



**City of Berkeley, Missouri**  
**City Council Meeting Virtual**  
January 4, 2021  
Minutes

In light of the current public health crisis and the Federal, State, and County Emergency Declarations, and in accord with the provision of Sec. 610.020, RSMo., the City recognizes that it would be dangerous and impractical, if not impossible, for meetings to be physically accessible to the public. The City also recognizes the need for the public's business to be attended to in order to protect the public health, safety, and welfare. In order to balance both the need for continuity of government and protection of the health and safety of our residents, business persons, and employees, this meeting of the City of Berkeley was not open to public attendance in person. The meeting was accessible by the public in real time ONLY by video/audio webinar.

According to 610.015, RSMo, When it is necessary to take votes by roll call in a meeting of the public governmental body, due to an emergency of the public body, with a quorum of the members of the public body physically present and in attendance and less than a quorum of the members of the public governmental body participating via telephone, facsimile, internet, or any other voice or electronic means, the nature of the emergency of the public body justifying that departure from the normal requirements shall be stated in the minutes. Where such emergency exists, the votes taken shall be regarded as if all members were physically present and in attendance at the meeting.

**Meeting Called to Order:**

Mayor Deinbo called the virtual council meeting to order at 1:05pm.

Roll Call:

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

City Manager Irvin, City Attorney Smith, Chief Linhardt, Chief Jackson, Finance Director Camp and City Clerk Jones were in attendance.

**Approval of the Minutes:**

Councilman Hindeleh moved, Councilwoman Williams seconded, and the motion carried approving the minutes for the 12-07-2020 regular meeting and 12-15-2020 and 12-18-2020 special meetings.

**Public Hearings:**

(Moved from 12-07-2020 meeting) Case #20-24: Shall a Special Use Permit be granted to Theodore Williamson, to operate Bee Line Towing, located at 6555 Romiss Court, Berkeley MO?

No one appeared for Case #20-24. This case is now dead.

Case #20-26: Shall a Special Use Permit be granted to Immuno Tek Bio Centers for the operation of a Blood Plasma Collection Center, located at 9400 Natural Bridge Rd, Berkeley MO?

Mayor Deinbo opened the floor for discussion to address all concerns of the council and public. Aaron Renshaw stated his company could not adhere to some of the conditions and that would cause them not to move forward. Councilman Hindeleh moved, Councilwoman-at-Large Greene seconded, and the motion carried to close Case #20-26 Public Hearing.

Case #20-27: Shall a Special Use Permit be granted to Corey Christanell of Monarch Advance Sciences for operation of medical marijuana manufacturing, located at 5800 N. Hanley, Berkeley MO?

Mayor Deinbo opened the floor for discussion to address all concerns of the council and public. Councilwoman Williams moved, Councilman Hindeleh seconded, and the motion carried to close Case #20-27 Public Hearing.

Case #20-29: Shall a Lot Consolidation and Site Plan with Improvements of North Park Plat 14 of Lot 3, Plat 3 and Lot 4B, Plat 4 of North Park, commonly known as 4600 N. Hanley and 8641 Evans Lane in Berkeley MO, be granted to Sock and Associates on behalf of Arch Esbkymo001 LLC?

Councilwoman Mitchell moved, Councilwoman Anthony seconded, and the motion carried to close Case #20-29 Public Hearing.

Case #20-30: Shall a Special Use Permit be granted to Kenndis Joy to store and package food, at the location of 8533 Airport Rd, Berkeley MO?

Councilman Hindeleh moved, Councilwoman-at-Large Greene seconded, and the motion carried to close Case #20-30 Public Hearing. Ms. Joy was informed that small buses cannot be parked at this location.

Councilwoman-at-Large Greene moved and Councilwoman Anthony seconded the motion to permit Kenndis Joy to use the parking lot at 8638 Frost to distribute food to families. Chief Jackson will monitor the activity and work with Ms. Joy for a different location if there is a traffic problem at the Frost/Hanley intersection. Roll Call: Mitchell-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Greene-Aye and Mayor-Aye (Aye-7) motion passed. The State instructed Ms. Joy that she had to move her distribution due to so many already others already near the Hanley/Airport area.

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

**Case No. 20-31:** A request for a referral to the City Plan Commission for Alkeshia Anderson to be considered for a Special Use Permit to operate Heildi's Kids Daycare located at 8604-8608 Frost Ave.

Councilman Hindeleh moved and Councilwoman Williams seconded the motion to refer Case #20-31 to the City Plan Commission agenda with all necessary paperwork completed and turned in to the City Manager. Roll Call: Mitchell-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Greene-Aye and Mayor-Aye (Aye-7) motion passed.

Case No. 20-32: A request for a referral to the City Plan commission or Guy Transportation LLC, to be considered for a Special Use Permit to operate an automotive repair shop and retail auto parts shop located at 5906 Garfield Ave. This applicant withdrew their application.

**Citizens Hearing:**

Case No. ED20-04: A request from TMK Realty to participate in the City's Façade Program for Improvements reimbursements at 8233 Airport Rd.

Councilman Hindeleh moved and Councilwoman Williams seconded the motion approving TMK Realty to participate in the Façade Program. Roll Call: Mitchell-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Greene-Aye and Mayor-Aye (Aye-7) motion passed.

**Resolutions:**

- a. (Moved from 12-07-2020 meeting) #3561 – A Resolution Authorizing Theodore Williamson, a Special Use Permit to Operate Beeline Towing Located at 6555 Romiss Court in the City of Berkeley, St. Louis County, MO (City Manager Irvin)  
No one appeared for Public Hearing Case #20-24. This Resolution has died.
- b. #3563 – A Resolution Authorizing Immuno Tek Bio Centers, a Special Use Permit to Operate a Blood Plasma Collection Center, Located at 9400 Natural Bridge Rd in the City of Berkeley, St. Louis County, MO (City Manager Irvin)  
Councilman Hindeleh moved and Mayor Deinbo seconded the motion to adopt Resolution #3563. Roll Call: Mitchell-Nay, Williams-Nay, Hoskins-Aye, Anthony-Nay, Hindeleh-Aye, Greene-Nay, and Mayor-Nay (Aye-2, Nay-5) motion failed.
- c. #3564 – A Resolution Authorizing Corey Christanell of Monarch Advanced Sciences, a Special Use Permit to Operate a Medical Marijuana Manufactory, Located at 5800 N Hanley Rd in the City of Berkeley, St. Louis County, MO (City Manager)  
Councilwoman-at-Large Greene moved and Mayor Deinbo seconded the motion to adopt Resolution #3564. Roll Call: Mitchell-Nay, Williams-Aye, Hoskins-Aye, Anthony-Absent, Hindeleh-Nay, Greene-Aye and Mayor-Aye (Aye-4, Nay-2) motion passed.
- d. #3565 – A Resolution Authorizing Kenndis Joy a Special Use Permit to Store and Package Food, Located at 8533 Airport Rd in the City of Berkeley, St. Louis County, MO (City Manager Irvin)  
Councilman Hindeleh moved and Councilwoman-at-Large Greene seconded the motion to adopt Resolution #3565. Roll Call: Mitchell-Aye, Williams-Aye, Hoskins-Aye, Anthony-Absent, Hindeleh-Aye, Greene-Aye and Mayor-Aye (Aye-6) motion passed.

- e. #3566 – A Resolution of the City Council of the City of Berkeley Encouraging Governor Parson to Impose a Statewide Temporary Mask Mandate to Support Controlling the Spread of the 2020 Coronavirus (Council Present) Councilwoman Williams moved and Councilman Hindeleh seconded the motion to adopt Resolution #3566. Roll Call: Mitchell-Nay, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Greene-Aye and Mayor-Aye (Aye-6, Nay-1) motion passed.

**Petitions:**

**Unfinished Business:**

**New Business:**

Appointments to Board and Commissions

**Introduction of Bills:**

- a. Bill #4823 – An Ordinance of the City of Berkeley, amending the Employee Handbook of Personnel Rules and Regulations, Policies and Benefits: Holidays (City Manager Irvin)
- b. Bill #4824 – An Ordinance Approving a Site Plan with Improvements, and a Lot Consolidation for NorthPark Plat Fourteen Consisting of Lot 3, Plat 3 and Lot 4B, Plat 4 of NorthPark, commonly known as 4600 N. Hanley and 8641 Evans Lane, in the City of Berkeley, St. Louis County, MO (City Manager Irvin)
- c. Bill #4825 – An Ordinance Approving the Reimbursement to France Mitchell for Certain Repairs Completed Under the City’s Façade Program at 8067 Airport Rd, a Single-Story Building in the City of Berkeley, St. Louis County, MO (Case ED20-02) (City Manager Irvin)
- d. Bill #4826 – An Ordinance Approving an Agreement with Cassowary Group, LLC, doing Business as BG Services for a Fifty-Percent (50%) Property Tax Abatement at 8854 Frost, in the City of Berkeley, St. Louis County, MO (Case ED20-01) (City Manager Irvin)  
Councilman Hindeleh moved, Councilwoman-at-Large Greene seconded, and the motion carried for the 2<sup>nd</sup> reading by title only for Bill #4826.

Councilman Hindeleh moved and Councilwoman Anthony seconded the motion to move Bill 4816 through 4821 to the 12-15-2020 Special Meeting Agenda. Roll Call: Mitchell-Aye, Williams-Ay, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Greene-Aye, and Mayor-Aye (Aye-7) motion passed.

**Communications:**

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

Councilman Hindeleh moved and Councilwoman-at-Large Greene seconded the motion to hold a special meeting in the council chambers on 01/14/2021 at 1pm for Bill #4825 2<sup>nd</sup> & 3<sup>rd</sup> reading, Bill #4826 3<sup>rd</sup> reading, and legal for closed session. Roll Call: Mitchell-Aye, Williams-Aye, Hoskins-Aye, Anthony-Aye, Hindeleh-Aye, Greene-Aye and Mayor-Aye (Aye-7) motion passed.

**Reports from the Clerk:**

**Reports from the City Attorney:**

**Reports from the Special Committees:**

**Reports from the Standing Committees:**

Councilwoman Mitchell moved, Councilman Hindeleh seconded, and the motion carried to receive and file the City Plan Commission minutes for 11/12/2020 and Economic Development Board minutes for 12/04/2019.

**Reports from the Council:**

**Adjourn:**

Councilwoman-at-Large Greene moved, Councilwoman Anthony seconded, and the motion carried to adjourn the meeting at 3:55pm.

Approved: This 01<sup>st</sup> day of February 2021

Attest:

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Deanna Jones, City Clerk

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Babatunde Deinbo, Mayor