COMMERCIAL DISTRICT (“LC”).**

2. **BILL 9545** - AN ORDINANCE AMENDING ZONING CODE SECTION 400.470 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO OTHER DEVELOPMENT STANDARDS IN THE LIMITED COMMERCIAL ZONING DISTRICT ("LC"), BY DELETING SUBSECTION A THEREOF, WHICH PROVIDES THAT A PRINCIPAL BUILDING SHALL NOT EXCEED 12,000 SQUARE FEET IN GROSS FLOOR AREA.
3. **BILL 9546** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER July 1, 2024, AND REPEALING ORDINANCE NO. 7344.

CITY MANAGER'S REPORT – Part 2– If Bill 9544 and Bill 9545 are passed and adopted)

2. CUP-24-02 - A Conditional Use Permit (CUP) application to allow the expansion of the Agudas Israel Synagogue at 8200-8206 Delmar Boulevard and 558, 564, 568 Mapleview Drive.

N. NEW BUSINESS

Resolutions (voice vote required)

none

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

1. **BILL 9548** – 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 4 OF MARKET AT OLIVE PLAT 6, FROM PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C") TO PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C"), AND REPEALING ORDINANCE NO. 7222.
2. **BILL 9549** - AN ORDINANCE AMENDING ZONING CODE SECTION 400.2730 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO STANDARDS FOR MOTOR VEHICLE ORIENTED BUSINESSES, BY MAKING THE STANDARDS INAPPLICABLE TO DEVELOPMENTS ALONG OLIVE BOULEVARD BETWEEN INTERSTATE 170 AND MCKNIGHT ROAD OR WOODSO DIMENSIONAL N ROAD; AND AMENDING SECTION 400.780 OF SAID CODE, RELATING TO DENSITY AND REGULATIONS AND PERFORMANCE STANDARDS IN PLANNED DEVELOPMENT DISTRICTS ("PD"), BY CORRECTING THE REFERENCES IN SUBSECTIONS A.4 AND A.5 TO SECTIONS 400.2730 AND 400.2710 OF SAID CODE, RESPECTIVELY.
3. **BILL 9550** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT 4 OF THE MARKET AT OLIVE DEVELOPMENT PLAT 6, AND REPEALING ORDINANCE NO. 7225.
4. **BILL 9551** – AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES AND AUTHORIZING AND DIRECTING THE CITY MANAGER OF UNIVERSITY CITY TO ENTER INTO ON BEHALF OF SAID CITY A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES.
5. **BILL 9552** - An Ordinance approving VARIOUS DOCUMENTS AND ACTIONS in connection with the FURTHER DEVELOPMENT OF REDEVELOPMENT PROJECT AREA 1 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR REDEVELOPMENT AREA AND THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.

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

Posted July 5, 2024.