

# The CITY JOURNAL

Official Publication of THE CITY OF ST. LOUIS

TISHAURA O. JONES  
Mayor

LEWIS E. REED  
President, Board of Aldermen

DARLENE GREEN  
Comptroller

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## JOURNAL OF THE Board of Aldermen OF THE CITY OF ST. LOUIS

### REGULAR SESSION 2021-2022

### PRELIMINARY

The following is a preliminary  
draft of the minutes of the  
meeting of

Friday, June 4, 2021.

**These minutes are  
unofficial and subject to  
Aldermanic approval.**

#### *Webinar due to COVID 19*

City of St. Louis Board of Aldermen  
Webinar June 4, 2021.

#### CALL TO ORDER

President Reed called the meeting to  
order at 10:02am and directed the Assistant  
Clerk to call the roll.

#### ROLL CALL

The Assistant Clerk called the roll and  
the following members answered to their  
names: Ms. Tyus, Ms. Middlebrook, Mr.  
Page, Ms. Ingrassia, Mr. Coatar, Ms. Rice.  
Mr. Guenther, Mr. Vollmer, Mr. Stephens,  
Ms. Schweitzer, Ms. Howard, Ms. Green,  
Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms.  
Davis, Mr. Muhammad, Mr. J. Boyd, Mr.  
Vaccaro, Mr. Narayan, Mr. Cohn, Ms. S.  
Hubbard, Ms. P. Boyd, Ms. Navarro and  
President Reed.

25 members were present.

A quorum was established.

The following members joined the  
meeting while it was in progress making a  
total of 28 members present: Ms. Evans, Ms.  
Martin and Ms. Spencer.

#### PRAYER

President Reed led the members in the  
opening prayer:

*"Almighty God, source of all authority,  
we humbly ask guidance in our deliberations  
and wisdom in our conclusions. Amen."*

## ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

President Reed announced that the Courtesy Resolutions Calendar will be taken up under Special Order of the Day.

President Reed recognized Ms. Davis on the motion to adopt the Courtesy Resolutions Calendar.

Ms. Davis moved to adopt the Courtesy Resolutions Calendar.

Seconded by Ms. Howard.

President Reed recognized Ms. Pihl to speak on Resolution No. 33.

Ms. Pihl read Resolution No. 33. The following additional members spoke: President Reed and Mr. Vaccaro.

Mr. Vaccaro moved to place Resolution No. 33 En Banc

Seconded by Mr. Guenther.

President Reed called for the vote on the motion to adopt Resolution No. 33 En Banc.

The motion was carried unanimously by voice vote.

President Reed directed the Assistant Clerk to create an En Banc copy of Resolution No. 33.

The Assistant Clerk acknowledged.

President Reed recognized Ms. Davis on Resolution No. 35.

Ms. Davis discussed Resolution No. 35. The following additional members spoke: President Reed and Mr. J. Boyd.

Mr. J. Boyd moved to place Resolution No. 35 En Banc.

Seconded by Mr. Stephens and Ms. Clark-Hubbard.

President Reed called for the vote to adopt Resolution No. 35 En Banc.

The motion was carried unanimously by voice vote.

President Reed directed the Assistant Clerk to create an En Banc copy of Resolution No. 35.

The Assistant Clerk acknowledged.

President Reed recognized Ms. Gail Wechsler, who was present and is with the Moms Demand Action organization, to accept and speak on Resolution No. 35.

Ms. Wechsler spoke about Resolution No. 35 and thanked the members for honoring them and discussing the issues

raised by the resolution.

President Reed called for the vote to adopt the Courtesy Resolutions Calendar.

The motion was carried unanimously by voice vote.

## INTRODUCTION OF HONORED GUESTS

President Reed announced introduction of honored guests.

Mr. Vaccaro welcomed Mr. Greg Meyer as his honored guest for the day.

Mr. Vollmer stated that today is the "Hug Your Cat Day."

## APPROVAL OF MINUTES OF PREVIOUS MEETING

President Reed recognized Mr. Vollmer on the motion to approve the minutes of the Thursday, May 27, 2021 full Board of Aldermen meeting.

Mr. Vollmer moved to approve the minutes of the of the Thursday, May 27, 2021 full Board of Aldermen meeting.

Seconded by Mr. J. Boyd.

President Reed called for the vote on the motion to adopt the minutes.

The motion was carried unanimously by voice vote.

## REPORT OF CITY OFFICIALS

President Reed directed the Assistant Clerk to the Report of City Officials.

The Assistant Clerk read the following:

### Report of the Clerk

The following Board Bills from the 2021-2022 Legislative Session were Third Read and Finally passed by the Board, signed by the President and delivered to the Mayor for their signature pursuant to law. The list below shows the Bill Number, Name of the Sponsor, the Description of the Board Bill and Date Delivered:

### Board Bill No. 13

**Committee Substitute  
Introduced by Alderwoman Christine Ingrassia, Alderwoman Annie Rice, Alderwoman Megan Green, Alderman Dan Guenther, Alderman Jesse Todd, Alderwoman Pamela Boyd, Alderwoman Sarah Martin, Alderwoman Lisa Middlebrook and Alderwoman Anne Schweitzer**

An ordinance authorizing the City of St. Louis Department of Health (DOH) to accept a grant from the Substance Abuse and Mental Health Services Administration known as the Law

Enforcement and Behavioral Health Partnership: STL CARES project grant, authorizing the expenditure of grant funds by entering into contracts or otherwise for the grant purposes; and containing an emergency clause.

**Date Delivered: Thursday, May 27, 2021**

### Board Bill No. 14 Committee Substitute Introduced by Alderwoman Christine Ingrassia

An Ordinance authorizing the Department of Health to accept COVID-19 response grant assistance, upon approval by the Board of Estimate and Apportionment, through the Epidemiology and Laboratory Capacity CARES award of up to \$71,150.00 from the Missouri Department of Health and Senior Services and to fulfill the obligations of said grants; and containing an emergency clause.

**Date Delivered: Thursday, May 27, 2021**

### Office of the Mayor

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
June 1, 2021  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for reappointment to the **Senior Citizens' Service Fund Board**.

- The reappointment of Ms. Julia Allen, who resides in the 4th Ward, and whose term will expire on **April 17, 2023**.
- The reappointment of Ms. Ann Barnes, who resides in the 26th Ward, and whose term will expire on **April 17, 2023**.

I respectfully request your approval of the appointments.

Sincerely,  
Tishaura O. Jones  
Mayor

President Reed recognized Ms. Clark-Hubbard on the motion to adopt the Mayor's re-appointment to the Senior Citizens' Service Fund Board: Ms. Julia Allen and Ms. Ann Barnes.

Ms. Clark-Hubbard moved to approve the Mayor's re-appointments to the Senior Citizens' Service Fund Board.

Seconded by Mr. Guenther.

President Reed called for the vote to approve the Mayor's re-appointments to the Senior Citizens' Service Fund Board.

The motion was carried unanimously by voice vote.

### Office of the President

None.

## PETITIONS & COMMUNICATIONS

None.

## BOARD BILLS FOR PERFECTION - INFORMAL CALENDAR

None.

### BOARD BILLS FOR THIRD READING - INFORMAL CALENDAR

#### Board Bill No. 3

**Introduced by Alderwoman  
Shameem Clark-Hubbard and  
Alderwoman Christine Ingrassia**

An ordinance authoring and directing the Circuit Attorney, on behalf of the City of St. Louis, to enter into a grant agreement with the United States Department of Justice, Bureau of Justice Assistance, Office of Justice Programs for funding to create The St. Louis Circuit Attorney Navigation, Diversion, and Opportunity Program 2019-AR-BX-K018 and authorizing the Circuit Attorney to expend related grant funds necessary to support this effort including hiring staff and program development resources; and containing an emergency clause.

#### Board Bill No. 4

**Introduced by Alderwoman  
Shameem Clark-Hubbard and  
Alderwoman Christine Ingrassia**

An ordinance authoring and directing the Circuit Attorney, on behalf of the City of St. Louis, to enter into a grant agreement with the United States Department of Justice, Bureau of Justice Assistance, Office of Justice Programs to fund Innovative Prosecution Solutions for Combating Violent Crime grant Program 2019-YX-BX-0021 and authorizing the Circuit Attorney to expend related grant funds necessary to support this effort containing an emergency clause.

#### Board Bill No. 27

**Introduced by Alderman Joseph Vaccaro**

An ordinance recommended by the Board of Estimate and Apportionment and authorizing the Police Commissioner, on behalf of the City of Saint Louis, to enter into and execute a Grant Agreement with the Missouri Office of Crime Victim Services to fund the Protection Program for Witnesses

of Violence grant program, appropriating funds therefor, and authorizing the Police Commissioner, or his designees, to enter into contracts and expend the funds, to the extent received; containing a severability clause and an emergency clause.

#### Board Bill No. 175

##### Floor Substitute

**Introduced by Alderwoman  
Christine Ingrassia**

An ordinance approving a blighting study and Redevelopment Plan for the 2741 Locust St. Redevelopment Area.

**Vetoed by the Mayor in a letter received  
May 10, 2021.**

#### Board Bill No. 217

**Introduced by Alderwoman  
Marlene Davis**

An ordinance approving a Redevelopment Plan dated January 26, 2021 for the 3601-3609 Lindell Blvd. Area.

**Vetoed by the Mayor in a letter received  
May 10, 2021.**

President Reed asked if any member wanted to take a Board Bill off of the Third Reading, Informal Calendar.

There were no requests.

## RESOLUTIONS - INFORMAL CALENDAR

None.

## FIRST READING OF BOARD BILLS

President Reed directed the Assistant Clerk to the First Reading of Board Bills.

The Assistant Clerk read the following into the record.

#### Board Bill No. 43

**Introduced by: Alderman James Page**

An ordinance approving a blighting study and Redevelopment Plan for the 1428 Warren St. and 2514 Blair Ave. Redevelopment Area.

#### Board Bill No. 44

**Introduced by: Alderwoman  
Lisa Middlebrook**

An Ordinance amending Ordinance No. 68681, which ordinance relates to an original Lease Agreement dated July 20, 2010, to be extended in the third mutual option between The City of St. Louis, Missouri and ACBL Transportation Services LLC authorizing the execution of a Third Amendment to Lease Agreement between the City and Lessee under certain terms and conditions, attached hereto as Exhibit A; and containing

a severability clause.

#### Board Bill No. 45

**Introduced by: Alderman Shane Cohn**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller of The City of St. Louis to enter into and execute on behalf of the City the St. Louis Lambert International Airport® Lease Agreement No. AL-217 between the City and Southwest Airlines Company, its terms are more fully described in Section One of this Ordinance; containing a severability clause; and containing an emergency clause.

#### Board Bill No. 46

NUMBER NOT USED THIS SESSION

#### Board Bill No. 47

**Introduction by: Alderman John Coatar**

An Ordinance amending Ordinance No. 68964, which ordinance relates to an original Lease Agreement dated September 15, 2011 between The City of St. Louis, a municipal corporation and Fred Weber, Inc., a Delaware Corporation authorizing the execution of a First Amendment to Lease Agreement between the City and New Frontier Materials Operations Alpha LLC, as attached hereto as Exhibit A; and containing a severability clause.

#### Board Bill No. 48

**Introduced by: Alderman John Coatar**

An Ordinance amending Ordinance No. 67298, which ordinance relates to an original Lease Agreement dated January 1, 2007 and extended in 2016 between The City of St. Louis, a municipal corporation and Fred Weber, Inc., authorizing the execution of a First Amendment to Lease Agreement between the City and New Frontier Materials Operations Alpha LLC, as attached hereto as Exhibit A; and containing a severability clause.

#### Board Bill No. 49

NUMBER NOT USED THIS SESSION

#### Board Bill No. 50

**Introduced by: Alderman Jesse Todd**

An ordinance amending Section Two of Ordinance 68610, approved March 16th, 2010, and amended by Ordinance 70752, with an effective date of June 4, 2018, pertaining to the semi-annual registration fee to be charged the owner of any parcel of residential property improved by a residential structure, or commercial property improved by a structure containing multiple dwelling units, by increasing said semi-annual fee from two-hundred dollars (\$200) to four-hundred dollars (\$400).

**Board Bill No. 51****Introduced by Alderman Brandon Bosley and Alderman James Page**

An ordinance pertaining to Special Use Districts; establishing The Geospatial Protection and Enhancement Special Use District; providing definitions and findings pertaining to said GPE-SUD; further providing use regulations for said GPE-SUD; and containing a severability clause.

President Reed announced that by request of the sponsor Board Bill No. 46 has been withdrawn. This number will not be used this session.

**REFERENCE TO COMMITTEE OF BOARD BILLS****Convention and Tourism**

None.

**Education and Youth Matters**

None.

**Engrossment, Rules and Resolutions**

None.

**Health and Human Services**

None.

**Housing, Urban Development & Zoning**

Board Bill No. 51.

**Intergovernmental Affairs**

None.

**Legislation**

None.

**Neighborhood Development**

Board Bill Nos. 43 and 50.

**Parks and Environmental Matters**

None.

**Personnel and Administration**

None.

**Public Employees**

None.

**Public Safety**

None.

**Public Utilities**

None.

**Streets, Traffic and Refuse**

None.

**Transportation and Commerce**

Board Bill Nos. 44, 45, 47 and 48.

**Ways and Means**

None.

**Special Committees:****COVID-19**

None.

**SECOND READING AND REPORT OF STANDING COMMITTEES**

None.

**REPORT OF SPECIAL COMMITTEES**

None.

**PERFECTION CONSENT CALENDAR**

President Reed directed the Assistant Clerk to the Perfection Consent Calendar.

The Assistant Clerk read the following into the record.

**Board Bill No. 9****Introduced by Alderman Shane Cohn**

An ordinance recommended and approved by the Airport Commission, the Comptroller and the Board of Estimate and Apportionment, making certain findings with respect to the transfer of up to \$13,727,769 of excess moneys that The City of St. Louis intends to transfer from the Debt Service Stabilization Fund to the Airport Revenue Fund during the fiscal year beginning July 1, 2020, containing a severability clause; and containing an emergency clause.

President Reed recognized Mr. Vollmer on the motion to adopt the Perfection Consent Calendar.

Mr. Vollmer moved for the adoption of the Perfection Consent Calendar.

Seconded by Mr. J. Boyd.

President Reed called for the vote on the motion to adopt the Perfection Consent Calendar.

The motion was carried unanimously by voice vote.

**BOARD BILLS FOR PERFECTION**

None.

**THIRD READING CONSENT CALENDAR**

President Reed directed the Assistant Clerk to the Third Reading Consent Calendar.

The Assistant Clerk read the following into the record.

**Board Bill No. 12****Introduced by Alderwoman Carol Howard**

An ordinance prohibiting the issuance of any package liquor licenses for any currently non-licensed premises within the boundaries of the Fourteenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof containing an emergency clause.

**Board Bill No. 23**

**Introduced by Alderman Joseph Vaccaro**  
An Ordinance recommended by the

Board of Estimate and Apportionment wherein the Board of Aldermen authorizes the receipt of and appropriates funds granted through the United States Department of Health and Human Services (HHS) for Emergency Medical Services; and containing an emergency clause.

President Reed recognized Mr. Vollmer on the motion to adopt the Third Reading Consent Calendar.

Mr. Vollmer moved for the adoption of the Third Reading Consent Calendar.

Seconded by Mr. J. Boyd.

President Reed directed the Assistant Clerk to call the roll.

The Assistant Clerk called the roll and the following votes were recorded.

The following voted Aye: Ms. Middlebrook, Ms. Evans, Mr. Page, Ms. Ingrassia, Mr. Coatar, Ms. Rice, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green, Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. Muhammad, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Mr. Cohn, Ms. S. Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 27 Aye votes were cast.

The following voted No: None.

The following voted Present: None.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote:

Ms. Tyus. 1 member was present but did not cast a vote.

A total of 27 votes were cast.

The motion carried.

**THIRD READING, REPORT OF THE ENGROSSMENT COMMITTEE AND FINAL PASSAGE OF BOARD BILLS**

President Reed directed the Assistant Clerk to the Third Reading / Report of Engrossment and Final Passage Calendar.

The Assistant Clerk read the following:

Board of Aldermen Committee Report June 4, 2021

To the President of the Board of Aldermen:

The Engrossment, Rules, Resolutions and Credentials Committee, to which the following Board Bill were referred: Board Bill

Nos. 12 and 23, reports that it has considered the same and that they are truly engrossed.

Alderman John Coatar  
Chair of the Committee

**Board Bill No. 12**  
**Introduced by Alderwoman**  
**Carol Howard**

An ordinance prohibiting the issuance of any package liquor licenses for any currently non-licensed premises within the boundaries of the Fourteenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof containing an emergency clause.

**Board Bill No. 23**  
**Introduced by Alderman Joseph Vaccaro**

An Ordinance recommended by the Board of Estimate and Apportionment wherein the Board of Aldermen authorizes the receipt of and appropriates funds granted through the United States Department of Health and Human Services (HHS) for Emergency Medical Services; and containing an emergency clause.

**President Signs Board Bills**

Without objection, and in open session, the President signed each bill to the end that they might become law.

**REPORT OF THE**  
**ENROLLMENT COMMITTEE**

None.

**COURTESY RESOLUTIONS**  
**CONSENT CALENDAR**

President Reed directed the Assistant Clerk to the Courtesy Resolutions Calendar.

The Assistant Clerk read the following:

**Resolution No. 33**  
**Honoring Rosa Lee Baker**

**WHEREAS**, we are delighted to pause in our deliberations to honor and recognize Ms. Rosa Lee Baker on the occasion of her 100th Birthday; and

**WHEREAS**, Ms. Rosa Lee Baker, lovingly known as "Aunt Roll Lee", "Aunt Rosa" ,"Ms. Baker" and "Rose" by family and friends, was born on June 4, 1921 in Birmingham, Alabama; and

**WHEREAS**, Ms. Baker accepted Christ at an early age. She was educated in the Birmingham Public Schools. Her first jobs included the school cafeteria and a Children's shop; and

**WHEREAS**, she moved to St. Louis, Missouri in 1947 with her mother Bertha Baker and only sibling, her sister, Eula

Cooley; and

**WHEREAS**, Ms. Baker has been a resident of the City of St. Louis for 74 years. During that time, she was married and had one son, William Glenn Baker. She was employed at the Chase Park Plaza Hotel for 50 years; and

**WHEREAS**, she loves the Lord and often speaks of her gratitude to Him for "keeping me every day." She has been blessed, since 1960 to be a proud member of Greater Mount Carmel Baptist Church, formerly under the leadership of Pastor Earl Nance, Sr; and

**WHEREAS**, since joining Greater Mount Carmel, Ms. Baker has served in the music ministry and sang soprano in the Nance Choral Chorus. She has served as a Booster, and currently is a member of the Mother's Board. Her current Pastor is Rev. Earl Nance Jr.; and

**WHEREAS**, Ms. Baker's favorite songs include "I don't know about tomorrow, but I know who holds my hand" and "Call Him up and tell Him what you want"; and

**WHEREAS**, she often reminds everyone of how blessed she is to be living independently at the McCormack House in the Forest Park Southeast neighborhood, where she cares for all of her activities of daily living with the exception of grocery shopping and doctor visits; and

**WHEREAS**, her current family includes: 5 living nieces, one nephew, 7 great nieces, 8 great nephews, a host of great-great nieces and nephews as well as a play-daughter and many friends.

**NOW THEREFORE BE IT RESOVED**, by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to express our congratulations to Ms. Rosa Lee Baker and wish her the best on her 100th Birthday. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honoree at a time and place deemed appropriate by the Sponsor.

Introduced this 4th day of June, 2021 by:

**Honorable Tina Pihl, Alderwoman 17th Ward**

**Resolution No. 35**  
**National Gun Violence Awareness Day**

**WHEREAS**, the City of St. Louis Board of Aldermen recognizes June 4, 2021 as National Gun Violence Awareness Day

to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence; and

**WHEREAS**, every day, more than 100 Americans are killed by gun violence and on average there are more than 13,000 gun homicides every year; and

**WHEREAS**, Americans are 25 times more likely to die by gun homicide than people in other high-income countries; and

**WHEREAS**, gun homicides predominantly occur in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and

**WHEREAS**, cities across the nation, including in St. Louis are working to end the senseless violence with evidence-based solutions; and

**WHEREAS**, the pandemic facing America has drastically impacted communities and has led to situations where access to firearms results in increased risk in intimate partner violence gun deaths, suicide by gun and unintentional shootings; and

**WHEREAS**, in January 2013, Hadiya Pendleton, a teenager who marched in the presidential inaugural parade and was tragically shot and killed just weeks later, should be now celebrating her 23rd birthday; and

**WHEREAS**, to help honor Hadiya - and the more than 100 Americans whose lives are cut short every day and the countless survivors who are injured by shootings every day - a national coalition of organizations has designated June 4, 2021, the first Friday in June, as the 6th National Gun Violence Awareness Day; and

**WHEREAS**, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

**WHEREAS**, anyone can join this campaign by pledging to Wear Orange on June 4th, the first Friday in June in 2021, to help raise awareness about gun violence; and

**WHEREAS**, by wearing orange on June 4, 2021 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

**WHEREAS**, we renew our commitment to reduce gun violence and

pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize June 4 as National Gun Violence Awareness Day and encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honoree at a time and place deemed appropriate by the Sponsor.

Introduced this 4th day of June, 2021:

Honorable Lewis E. Reed, President, Board of Aldermen  
 Honorable Marlene Davis, Alderwoman 19th Ward  
 Honorable Shameem Clark-Hubbard, Alderwoman 26th Ward  
 Honorable John Collins-Muhammad, Alderman 21st Ward  
 Honorable Joseph Vaccaro, Alderman 23rd Ward  
 Honorable James Page, Alderman 5th Ward  
 Honorable Heather Navarro, Alderwoman 28th Ward  
 Honorable Jack Coatar, Alderman 7th Ward  
 Honorable Carol Howard, Alderwoman 14th Ward  
 Honorable Sarah Martin, Alderwoman 11th Ward  
 Honorable Annie Rice, Alderwoman 8th Ward  
 Honorable Tina Pihl, Alderwoman 17th Ward  
 Honorable Anne Schweitzer, Alderwoman 13th Ward  
 Honorable Bill Stephens, Alderman 12th Ward  
 Honorable Christine Ingrassia, Alderwoman 6th Ward

The Courtesy Resolutions Calendar was adopted under the Special Order of the Day.

### FIRST READING OF RESOLUTIONS

President Reed directed the Assistant Clerk to the First Reading of Resolutions Calendar.

The Assistant Clerk read the following:

**Resolution No. 34  
 Recommending That the City of  
 St. Louis Port Authority Provide  
 Personal Property Tax Abatement and  
 a Sales Tax Exemption on Construction  
 Materials for Ostara St. Louis LTD.**

**WHEREAS**, pursuant to Ordinance Nos. 56707 and 56939 and in accordance with Chapter 68 of the Revised Statutes of Missouri, as amended (the "Port Authority Act"), The City of St. Louis, Missouri created the City of St. Louis Port Authority (the "Port Authority"); and

**WHEREAS**, as stated in the Port Authority Act, the Port Authority's purpose is "to promote the general welfare, to promote

development within the port district, to encourage private capital investment by fostering the creation of industrial facilities and industrial parks within the port district and to endeavor to increase the volume of commerce, and to promote the establishment of a foreign trade zone within the port districts;" and

**WHEREAS**, Ostara USA, LLC. desires to create additional industrial facilities at its location at 39 Bremen Avenue, which is within the Port Authority's port district boundaries, by acquiring and installing through its affiliate, Ostara St. Louis Ltd. (the "Company"), approximately \$11,500,000 of new equipment and constructing approximately \$6,500,000 of building improvements (collectively, the "Project"); and

**WHEREAS**, completion of the Project will lead to the creation of approximately 40 jobs with an average salary of \$66,625 per year; and

**WHEREAS**, by participating in an industrial revenue bond transaction, whereby personal property is acquired by the Port Authority and leased to the Company, the Port Authority is able to facilitate personal property tax abatement for the Project; and

**WHEREAS**, by participating in an industrial revenue bond transaction, whereby the Port Authority will take a leasehold interest in the Company's real property, construction materials for the building improvements may be exempted from sales taxes; and

**WHEREAS**, completion of the Project will improve the general welfare of the City by retaining jobs and earnings and payroll tax revenues within the City and fostering private capital investment within the Port Authority's port district boundaries.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that the Board of Aldermen hereby recommends that the Port Authority participate in an industrial revenue bond transaction with the Company to provide 10 years of 25 percent personal property tax abatement and a sales tax exemption on construction materials for the Project.

Introduced this 4th day of June, 2021 by:

**Honorable Lisa Middlebrook, Alderwoman 2nd Ward**

President Reed recognized Ms. Middlebrook on the motion to adopt Resolution No. 34.

Ms. Middlebrook moved to send Resolution 34 to the Housing, Urban Development and Zoning Committee.

Seconded by Mr. J. Boyd.

President Reed called for the vote.

The motion was carried unanimously by voice vote.

**Resolution No. 36  
 To Approve the City of St. Louis Senior  
 Citizens Services Fund Budget for Fiscal  
 Year 2021-22**

**WHEREAS**, as authorized by Sections 67.990-67.995 RSMo and authorized by Ordinance No. 70314 approved on July 7, 2016, an election was held on November 8, 2016 to request voter approval of a 5¢ property tax for the purpose of creating a Senior Fund; and

**WHEREAS**, the voters of the City approved the creation of a Senior Fund; and

**WHEREAS**, a Senior Fund Board has been duly appointed, has met and has recommended approval of a budget to fund programs and activities as authorized by statute; and

**WHEREAS**, state statute requires approval of the Senior Fund Budget by the governing body of the City, the Board hereby submits the following budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022 for consideration and approval by this Honorable Board of Aldermen:

**SENIOR FUND  
 INCOME & EXPENSE BUDGET - 2021-22**

**Estimated Income:**

2021 Estimated Tax Income	\$2,200,000
Interest	7,400
Transfer from Net Position	568,707
<b>TOTAL ESTIMATED INCOME</b>	<b><u>2,776,107</u></b>

**Estimated Expenses:**

Agency Grants	\$2,101,053
Collaborative/Funding Opportunities	75,000
Emergency Needs	200,000
Evaluation/Needs Assessment	50,000
Personnel - Salaries & Fringes	238,250
Professional Fees - Consultants	55,705
Rent & Occupancy	13,051
Postage & Printing	1,662
Public Awareness/Marketing	10,850
Information & Technology	3,285
Education & Development	9150
Dues and Subscriptions	3,600
Travel	3,000
Telephone/Communication	875
Insurance	1,326
Office Supplies	3,000

Meeting Expenses	500
Bank Fees	5,300
Miscellaneous	500
<b>TOTAL ESTIMATED EXPENSES</b>	<b><u>\$2,776,107</u></b>
Revenue Over/(Under) Expenses	\$0

**"AUTHORITY TO TRANSFER FUNDS"**

The Senior Fund Board is granted the authority to approve by resolution adopted in open public meeting transfers between line items of an amount not greater than 33 1/3% of the amount approved by this resolution, provided however that no more than 5% of the "Agency Grant" line item may be transferred."

**NOW THEREFORE BE IT RESOLVED** by this Honorable Board of Aldermen that the aforesaid submitted budget is hereby approved.

Introduced on the 4th day of June, 2021, by:

**Honorable Lewis Reed, President of Board of Aldermen**  
**Honorable Lisa Middlebrook, Alderwoman 2nd Ward**

President Reed recognized Ms. Middlebrook on the motion to adopt Resolution No. 36.

Ms. Middlebrook moved to send Resolution 36 to the Health and Human Services Committee.

Seconded by Mr. J. Boyd.

President Reed called for the vote.

The motion was carried unanimously by voice vote.

**SECOND READING OF RESOLUTIONS**

None.

**MISCELLANEOUS AND UNFINISHED BUSINESS**

None.

**ANNOUNCEMENTS**

President Reed directed the Assistant Clerk to Announcements.

The Assistant Clerk read the following:

**Saturday June 5, 2021**

**WAYS & MEANS - 10:00 A.M. - WEBINAR**

**Monday, June 7, 2021**

NONE.

**Tuesday, June 8, 2021**

**HUDZ - 9:00 A.M. - WEBINAR**

**NEIGHBORHOOD DEVELOPMENT - 11:00 A.M. - WEBINAR**

**Wednesday, June 9, 2021**

**WAYS & MEANS - 9:00 A.M. - WEBINAR**

**Thursday, June 10, 2021**

**PUBLIC SAFETY - 9:00 A.M. - WEBINAR**

**WAYS & MEANS - 1:00 P.M. - WEBINAR**

**Friday, June 11, 2021, 2021**

**FULL BOARD MEETING - 10:00 A.M. - WEBINAR**

**EXCUSED ALDERMEN**

President Reed recognized Mr. Vollmer on the excused Aldermen motion.

Mr. Vollmer moved to excuse the following members for necessary absence: Mr. Bosley.

Seconded by Mr. J. Boyd.

President Reed called for the vote on the motion to excuse.

The motion was carried unanimously by voice vote.

**ADJOURNMENT**

President Reed recognized Mr. Vollmer for the adjournment motion.

Mr. Vollmer moved to adjourn, under the rules, until Friday, June 11, 2021 at 10am.

Seconded by Mr. Cohn and Mr. J. Boyd.

President Reed called for the vote.

The motion was carried by voice vote.

The meeting was adjourned at 10:45am.

Respectfully submitted,

Terry Kennedy

Clerk

Board of Aldermen

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**BOARD OF PUBLIC SERVICE**

**REGULAR MEETING**

**St. Louis, MO - June 8, 2021**

The Board met at 1:45 p.m.

Present: Directors Echols, Hayes, Isom, Russell, Skouby, Wilson, and President Bradley

Absent: None

Copy of the Minutes of the Regular Scheduled Meeting of June 1, 2021 have been submitted to and approved by six (6) Members of the Board, the following motion was adopted:

Motion of the Director of Health and Hospitals that the Minutes of the Regular Scheduled Meeting of June 1, 2021 be and hereby are approved, as they appear of record in the Minute Book, seconded by the Director of Streets.

Ayes: Directors Echols, Hayes, Isom, Russell, Wilson and President Bradley.

Nays: None.

Absent: None.

Abstain: Director Skouby.

**LETTING**

300343 - Sealed proposals for the public work advertised under Letting No. 8731 - C9 Garage Demolition at Cervantes Convention Center, Project No. 2020-31-087.

**HEARING**

300344 - Revocation Hearing - 128269-RH - Dutchtown Market, LLC c/o Jobran Salem, Revocation off Conditional Use Permit #128269, to occupy 2821 Meramec St., as a convenience store, with cooking and full packaged liquor, pursuant to Section 26.100.030 of the Revised Code of the City of St. Louis. Interested parties were sworn in and heard. Motion of the Director of Public Utilities to Table Revocation Hearing #128269-RH for 60 days to allow the Appellant to come into compliance with all conditions or amend conditions with Zoning Dept. Hearing will be rescheduled at a later date. Seconded by the Director of Parks, Recreation, and Forestry.

The foregoing motion ordered approved by the following vote:

Ayes: Directors Echols, Hayes, Isom, Russell, Skouby, Wilson, and President Bradley

Nays: None

Absent: None

Abstain: None

Communications, reports, recommendations and documents were submitted by Board Members and action there on taken as follows:

**PRESIDENT**

Recommendation that Approval be given as follows:

300345 - Resolution of the Board of Public Service Extending the Resolution Suspending Certain Rules for Selection Committees for Professional Service Agreements (PSA'S) Other Than Those Established by Ordinance No. 64103, and to Apply only to PSA'S Established by Ordinance No. 64102 (As Amended by Ordinance No. 65109).

300346 - Preliminary Approval for Letting No. 8726 - Terminal 1 Concourse C Gate Electrification for C15 and C23 Phase III, St. Louis Lambert International Airport.

300347 - Amendment No. 15 to the Facilities Management Division's Contract No. 68616 for Building Custodial Services at the 1520 Market Building (and other City-owned & operated buildings per prior Amendments) with White's Maintenance Service, extending the contract from June 1, 2021 to September 30, 2021 and increasing the Contract "Max Not to Exceed Amount" to \$4,000,000.00

300348 - Supplemental Agreement No. 3 to PSA No. 1248 - Architectural and Engineering Services Expansion & Modernization of Cervantes Convention Center with Fentress Architects, to modify the scope of work, and is authorized by Ordinance No. 70883

300349 - From the Office of Special Events - request for the following to be approved with certain conditions:

129246 - Special Event - VP Parade - on July 3, 2021, televised parade starting at Market and Broadway and proceeding west down Market.

### **PRESIDENT AND DIRECTOR OF STREETS**

Joint recommendation that the following be Approved, subject to certain conditions:

300350 - Application No. 129244 - Pole Painting Plus, Inc. and Dutchtown Community Improvement District, requests permission to refinish 40 - 30"metal "cobra head" light poles. Poles will have all rust ground down to bare metal for a smooth and uniform transition, primed with 2-part Macropoxy primer, and top coated in Corothane-HIS, a moisture cure urethane to ensure excellent gloss retention and long term durability. Signs will be removed and reinstalled. All work and materials will be warranted by contractor for two years. Paint life expectancy is 10-15 years. Color: Black for optimal coverage.

### **DIRECTOR OF STREETS**

Recommend that Approval be given as follows:

Five Ordinances to conditionally vacate the following:

1. 300351 - An irregular shaped portion of 12th St. considered as excess right-of-way adjacent to 1204-06 Lynch.

2. 300352 - An irregular shaped portion of McKissock beginning approximately 230.5 feet southeast of Humboldt St.

3. 300353 - The remaining 169 feet of the 15 foot wide east/west alley in City Block 901 beginning at 19th St. and continuing westwardly to its terminus and bounded by Olive St., 19th St., Pine St. and 20th St.

4. 300354 - First Street from Angelica Street southwardly approximately 458.305 give or take 5.635 feet to its terminus

5. 300355 - The easternmost 8.52 feet of Water Street from East Davis northwardly approximately 143 feet.

300356 - Application No. 129242 - An adjustment of common property line between 800 N. 17th St. and 1701 Delmar Blvd., in CB 541. Both properties are owned by 800 N. 17th, LLC.

300357 - Application No. 129243 - Lot consolidation of multiple lots along Elliot Ave. and Benton St., in CB 2364.

300358 - Application No. - 129177 - request from Dick Gregory Associates, LP to encroach with bollards to protect the building at 4651 Martin Luther King Dr.

### **DIRECTOR OF PUBLIC UTILITIES**

Recommendation that the Board declare an Emergency Action the following;

300359 - Asphalt paving along portions of Waterworks Rd. and Howard Bend Water Treatment Plant Roadways.

### **DIRECTORS OF PUBLIC UTILITIES AND SAFETY**

Joint recommendation that the following be Approved, subject to certain conditions:

300360 - Application No. 129227 - Subdivision of 4432 and 4428 Laclede Ave., in CB 3902.

### **DIRECTORS OF PUBLIC UTILITIES AND STREETS**

Joint recommendation that two applications from AT&T be Approved, subject to certain conditions: 300361 - Application No. 127552 - Access existing MH at the front of 5014 Christy & bore a 2" innerduct with cable W. across Christy, then bore N. along the W. side of Christy to water box at 5003 Christy Ave., 300362 - Application No. 127553 - Access existing MH at the intersection of 11th & Spruce (415

S. 11th St.) & bore a 2" innerduct with cable W. then N. to 314 S. Tucker Blvd.

Joint recommendation that one application from Charter be Approved, subject to certain conditions: 300363 - Application No. 127554 - Starting at pole in alley behind 1008 Allen Ave., bore E. to existing Charter vault behind 930 Allen Ave., then bore S. across alley to 1001 Russell Blvd.

Joint recommendation that one application from Union Electric dba Ameren MO be Approved, subject to certain conditions: 300364 - Application No. 129217 - Install new conduit from existing service compartment E. of N. 17th St. & Pine St. Connect to customer installed conduit on N. 17th St. Install new cable from existing service compartment E. of N. 17th St. & Pine St. to customer meter equipment on N. 17th St.

### **DIRECTOR OF PUBLIC SAFETY**

300365 - Eight Conditional Use Permits: Recommend Approval with Conditions for eight applications as follows:

1. 129247 - 4217 Blaine Ave. - Contractor/Construction/Office Use Only
2. 129248 - 4811 Delmar Blvd. - Interior/Exterior Alterations, per plans, for adult education building
3. 129249 - 4101 Grand Blvd. - Interior/Exterior Alterations, per plans, for daycare
4. 129250 - 3800 Watson Rd. - Construct Child Care Center
5. 129251 - 7315 S. Broadway St - Event Space/liquor/Wine Slushy Bar/No Cooking
6. 129252 - 4285 Martin Luther King Dr. - Convenience store/Sit-down Carryout Restaurant/Sidewalk Seating/ Packaged Liquor
7. 129253 - 3151-53 Morganford Rd. - Interior Alterations per plans for Restaurant
8. 129254 - 2605 Hampton Ave. - Construct wooden deck over existing structure for Restaurant.

### **UPCOMING HEARING - DUE TO COVID -19 ALL HEARINGS WILL BE RESCHEDULED TO A LATER DATE**

George Ingram, Jr - Appeal to the Commissioner of Forestry decision to service a dead of hazardous tree, at 4215 Clarence.



Thelma L. Thomas - Appeal to the Commissioner of Forestry decision to service a dead of hazardous tree, at 1226 Belt

Gravois Quick Stop c/o Abdulhadi Al-Hechaimi - Revisit Conditional Use Permit No. 121989 to occupy 3765 Gravois as a Convenience Store with cooking, no liquor.

**PLANNED LEAVES**

None.

300365 - Motion of the Director of Parks, Recreation, and Forestry to approve the Conditional Uses for June 8, 2021, Seconded by the Director of Streets.

The foregoing motion ordered approved by the following vote:

Ayes: Directors Echols, Hayes, Isom, Russell, Skouby, Wilson, and President Bradley

Nays: None.

Absent: None.

Abstain: None.

300366 - Motion of the Director of Public Utilities to approve the Agenda Items for June 8, 2021, seconded by the Director of Public Safety.

The foregoing motion ordered approved by the following vote:

Ayes: Directors Echols, Hayes, Isom, Russell, Skouby, Wilson and President Bradley.

Nays: None.

Absent: None.

Abstain: None.

Motion of the Director of Parks, Recreation, and Forestry that the Board Adjourn to meet Tuesday, June 15, 2021, seconded by the Director of Health and Hospitals.

The foregoing motion ordered approved by the following vote:

Ayes: Directors Echols, Hayes, Isom, Russell, Skouby, Wilson, and President Bradley.

Nays: None.

Absent: None.

Abstain: None.

Richard T. Bradley, P.E.  
President

Attest:

Andrea Gutierrez  
Secretary

**PUBLIC NOTICE**

The Board of Public Service will hold a public hearing on **Tuesday, June 22, 2021**, at 1:45 p.m., at City Hall, Room 325 to consider the following:

**Revocation Hearing #128739-RH** – Speedie Grill, LLC c/o Bandar Al-Bishari, to occupy 8874 N. Broadway, as a carryout restaurant/no liquor/no outside seating, subject to the 1994 Revised Code, Section 26.100.030.

Richard T. Bradley, P.E.  
President

Attest:

Andrea Gutierrez  
Secretary

**PUBLIC NOTICE**

The Board of Public Service will hold a public hearing on **Tuesday, June 22, 2021**, at 1:45 p.m., at City Hall, Room 325 to consider the following:

**Revocation Hearing #106580-RH** – Phillips Mini Mart c/o Bandar Al-Bishari, to occupy 8880 N. Broadway, as a gas/convenience store, (excluding auto repair & oil changing shops), subject to the 1994 Revised Code, Section 26.100.030.

Richard T. Bradley, P.E.  
President

Attest:

Andrea Gutierrez  
Secretary

**CITY OF ST. LOUIS  
OFFICE OF THE BOARD OF  
PUBLIC SERVICE**

SEALED PROPOSALS will be received by the Board of Public Service, Room 301 City Hall, 1200 Market Street, , until 1:45 P.M., St. Louis, Missouri time on **July 13, 2021**, then publicly opened and read in Room 325 City Hall.

**LETTING NO. 8732**

**TITLE:** Structure Rehabilitation – Lambert International Blvd. Bridge over Cold Water Creek at St. Louis Lambert International Airport

**DEPOSIT:** \$18,350.00

Drawings and Specifications may be examined on the Board of Public Service website <http://www.stl-bps.org> (BPS On

Line Plan Room) and may be purchased directly through the BPS website from INDOX Services at cost plus shipping, if required. Purchased sets become the property of the prospective bidder and **no refunds** will be made.

There will be a **Mandatory** Pre-bid meeting on Tuesday, **June 15, 2021**, at 1:30 P.M. via Zoom Meeting. To access ZOOM log in information go to: <https://www.flystl.com/business/zoom-bid-information>

Proposals must be made on blank forms to be furnished by the President of the Board of Public Service, and must be submitted to Room 301 City Hall.

Each bidder shall specify in his proposal in figures, without interlineations, alterations, or erasures, a unit price for each of those items where so called for in the proposal, and shall show the products of the respective unit prices and estimated quantities. He shall also show in figures bid proposals for all items on which Lump Sum figures are requested, and, in addition thereto, at the end of the bid the Lump Sum for which he will perform all of the estimated work, as requested by the general requirements and covenants, specifications, and plans.

In case of a discrepancy between the gross sum shown in the proposal and that obtained by the addition of the bid prices as applied to the basic items, the latter shall prevail.

Each bid must be accompanied by a Cashier's or Treasurer's Check of a Bank or Trust Company in the City of Saint Louis, payable to the Order of the City Treasurer, or a Surety Bond approved by the Comptroller, for the amount of Deposit required, as heretofore stated.

All work under this contract will be paid for in cash, based on monthly estimates of the work completed, less a retained amount of five percent (5%). Final payment, including all retained percentages, will be made within ten (10) days after completion of all work and final acceptance by the City.

The City of St. Louis will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. The project has a WBE goal of 11%, plus an MBE goal of 24% to be distributed as follows: 21% African American, 2% Hispanic American, 0.5% Asian American,

and 0.5% Native American.

The Contract shall provide that not less than the prevailing hourly rate of wages in the City of St. Louis as determined by the Department of Labor and Industrial Relations of the State of Missouri for each craft or type of workmen needed in the actual construction work on the site of the construction job herein authorized, as well as the general prevailing rate for legal holiday and overtime work shall be paid to all workmen.

Bidders shall comply with all applicable City and State laws (including M/WBE policies). All labor to be performed under this contract shall be subject to the provisions of Section 290.210 to 290.340, inclusive, of the Revised Statutes of Missouri.

All bidders must regard Federal Executive Order 11246, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Virtual Plan Room).

The right of the Board of Public Service to reject any or all bids is expressly reserved.

Richard T. Bradley, P.E.  
President

Attest:

Andrea Gutierrez  
Secretary

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## PUBLIC NOTICE

*\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.\**

The Board of Adjustment meeting will be accessible for online viewing at: <https://zoom.us/j/9616100275>

Or via phone at: **253-215-8782** with the following Meeting ID: **961 610 0275**

**We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.**

### GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you

are not speaking.

- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- If you wish to testify, and are on a computer, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- If you wish to testify by phone, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press \*6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing \*6.

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## AGENDA

### BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS Regular Meeting June 23, 2021 1:30 p.m.

1. Call to order.
2. A public hearing to consider each of the following;

**APPEAL #11487** – Appeal filed by Bret Flory from the determination of the Building Commissioner's refusal to issue a building permit authorizing the Appellant to complete interior and exterior alterations for an auto body repair with paint booth and outside storage of wrecked vehicles, per plans, at 4800 Tholozan, **WARD 15 #AB-561348-21 ZONE: "J" – Industrial District**

**APPEAL #11488** – Appeal filed by Bret Flory from the determination of the Building refusal to issue a building permit authorizing the Appellant to complete interior and exterior alterations for an auto body repair center, per plans at 3600 S. Kingshighway. **WARD 15 #AB-561347-21 ZONE: "G" – Local Commercial and Office District**

**APPEAL #11489** – Appeal filed by Bethel Temple Assembly of God c/o Emmanuel Kanee concerning the Building Commissioner's refusal to issue a building permit authorizing the Appellant to replace ground sign with electronic message center, per plans at 3224 Russell Blvd. **WARD 6 #AB-561105-21 ZONE: "D" – Multi-Family Dwelling District**

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on June 9, 2021.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment  
J. Klitzing, Chairman

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## PUBLIC NOTICE

*\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.\**

The Board of Adjustment meeting will be accessible for online viewing at: <https://zoom.us/j/9616100275>

Or via phone at: **253-215-8782** with the following Meeting ID: **961 610 0275**

**We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.**

### GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

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- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- If you wish to testify, and are on a computer, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- If you wish to testify by phone, at

the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press \*6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing \*6.

## AGENDA

### BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS Regular Meeting June 30, 2021 1:30 p.m.

1. Call to order.

2. A public hearing to consider each of the following;

**APPEAL #20349** - Appeal filed by Quick Lane Auto Service, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an automobile repair business, no body work, no painting, with inside storage and 10 parking spaces at 5068 Chippewa St. **WARD 14 #AOP-6312-21 ZONE: "F" - Neighborhood Commercial District**

**APPEAL #11490** - Appeal filed by Chouteau Building Group concerning the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, (to convert pool house to residential unit) per plans at 225 Woodbourne Dr. **WARD 28 #AB-562257-21 ZONE: "A" - Single-Family Dwelling District**

**APPEAL #11491** - Appeal filed by Schei Home Building concerning the Building Commissioner in the denial of a building permit authorizing the Appellant to construct single-family home per plans at 4328 Vista Ave. **WARD 17 #AB-560289-21 ZONE: "B" - FPS - FBD Neighborhood General Type 2 Envelope Standard**

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on June 23, 2021.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment  
J. Klitzing, Chairman

## PUBLIC NOTICE

Conditional Use Hearing will not be held in Room 400 City Hall at 8:30 a.m. on **Thursday June 24, 2021.**

## PUBLIC NOTICE

*\*Due to the current COVID-19 pandemic and the Health Commissioners Order No. 5, this meeting will also be conducted electronically.\**

The Conditional Use Hearing will be accessible for online viewing at: <https://zoom.us/j/9616100275>

Or via phone at: **253.215.8782** with the following Meeting ID: **961 610 0275**

### GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Conditional Use Officer during the meeting.
- If you wish to speak for the public hearing, and you are on your computer, please list your name, and the topic you wish to address sent to everyone in the chat section of this virtual meeting. The Conditional Use Officer will address you individually, at which time we ask that you un-mute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- If you wish to speak for the public hearing and you are on a phone, and not at a computer or online personal device with a screen, once all physical or virtual comment cards submitters have had their time to speak, the Conditional Use Officer will ask if anyone on the phone has additional comments. At that time, please un-mute by pressing \*6 and state your first name. If more than one individual has identified themselves, the

Conditional Use Officer will ask one person to speak at a time. Each person must state very clearly, their name, affiliation (if any), and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing \*6. Agenda

Conditional Use Hearing will be on **Thursday, July 1, 2021**, at 8:30 a.m.

**1102 Childress - #AHO-6637-21-Redbird HVAC (Heating/Cooling/Office Use Only) "A" - Single Family Dwelling District. Sl Ward 24**

**8118 S. Park Ct. - #AHO-6660-21-Melja Construction (Construction/ Contractor/Office Use Only) "A"-Single family Dwelling District. Sl Ward 11**

**4744 McPherson - #AOP-6613-21-Pass the Past (Resale Shop/Used Furniture/ Household Items/Accessories/1st Fl-Basement) "F"-Neighborhood Commercial District. Sl Ward 28**

**4478 Natural Br. - #AOP-6620-21-Taylor's Market (Convenience Store/ No Liquor/Cooking) "F"-Neighborhood Commercial District. Sl Ward 21**

**4915 Hampton - #AOP-6511-21-Nameasta Restaurant & Bar (Full Drink Bar/Restaurant/Side Walk Seating) "F"-Neighborhood Commercial District. Sl Ward 16**

**3620 Chippewa - #AOP-6514-21-Karpeles Manuscript Museum STL (Museum/ Historic Documents/Manuscripts) "F" - Neighborhood Commercial District. Sl Ward 25**

**3018-20 S. Jefferson - #AOP-5674-10-Milz Deep Studios (Recording Studio) "F"-Neighborhood Commercial District. Sl Ward 9**

**3607 Cass - #AB-562539-21-Deru & Associates (Interior Alterations for Convenience Store) "H"-Area Commercial District. Tge Ward 19**

**4175 Shaw - #AB-561097-21-Bailey's Property management Two, LLC (New Construction for Restaurant) "F"-Neighborhood Commercial District. Tge Ward 8**

**4400 Manchester - #AB-561470-21-Daniel Meiners (Interior Alterations for Multi Fam) "G"-Local Comerica and Office District. Tge Ward 17**

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**CITY OF ST. LOUIS**  
**DEPARTMENT OF PERSONNEL**

## REQUEST FOR PROPOSALS (RFP)

for  
**Post-65 Retiree Health Plan**

Mercer Health & Benefits (Mercer), on behalf of the Department of Personnel for the City of St. Louis (City), is soliciting bids for a Post-65 Retiree Medicare Supplement plan.

Mercer Contact, Mr. Blake Stebler, [blake.stebler@mercer.com](mailto:blake.stebler@mercer.com)

Requests for Proposals may be obtained in the City's website at: <https://www.stlouis-mo.gov/government/procurement>.

**RFP closing date is 4:00 p.m. CDT, June 16, 2021.**

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## PUBLIC NOTICE

The Housing Urban Development and Zoning Committee of the St. Louis Board of Aldermen will hold a Public Hearing on **Tuesday, June 29, 2021 at 9:00 A.M.** to discuss zoning change **Board Bill No. 28 and 51.**

### **DUE TO COVID-19 THIS MEETING WILL BE A WEBINAR.**

**The public may view or listen to this meeting by following the below instructions:**

**Using Links:**

You may also copy a link and paste it into the search bar of your browser and click search. These instructions can be used for any links on this notice.

**Join This Zoom Meeting at:**

<https://us02web.zoom.us/j/82138562249>

If asked the meeting ID Number is below:

**Meeting ID:** 82138562249

The public may also dial in by phone at:

**One tap mobile**

+16465588656,,82469368411# US (St. Louis and New York)

+13017158592,,82469368411# US (Germantown)

**Dial by your location**

+1 646 558 8656 US (St. Louis and New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

You will be asked for a Webinar ID. Please use the number below:

**Meeting ID:** 82138562249

**Members of the public may also view the live streaming of the Webinar meeting at:**

**On Charter Cable with digital box (Channel 992)**

**On AT&T U-Verse Channel 99**

**You may watch the meeting live via the web @ [www.stltv.net](http://www.stltv.net) [[www.stltv.net](http://www.stltv.net)]**

You may also watch the meeting on Youtube @ <https://youtube.com/CityofStLouisMO>

### **Public Hearing**

The Committee will take Public Comment on any of the zoning change Board Bills listed below. Please see the below instructions on how to register to speak to the committee.

### **Public Hearing Procedures:**

Those interested in making a comment on the listed Board Bills below should send an email expressing their interest to speak as well as their name, street address, email contact address and the Board Bill Number they wish to speak about. This email should also indicate whether you are "for", "against" or have "no position" on the Board Bill. This email should be sent to the Board of Aldermen Clerk - Mr. Terry Kennedy at: [kennedyt@stlouis-mo.gov](mailto:kennedyt@stlouis-mo.gov).

Persons may also call 314 589-6845 and leave a message with the above information. Those who do not have an email address or wish to call into the meeting by phone to speak, should call the phone number above and express their interest to speak as well as leave their full name, phone number and all the requested information above.

Those responding by email will receive an email confirmation and then later a link that will allow them to join the meeting as a speaker. Procedures will also be sent to you. Those calling in will receive a return phone call with this information.

All requests to speak must be made by 7am Tuesday, June 29, 2021. Speakers will be called to speak in accordance to the Rules of the St. Louis Board of Aldermen which can be found on the Board of Aldermen Website.

### **The link is below:**

<https://www.stlouis-mo.gov/government/departments/aldermen/rules/index.cfm>

Written comments to be shared with the committee about the below listed Board Bills may be emailed to: Mr. Terry Kennedy at: [kennedyt@stlouis-mo.gov](mailto:kennedyt@stlouis-mo.gov). They may also be mailed to: Mr. Terry Kennedy; Clerk St. Louis Board of Aldermen; Board of Aldermen Room 230; St. Louis City Hall; St. Louis, Mo. 63103.

### **Board Bill No. 28 Introduced by Alderwoman Marlene E. Davis**

An ordinance establishing and creating a Planned Unit Development District for City Blocks 1868.00, 1880.00, & 1881.00 to be known as the "Veterans Community Project Planned Unit Development District" and containing a Severability Clause and an Emergency Clause.

### **Board Bill No. 51 Introduced by Alderman Brandon Bosley, and Alderman James Page**

An ordinance pertaining to Special Use Districts; establishing The Geospatial Protection and Enhancement Special Use District; providing definitions and findings pertaining to said GPE-SUD; further providing use regulations for said GPE-SUD; and containing a severability clause.

Sincerely,  
Terry Kennedy  
Clerk, Board of Aldermen

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**CITY OF ST. LOUIS**  
**ST. LOUIS LAMBERT**  
**INTERNATIONAL AIRPORT**

## SOLICITATION FOR BID (SFB)

### for **Luggage Carts Concession**

The Solicitation For Bids (SFB) for an **AIRPORT LUGGAGE CART CONCESSION** has been released. A Pre Bid Conference will be held **June 22, 2021**; bids are due August 24, 2021.

The City of St. Louis supports the inclusion of Airport Concession Disadvantaged Business Enterprise companies. More information is available at the website noted below.

Bid documents may be obtained at St. Louis Lambert International Airport, Airport Properties Division, Monday through Friday between 8:30 a.m. and 5:00 p.m., or by

visiting our website at <https://www.flystl.com/business/contract-opportunities>.

Robert Salarano  
Airport Properties Division Manager

## DEPARTMENT OF PERSONNEL

### NOTICE OF EXAMINATIONS

The City of St. Louis, Department of Personnel at 1114 Market Street, Room 700, announces competitive Civil Service examinations to fill vacancies in the Municipal Service.

The last date for filing an application for the following examination is **JUNE 25, 2021**.

#### PARK RANGER SUPERVISOR

Prom. 3259

\$31,304 to \$47,502 (Annual Salary Range)

Applications for the following examination will be accepted until a sufficient number are received to fill the anticipated vacancies. Please submit application as soon as possible.

#### AUDIT COORDINATOR

Prom./O.C.C. 3090

\$47,814 to \$74,906 (Annual Salary Range)

Vacation, Holidays, Medical Leave, Social Security, and Employees Retirement System Benefits privileges are provided in addition to salary.

Application forms and further information concerning duties of positions, desirable and necessary qualifications, relative weights of examination components, and duration of eligible lists may be secured at the office of the Department of Personnel, 1114 Market Street, Room 700, St. Louis MO 63101. Applications can be submitted on the Internet. Visit the City web site at <http://stlouis-mo.gov/jobs>

Richard R. Frank  
Director

**June 9, 2021**

ST. LOUIS LIVING WAGE ORDINANCE  
LIVING WAGE ADJUSTMENT BULLETIN

**NOTICE OF ST. LOUIS  
LIVING WAGE RATES  
EFFECTIVE APRIL 1, 2021**

In accordance with Ordinance No. 65597, the St. Louis Living Wage Ordinance ("Ordinance") and the Regulations associated therewith, the City Compliance Official for the City of St. Louis has determined that the following living wage rates are now in effect for employees of covered contracts:

- 1) Where health benefits as defined in the Ordinance are provided to the employee, the living wage rate is **\$13.73** per hour (130% of the federal poverty level income guideline for a family of three); and
- 2) Where health benefits as defined in the Ordinance are **not** provided to the employee, the living wage rate is **\$18.27** per hour (130% of the federal poverty level income guideline for a family of three, plus fringe benefit rates as defined in the Ordinance).
- 3) Wages required under Chapter 6.20 of the Revised Code of the City of St. Louis: **\$4.54** per hour.

These rates are based upon federal poverty level income guidelines as defined in the Ordinance and these rates are effective as of APRIL 1, 2021. These rates will be further adjusted periodically when the federal poverty level income guideline is adjusted by the U.S. Department of Health and Human Services or pursuant to Chapter 6.20 of the Revised Code of the City of St. Louis.

The Ordinance applies to employers who are covered by the Ordinance as defined in the Ordinance, where the contract or grant is entered into or renewed after the effective date of the Ordinance, which is November 3, 2002. A copy of the Ordinance may be viewed online at <http://www.flystl.com/bdd> or obtained from:

City Compliance Official  
c/o St. Louis Airport Authority  
St. Louis, Missouri  
(314) 426-8111

### NOTICE TO ALL BIDDERS

CITY ORDINANCE requires that any individual or company who performs work within the City limits must obtain a Business License. This would also apply to businesses who employ sales or delivery personnel to come into the City. Contracts requiring work to be performed in the City will **NOT** be awarded to unlicensed businesses.

## ST. LOUIS LIVING WAGE ORDINANCE

### LIVING WAGE REQUIREMENTS

Bidders [Proponents] are hereby advised that the St. Louis Living Wage Ordinance #65597 and associated Regulations apply to the service [concession] [lease] [City Financial Assistance] for which [bids] [proposals] are being sought herein. This Ordinance requires that, unless specific exemptions apply, all individuals who perform work pursuant to a contract executed between the successful [bidder] [proponent] and the City [Agency] must be paid a minimum of the applicable Living Wage rates set forth in the attached Living Wage Bulletin, and, if the rates are adjusted during the term of the contract pursuant to the Ordinance, applicable rates after such adjustment is made. Each bidder [proponent] must submit the attached "Living Wage Acknowledgment and Acceptance Declaration" with the bid [proposal]. Failure to submit this Declaration with the bid [proposal] will result in rejection of the bid [proposal]. A successful bidder's [proponent's] failure to comply with contract provisions related to the Living Wage Ordinance may result in termination of the contract and the imposition of additional penalties as set forth in the Ordinance and Regulations.

Copies of the Ordinance and Regulations are available upon request from the Business Diversity Development department, at (314) 426-8111, or can be accessed at <https://www.flystl.com/business/business-diversity-development-1/living-wage>.

## SUPPLY COMMISSIONER

Office of the Supply Commissioner, 1200 Market Street, Room 324, St. Louis, Missouri 63103. **Tuesday, June 15, 2021** - Advertised Bids will be received by the undersigned to be opened at the office at 12:00 o'clock noon, for the items listed below on the dates specified, unless indicated otherwise.

**Tuesday, July 6, 2021**

**Plumbing Supplies  
per Request for Bid (DMB)**

### Notice to All Suppliers

It is the policy of the City of St. Louis that all firms desiring to do business with the City of St. Louis must comply with employ-

ment practices that are in accordance with the ordinances of the City of St. Louis and the Mayor's Executive Order promulgated there-under to the end that all Contractors and suppliers of materials and services will offer equal opportunity for employment and job advancement to blacks and other minority groups in the St. Louis.

### Obtaining Bids

To download bids log on to: <http://stlouis-mo.gov/supply/bid-notices.cfm> then, search available bids.

You may also contact the Supply Commissioner's office at (314) 622-4580 or e-mail [supplydivisionbidrequests.com](mailto:supplydivisionbidrequests.com).

Bidders are invited to be present at the opening of bids. Bid results may be available 30 days following the date of bid opening. If you desire bid results, please include a self-address, stamped envelope with your bid.

### Recycled Products

The City of St. Louis desires to purchase recycled products whenever possible, especially items containing post consumer waste materials. If your company can supply recycled products, please provide information to this office.

### Surplus Property

Notice is hereby given that the City of St. Louis may have surplus property for sale during the course of the year. The property may be listed at [www.govdeals.com](http://www.govdeals.com) or in the City Journal.

### Local Preference

#### ORDINANCE #69431

#### Board Bill No. 295

#### Committee Substitute As Amended

An Ordinance repealing Section One, part 86.040 of Ordinance 56716, pertaining to the opening of bids, codified as Section 5.58.040 of the Revised Code of the City of St. Louis, and enacting a new provision on the same subject matter which allows a local bidder to match the lowest bid when the lowest bid is from a non-local bidder; enacting a new provision on the same subject matter; containing severability clause.

**WHEREAS**, local businesses which seek to enter into contracts with the City of St. Louis are at a competitive disadvantage with businesses from other areas because of the higher administrative costs of doing business in the City;

**WHEREAS**, the City of St. Louis desires to encourage businesses to remain in the City and to relocate to the City;

**WHEREAS**, by enacting a local preference law that allows a local firm to match the lowest bid when its bid is within 2% percent of the lowest bid, the City hopes to encourage and stimulate local business.

### BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

**SECTION ONE.** Section One, part 86.040, Ordinance 56716 is hereby repealed.

**SECTION TWO.** Enacted in lieu thereof is the following new section.

#### 5.58.040 - Opening of bids.

**A.** Proposals shall be opened at the time and place fixed by the advertisement, in the presence of such bidders as desire to be present, and shall be open to the inspection of bidders.

**B.** The bids shall not be materially modified or amended as to price, specification or otherwise, nor substitutions placed thereon, after opening except when the lowest bid is from a non-local bidder. When the lowest bid is from a non-local bidder, any local bidder within two percent of the lowest bid may match the lowest bid. If a local bidder matches the lowest bid, then the Supply Commissioner may select the bid from the local bidder. If more than one local bidder is within two percent of the lowest bid, then only the lowest local bidder may match the bid. In all other circumstances, modification, supplementation or amendment shall cause rejection of the bid. For purposes of this chapter, local bidder means a bidder whose principal place of business is within the City of St. Louis, has had a valid business license for at least one year, and is current in payment of local taxes.

Principal place of business shall be defined as the business's physical office, plant, or site where a majority (51%) of the full-time employees, chief officer, and managers of the business regularly work and conduct business, or where the plant or office and equipment required for the furnishing of the goods or performance of the services provided to the City, as required by the contract, are physically located in the City of St. Louis for at least one taxable year immediately prior to the date of the bid.

**C.** Bids may be for one or more or all the articles advertised for, but there shall be a specific bid on each article. The award may be made to the lowest bidder for any article, or to the lowest bidder for the entire requisition or any part thereof, but the Board of Standardization may reject any or all bids or any part of any bid.

#### **SECTION THREE.** Severability.

The provisions of this section are severable. If any provision of this ordinance is declared invalid, that invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision.

**Approved: April 29, 2013**

The right to reject any and all bids is reserved.

Pam Kuehling  
Supply Commissioner  
(314) 622-4330  
[www.stlouis-mo.gov](http://www.stlouis-mo.gov)