



**City of Berkeley, Missouri**  
**City Council Meeting Virtual**  
July 17, 2023  
Minutes

**Meeting Called to Order**

Mayor Deinbo called the council meeting to order at 7:03pm.

Roll Call:

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

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

**Approval of the Minutes:**

Councilman Hindeleh moved and Councilwoman-at-Large Crawford-Graham seconded the motion to approve the minutes for the 06-05-23 regular meeting and the June 5<sup>th</sup>, 12<sup>th</sup>, & 20<sup>th</sup>, 2023 special meeting minutes with corrections. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

**Public Hearings:**

Case No. 23-10: Shall a Lot Consolidation and Site Plan with Improvements of North Park Lot 6 of Plate 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9 of NorthPark commonly known as 4800 N. Hanley and 4901 & 5321 Hern Ave in Berkeley MO, and Resubdivision of said Consolidated Lots into Lots 1 and 2, be granted to Stock and Associates on behalf of NorthPark Partners?

Mayor Deinbo opened the public hearing to the council and 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 #23-10. Motion passed

**Request for Rezoning, Special Use Permits, Re-subdivision:**

Case #23-12: A request for a referral to the City Plan Commission by Haytham Dughaim to open a thrift store located at 8520 Airport Road, in Berkeley Missouri.

A representative for Case 23-23 did not appear.

Case #23-13: A request for a referral to the City Plan Commission by 5932 Jackson Ave LLC to operate a marijuana growing facility located at 5932 Jackson Ave, in Berkeley Missouri.

The applicant withdrew their application for 5932 Jackson Ave.

**Citizens Hearing:**

Larry Chapman with Seneca Commercial Real Estate – Presentation: NorthPark & Clayco

Louis Chiodini – Presentation: Fire House #2 Redevelopment

George Robnett – Presentation: Senior Housing Project Proposal

Willie Mae Harris – Treasurer report from the Seniors Club.

Daphne Phillips – Thank you to the Police & Fire Departments and comments about the Berkeley Bulletin.

Marvin Brown - \$1 Home Program

Councilwoman Verges moved, Councilwoman Anthony seconded, and the motion carried to close the citizen hearing session. Motion passed.

**Resolutions:**

**Petitions:**

**Unfinished Business:**

**New Business:**

**Introduction of Bills:**

Emergency Bill #4952 – An Ordinance Approving the Consolidation of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9 of NorthPark Commonly Known as 4800 N Hanley and 4901 & 5321 Hern Ave, in the City of Berkeley, St. Louis County, MO, and Resubdivision of said Lots into Lots 1 and 2, Prepared by Stock & Associates Consulting Engineers, Inc. (The City Council 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 #4952 introduction by title only.

Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 2<sup>nd</sup> reading of Bill #4952 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

Councilman Hindeleh moved and Councilwoman Verges seconded the motion for the 3<sup>rd</sup> reading, in its entirety, and adoption of Bill #4952. City Manager Mai-Lombardo read Bill #4952. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed. **Ordinance #4786**

Emergency Bill #4953 – An Ordinance of the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with Spencer Contracting for Paving & Concrete of Certain Streets and Sidewalks According to Bid #925 (CDBG Funding) (The City Council 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 #4953 introduction by title only.

Councilwoman Verges moved and Councilwoman Williams seconded the motion for the 2<sup>nd</sup> reading of Bill #4953 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Present, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-6) motion passed.

Councilwoman Hindeleh moved and Councilwoman Verges seconded the motion for the 3<sup>rd</sup> reading, in its entirety, and adoption of Bill #4953. City Manager Mai-Lombardo read Bill #4953. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-6, Nay-1) motion passed. **Ordinance #4787**

Bill #4954 – An Ordinance of the City of Berkeley Amending Table XVII-A: Handicapped Parking Which is in Accordance to Section 355.100 30, 2024 (City Manager)

City Clerk Jones read Bill #4954 introduction by title only.

Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 2<sup>nd</sup> reading of Bill #4954 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

Bill #4955 – An Ordinance of the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with NextRequest (City Manager)

City Clerk Jones read Bill #4955 introduction by title only.

Councilman Hindeleh moved and Councilwoman Verges seconded the motion for the 2<sup>nd</sup> reading of Bill #4955 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

Bill #4956 – An Ordinance of the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with Horner & Shifrin, Inc. for Mapping and GIS Services According to RFP #932 (City Manager)

City Clerk Jones read Bill #4956 introduction by title only.

Councilman Hindeleh moved and Councilwoman Verges seconded the motion for the 2<sup>nd</sup> reading of Bill #4956 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

Bill #4957 – An Ordinance Authorizing the City Manager to Execute a Real Estate Purchase and Sale Agreement with the Ferguson-Florissant School District for Four Adjoining Parcels Totaling Approximately 10.403 Acres which includes 8429 Airport Road, Said Agreement is Attached hereto and incorporated herein (City Manager)

City Clerk Jones read Bill #4957 introduction by title only.

Councilwoman Verges moved and Councilwoman Anthony seconded the motion for the 2<sup>nd</sup> reading of Bill #4957 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-6, Nay-1) motion passed.

Bill #4958 – An Ordinance of the City of Berkeley, MO, Authorizing the Mayor to Execute a Right of Entry Agreement, to the U.S. Army Corps of Engineers (USACE), St. Louis District, for Banshee Rd (Mayor)

City Clerk Jones read Bill #4958 introduction by title only.

Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 2<sup>nd</sup> reading of Bill #4958 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Absent, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-6) motion passed.

Bill #4959 – An Ordinance of the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with Safebuilt for Building Department Services (City Manager)

City Clerk Jones read Bill #4959 introduction by title only.

Councilwoman Verges moved and Councilwoman Williams seconded the motion for the 2<sup>nd</sup> reading of Bill #4959 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

Bill #4960 – An Ordinance Amending the City of Berkeley, MO Fee Schedule (City Manager)

City Clerk Jones read Bill #4960 introduction by title only.

Councilman Hindeleh moved and Councilwoman-at-Large Crawford-Graham seconded the motion for the 2<sup>nd</sup> reading of Bill #4960 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-6, Nay-1) motion passed.

Bill #4961 – An Ordinance of the City of Berkeley, MO, Authorizing the City Manager to Execute an Agreement with Vanstar Construction Company for Pool House Renovation According to Bid #933 (City Manager)

City Clerk Jones read Bill #4961 introduction by title only.

Councilwoman Verges moved and Councilman Hindeleh seconded the motion for the 2<sup>nd</sup> reading of Bill #4961 by title only and discussion. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Nay, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-6, Nay-1) motion passed.

#### **Communications:**

Thank You Letter – Spring Community Service Event

#### **Reports and Recommendations from the City Manager:**

Councilwoman-at-Large Crawford-Graham moved and Councilman Hindeleh seconded the motion to hold a closed session for personnel. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

List of streets that are being repaired throughout the community was given to the council.

Request to start the 2024 Neighborhood Stabilization Grant earlier than March.

The Police Department received a grant for bullet proof vest.

The Fire Department received a grant for an air compressor and a grant giving funds towards a new fire truck.

#### **Reports from the Clerk:**

Councilman Hindeleh moved, Councilwoman Verges seconded, and the motion carried to change the Public Safety Fair to August 19<sup>th</sup>.

#### **Reports from the City Attorney:**

#### **Reports from the Special Committees:**

#### **Neighborhood Stabilization Grant Drawing:**

#### **Reports from the Standing Committees:**

Mayor Deinbo moved and Councilwoman Verges seconded the motion to receive and file the minutes for the City Plan Commission 04-12-23 meeting. Roll Call: Verges-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Crawford-Graham-Aye, and Mayor-Aye (Aye-7) motion passed.

#### **Reports from the Council:**

#### **Adjourn:**

Mayor Deinbo moved, Councilman Hindeleh seconded, and the motion carried to adjourn the meeting at 9:35 pm.

**Closed Session**

Mayor Deinbo called to order the closed session for personnel at 9:41pm. Present: Verges, Williams, Hoskins, Anthony, Hindeleh, Crawford-Graham, and Mayor Deinbo. Quorum Present. City Manager Mai-Lombardo, City Attorney Smith and City Clerk Jones were also present.

No action was taken during this session.

Councilwoman Anthony moved, Mayor Deinbo seconded, and the motion carried to adjourn the meeting at 9:44 pm.

Approved: This 21<sup>st</sup> day of August 2023

Attest:

\_\_\_\_\_  
Babatunde Deinbo, Mayor

\_\_\_\_\_  
Deanna Jones, City Clerk

