



**City of Berkeley, Missouri**  
**City Council Meeting**  
**Special Meeting**  
September 25, 2023  
Minutes

Special Meeting Notice

Notice is hereby given that the City Council of the City of Berkeley, Missouri shall hold a Special Meeting in the Council Chambers, located at 8425 Airport Road with a vote to go into closed session on: Monday, September 25, 2023 at 5:00 pm.

This meeting is called for the following purposes:

- 1) Public Hearing
  - a. Case #23-16: Shall a request to amend a Special Use Permit for a child care facility to include 6106-6108 Madison Ave, be granted to Victoria Smith?
  - b. Case #23-17: Shall a request to amend the Special Use Permit at the location 8624 Frost Ave, to allow catering instead of sit-down dining, be granted to Lorenzo Gordon?
  - c. Case #23-18: Shall the City of Berkeley revise generally Article XI (Sign Code) of Chapter 400 of the Municipal Code?
  - d. Case #23-21: Shall a request to reapply for the Special Use Permit for an event center at 6112 Madison, be granted to Kenndis Joy?
  - e. Tax Levy FY2023-2024
- 2) Resolutions
  - a. Amend #3648 – A Resolution Authorizing Victoria Smith a Special Use Permit to Continue the Operation of an Existing Child Care Business Located at 6100-6104 and 6106-6108 Madison Ave, in the City of Berkeley, St. Louis County, MO (City Manager)
  - b. Renew #3664 – A Resolution Authorizing Kenndis Joy a Special Use Permit to Operate an Event Center Business Located at 6112-6116 Madison Ave, in the City of Berkeley, St. Louis County, MO (City Manager)
  - c. #3683 – A Resolution Authorizing a Special Use Permit to Convert a Restaurant to a Catering Business Located at 8624 Frost Ave, in the City of Berkeley, St. Louis County, MO (City Manager)
- 3) Unfinished Business
  - a. Bill #4973 – An Ordinance Adopting and Enacting a New Code of Ordinances of the City of Berkeley; Establishing the same; Providing for the Repeal of Certain Ordinances not Included therein, except as her in Expressly Provided; Providing for the Penalty for the Violation thereof; and providing when this Ordinance shall become effective (City Manager)
  - b. Bill #4974 – An Ordinance Establishing the 8640 Evans Community Improvement District; and Authorizing Certain Actions and Documents in Connection Therewith (Mayor) – 3rd Reading
  - c. Bill #4975 – An Ordinance for the City of Berkeley, Missouri, Amending Section 400.530 (B) and (C) of the Special Use Permit Code (City Manager) – 3rd Reading
  - d. Bill #4976 – An Ordinance Amending Chapter 400, Article XIV, Economic Development Improvement and Regulations for the Commercial Façade Improvement Grant Program in the City of Berkeley MO (City Manager) – 3rd Reading
  - e. Bill #4977 – An Ordinance for the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with Premier Demolition According to Bid #936 – Demolition and Abatement of 6140 N. Hanley Rd AKA the Old City Hall (Ward 4) – 3rd Reading
  - f. Bill #4978 – An Ordinance Authorizing the City of Berkeley, MO, to issue its Taxable Industrial Revenue Bonds (8640 Evans, LLC Project) for the Purpose of Providing Funds to Pay the Costs of an Industrial Development Project in the City; Approving a Plan for the Project; and Authorizing the City to Enter into Certain Agreements and Take Certain Other Actions in Connection Therewith (Mayor) – 3rd Reading
  - g. Bill #4979 – An Ordinance Ordering the Levy and Fixing the Rate of Taxes to be Collected in the City of Berkeley, MO, for the Fiscal Year 2023/2024, to provide for the General Revenue; establishment and maintenance of Public Parks; and to provide for the Payment of Interest and Principal on all Outstanding Bonds of the City of Berkeley, MO (City Manager) – 3rd Reading
- 4) Introduction of Bills
  - a. Emergency Bill #4980 - An Ordinance Amending Chapter 500 of the City of Berkeley Code of Ordinances, entitled “Appendix A – Fee Schedule” (The City Council does hereby find and declare that an emergency exists which requires the immediate passage of this ordinance for the preservation of the welfare of the citizens of the City of Berkeley.) (City Manager)
  - b. Bill #4981 – An Ordinance of the City of Berkeley Revising Section 400, “Sign Code” in the City of Berkeley, St. Louis County, MO (City Manager)

Mayor Deinbo called the meeting to order at 5:10pm and the City Clerk read the notice.

Roll Call:

Councilwoman Verges (W1)	present	Councilwoman Williams (W2)	present
Councilman Hoskins (W3)	present	Councilwoman Anthony (W4)	5:17pm
Councilman Hindeleh (W5)	present	Councilwoman-at-Large Crawford-Graham	absent
Mayor Deinbo	present	Quorum established.	

City Manager Mai-Lombardo, City Attorney Smith, Chief Jackson, Chief Linhardt, Finance Director Ford, and City Clerk Jones were in attendance.

Public Hearing:

Case #23-16: Shall a request to amend a Special Use Permit for a child care facility to include 6106-6108 Madison Ave, be granted to Victoria Smith?

Mayor Deinbo opened the public hearing to the council and the public for questions and answers. After the discussion, Councilwoman Verges moved, Councilman Hindeleh seconded, and the motion carried to close the public hearing for Case #23-16. Motion passed.

Case #23-17: Shall a request to amend the Special Use Permit at the location 8624 Frost Ave, to allow catering instead of sit-down dining, be granted to Lorenzo Gordon?

Mayor Deinbo opened the public hearing to the council and the public for questions and answers. After the discussion, Councilman Hindeleh moved, Councilwoman Verges seconded, and the motion carried to close the public hearing for Case #23-17. Motion passed.

Case #23-18: Shall the City of Berkeley revise generally Article XI (Sign Code) of Chapter 400 of the Municipal Code?

Mayor Deinbo opened the public hearing to the council and the public for questions and answers. After the discussion, Councilwoman Williams moved, Councilman Hindeleh seconded, and the motion carried to close the public hearing for Case #23-18. Motion passed.

Case #23-21: Shall a request to reapply for the Special Use Permit for an event center at 6112 Madison, be granted to Kenndis Joy?

Mayor Deinbo opened the public hearing to the council and the public for questions and answers. After the discussion, Councilman Hindeleh moved, Councilwoman Anthony seconded, and the motion carried to close the public hearing for Case #23-21. Motion passed.

Councilwoman Verges moved, Councilwoman Anthony seconded, and the motion carried giving permission to Ms. K. Joy to hold her annual Trunk A Treat event on October 28<sup>th</sup> from 1pm-3pm, with the police department blocking off Madison from 3<sup>rd</sup> Street to the Civic Center. Motion passed.

Tax Levy FY2023-2024

Mayor Deinbo opened the public hearing to the council and the public for questions and answers. After the discussion, Councilwoman Verges moved, Councilman Hindeleh seconded, and the motion carried to close the public hearing for FY23-24 Tax Levy. Motion passed.

Resolutions:

Amend #3648 – A Resolution Authorizing Victoria Smith a Special Use Permit to Continue the Operation of an Existing Child Care Business Located at 6100-6104 and 6106-6108 Madison Ave, in the City of Berkeley, St. Louis County, MO (City Manager)

Councilwoman Verges moved and Councilwoman Anthony seconded the motion to adopt and amend Resolution #3648. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor Deinbo-Aye (Aye-6) motion passed.

Renew #3664 – A Resolution Authorizing Kenndis Joy a Special Use Permit to Operate an Event Center Business Located at 6112-6116 Madison Ave, in the City of Berkeley, St. Louis County, MO (City Manager)

Councilwoman Verges moved and Councilman Hindeleh seconded the motion to adopt and renew Resolution #3664. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor Deinbo-Aye (Aye-6) motion passed.

#3683 – A Resolution Authorizing a Special Use Permit to Convert a Restaurant to a Catering Business Located at 8624 Frost Ave, in the City of Berkeley, St. Louis County, MO (City Manager)  
Councilman Hindeleh moved and Councilwoman Verges seconded the motion to adopt Resolution #3683. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor Deinbo-Aye (Aye-6) motion passed.

Unfinished Business:

Bill #4973 – An Ordinance Adopting and Enacting a New Code of Ordinances of the City of Berkeley; Establishing the same; Providing for the Repeal of Certain Ordinances not Included therein, except as her in Expressly Provided; Providing for the Penalty for the Violation thereof; and providing when this Ordinance shall become effective (City Manager)  
Councilman Hindeleh moved and Councilwoman Verges seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4973. City Clerk read Bill #4973. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-6) motion passed. **Ordinance #4804**

Bill #4974 – An Ordinance Establishing the 8640 Evans Community Improvement District; and Authorizing Certain Actions and Documents in Connection Therewith (Mayor) – 3<sup>rd</sup> Reading  
Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4974. City Clerk read Bill #4974. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-6) motion passed. **Ordinance #4805**

Bill #4975 – An Ordinance for the City of Berkeley, Missouri, Amending Section 400.530 (B) and (C) of the Special Use Permit Code (City Manager) – 3<sup>rd</sup> Reading  
Councilwoman Williams moved and Councilwoman Verges seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4975. City Clerk read Bill #4973. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed. **Ordinance #4806**

Bill #4976 – An Ordinance Amending Chapter 400, Article XIV, Economic Development Improvement and Regulations for the Commercial Façade Improvement Grant Program in the City of Berkeley MO (City Manager) – 3<sup>rd</sup> Reading  
Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4976. City Clerk read Bill #4973. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed. **Ordinance #4807**

Bill #4977 – An Ordinance for the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with Premier Demolition According to Bid #936 – Demolition and Abatement of 6140 N. Hanley Rd AKA the Old City Hall (Ward 4) – 3<sup>rd</sup> Reading  
Councilwoman Verges moved and Councilwoman Anthony seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4977. City Clerk read Bill #4977. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed. **Ordinance #4808**

Bill #4978 – An Ordinance Authorizing the City of Berkeley, MO, to issue its Taxable Industrial Revenue Bonds (8640 Evans, LLC Project) for the Purpose of Providing Funds to Pay the Costs of an Industrial Development Project in the City; Approving a Plan for the Project; and Authorizing the City to Enter into Certain Agreements and Take Certain Other Actions in Connection Therewith (Mayor) – 3<sup>rd</sup> Reading  
Councilman Hindeleh moved and Councilwoman Williams seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4978. City Clerk read Bill #4978. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed. **Ordinance #4809**

Bill #4979 – An Ordinance Ordering the Levy and Fixing the Rate of Taxes to be Collected in the City of Berkeley, MO, for the Fiscal Year 2023/2024, to provide for the General Revenue; establishment and maintenance of Public Parks; and to provide for the Payment of Interest and Principal on all Outstanding Bonds of the City of Berkeley, MO (City Manager) – 3<sup>rd</sup> Reading  
Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 3<sup>rd</sup> reading, by title only, and adoption of Bill #4979. City Clerk read Bill #4979. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed. **Ordinance #4810**

Introduction of Bills:

Emergency Bill #4980 - An Ordinance Amending Chapter 500 of the City of Berkeley Code of Ordinances, entitled “Appendix A – Fee Schedule” (The City Council does hereby find and declare that an emergency exists which requires the immediate passage of this ordinance for the preservation of the welfare of the citizens of the City of Berkeley.) (City Manager)  
City Clerk Jones read Bill #4980 introduction by title only.  
Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 2<sup>nd</sup> reading of Bill #4980 in its entirety and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-No Vote, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5) motion passed.

Councilman Hindeleh moved and Councilwoman Verges seconded the motion for the 3rd reading, by title only, and adoption of Bill #4980. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed. ***Ordinance #4811***

Bill #4981 – An Ordinance of the City of Berkeley Revising Section 400, “Sign Code” in the City of Berkeley, St. Louis County, MO (City Manager)

City Clerk Jones read Bill #4981 introduction by title only.

Councilman Hindeleh moved and Councilwoman Verges seconded the motion for the 2nd reading of Bill #4981 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor-Aye (Aye-5, Nay-1) motion passed

Councilman Hoskins requested the following statement be in the minutes: Bill #4975 was not approved by the city plan commission before coming before the council.

Councilwoman Verges moved and Councilman Hindeleh seconded the motion to go into closed session for real estate and personnel. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor Deinbo-Aye (Aye-6) motion passed.

Councilwoman Verges moved, Councilwoman Anthony seconded, and the motion carried to adjourned the meeting at 5:58 pm.

Closed Session:

Mayor Deinbo called to order the closed session for real estate and personnel at 5:50pm. Present: Verges, Williams, Hoskins, Anthony, Hindeleh, and Mayor Deinbo. Quorum Present. City Manager Mai-Lombardo, City Attorney Smith, and City Clerk Jones were also present.

Councilwoman Verges moved and Mayor Deinbo seconded the motion for the City Manager to proceed with negotiations for Airport School. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Absent, and Mayor Deinbo-Aye (Aye-6) motion passed.

Councilwoman Verges moved, Councilwoman Williams seconded, and the motion carried to adjourned the meeting at 6:15pm.

Approved: This day of 2023

Attest:

Deanna Jones, City Clerk

Babatunde Deinbo, Mayor