

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JULY 15, 2020**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:43 p.m. on Wednesday, July 15, 2020, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

In response to the coronavirus (COVID-19) public health emergency, some members of the City Council attended in-person in the Council Chambers at Hazelwood City Hall and others attended and participated by video conference in accord with Section 610.015, RSMo (“All votes taken by roll call in meetings of a public governmental body consisting of members who are all elected ... shall be cast by members ... who are physically present ... or who are participating via videoconferencing.”) It was impossible and impractical to hold the meeting in a manner physically accessible by the public. Section 610.020.2, RSMo (“Each meeting shall be held at a place reasonably accessible to the public ... unless for good cause such a place ... is impossible or impractical.”) Public access to the meeting was accommodated in person and via access to video conference pursuant to notice provided in accord with Section 610.020, RSMo.

On roll call the following members of the Council were present:

Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker
Robert M. Aubuchon
Don W. Ryan
Daniel T. Herin
Matthew G. Robinson
Russell Todd

City Clerk Julie Lowery declared a quorum was present.

Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

AGENDA

There being no amendments proposed, Mrs. Hendon moved, seconded by Mr. Taylor, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

Mr. Taylor moved, seconded by Mrs. Hendon, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

AYE - 9

NAY - 0

Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin
Mayor Robinson
Mr. Todd

The motion passed unanimously and the consent agenda was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Mrs. Hendon, to approve the minutes of the July 1 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS - None

PROCLAMATIONS AND RESOLUTIONS

SILGAN PLASTICS
CHAPTER 100
INDUCEMENT
RESOLUTION

Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions with respect to a proposed project at 8930-8940 Pershall Road.

Assistant City Manager - Economic Development Becky Ahlvin stated Green Street is a developer who owns several properties abutting Pershall Road and they have also developed other properties in this corridor. Mrs. Ahlvin stated the developer would like to build a new building on the vacant lot at 8930 Pershall Road as Phase I and Phase II would be to tear down the existing building at 8900 Pershall Road and build a new building. As part of the project, Green Street is seeking a Chapter 100 which would allow for 100% real property tax abatement for 10 years.

Green Street Advisor Brian Pratt gave a PowerPoint presentation on the proposed project. He stated the construction on the proposed Building 1 at 8930 Pershall would start this fall and upon its completion Building 2 construction would start. The objectives of the project are to expand Pershall Road business district by developing two new buildings, compliment the redevelopment of Nature's Bakery/Arcobasso Foods and Booksource, address pent-up market demand for mid-sized warehouse and to offset aging supply with new buildings.

Green Street Senior Vice President of Investments Jerry Crylen showed the site plan and project rendering of the proposed project. Mr. Crylen stated their construction timeline aligns with Missouri Department of Transportation's highway reconstruction

project and doesn't anticipate the project to cause any major traffic congestion. Mr. Crylen explained Green Street agrees to pay the existing taxes during the life of the tax abatement. Green Street will also pay an additional \$.10 above the base tax during years one through four, an additional \$.12 above base tax during years five through seven, and an additional \$.15 above base tax during years eight through ten.

Mr. Pratt stated the proposed abatement schedule results in higher taxes compared to other tax abated projects in the City.

There were no objections and Resolution 2005 was read by title only:

A RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT AT 8930-40 PERSHALL ROAD

Mr. Aubuchon moved, seconded by Mr. Todd, the adoption of Resolution 2005. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	
Mr. Herin	
Mayor Robinson	
Mr. Todd	

Resolution 2005 was unanimously adopted.

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Robinson explained the procedures to be followed during a hearing. He invited anyone desiring to make a comment to come forward at this time.

AUGUST ELECTION Mrs. Lowery stated she received a letter from Rita Cromer of
NID PROPOSAL 1640 Carey Court.

Ms. Cromer's letter expressed concerns regarding the August 4 ballot language not being clear for the Neighborhood Improvement District (NID) proposition. She also expressed concerns with this same measure being voted down in the April 2019 election and the lack of information given to the public regarding the NID proposal.

Mayor Robinson stated the City Manager will contact her and address her concerns.

PUBLIC HEARINGS

SIGN VARIANCE
1020 ANGLUM ROAD
SIMPLE CHURCH

Mayor Robinson called to order the public hearing to consider a variance by Simple Church to permit a pylon sign at 1020 Anglum Road in an I-2 Heavy Industrial District, where pylon signs are prohibited.

City Planner Earl Bradfield stated the proposed pylon sign meets all the other requirements.

Larry Tietz of FASTSIGNS, representing Simple Church, stated the level of the church is 18 feet below the level of the highway and would like the sign to be seen from the highway.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

Mrs. Lowery read a letter from Pastor Mitchell Bland from The Sanctuary Church, the neighboring property, expressing support for the variance to allow the pylon sign.

Mr. Aubuchon moved, seconded by Mrs. Singleton, to grant the variance to permit a pylon sign at 1020 Anglum Road in an I-2 Heavy Industrial District, where pylon signs are prohibited. The motion passed unanimously.

COMMUNICATIONS

EWGCG
BRIEFINGS

The June 25 issue of Briefings was received from the East-West Gateway Council of Governments.

BOUNDARY
COMMISSION

Notice of amendments to the rules of the Boundary Commission of St. Louis County, Missouri, was received.

CHARTER
PROGRAM CHANGES

Notice concerning various programming adjustments and rebrands was received from Charter Communications.

CHARTER
COMMUNICATIONS

Notice of price increases for all subscribers to Spectrum TV, Spectrum TV Select, Spectrum TV Silver and Spectrum TV Gold, effective August 5, 2020, was received from Charter Communications.

EWGCG
BRIEFINGS

The July 2 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Taylor moved, seconded by Mrs. Hendon, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS No items were added to the September 9 Council work session agenda.

BOARD/COMMISSION APPOINTMENTS No appointments or reappointments were made to the City's boards and commissions.

CITY MANAGER'S REPORT - None

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS - None

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS - None

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4876 Mayor Robinson called for the second reading of Bill 4876 to
CHAPTER 100 authorize the issuance of Chapter 100 bonds for the Silgan
BOND ISSUANCE Plastics Project.

There were no objections and Bill 4876 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (SILGAN PLASTICS CORPORATION PROJECT), SERIES 2020, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$15,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF EQUIPPING A FACILITY AS PART OF AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Bill 4876 as an ordinance. The following vote was recorded on the motion:

AYE - 9
Mr. Taylor
Mrs. Hendon

NAY - 0

Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin
Mayor Robinson
Mr. Todd

Bill 4876 was unanimously adopted as Ordinance 4761-20.

BILL 4877 Mayor Robinson called for the second reading of Bill 4877 to
AMEND CHAPTER 220 amend *Chapter 220. Nuisances* regarding weeds.

There were no objections and Bill 4877 was read by title only:

**AN ORDINANCE AMENDING CHAPTER 220. NUISANCES, SECTION 220.150:
WEEDS OR RANK VEGETATION GROWTH, OF THE HAZELWOOD CITY CODE.**

Mrs. Singleton moved, seconded by Mr. Taylor, the adoption of Bill 4877 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	
Mr. Herin	
Mayor Robinson	
Mr. Todd	

Bill 4877 was unanimously adopted as Ordinance 4762-20.

BILL 4878 Mayor Robinson called for the second reading of Bill 4878 to
AMEND CHAPTER 510 amend Chapter 510 regarding sign regulations.

There were no objections and Bill 4878 was read by title only:

**AN ORDINANCE AMENDING CHAPTER 510 OF THE CODE OF ORDINANCES
OF THE CITY OF HAZELWOOD, MISSOURI REGARDING SIGN REGULATIONS.**

Mrs. Hendon moved, seconded by Mrs. Stroker, the adoption of Bill 4878 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin
Mayor Robinson
Mr. Todd

Bill 4878 was unanimously adopted as Ordinance 4763-20.

BILL 4879
AMEND CHAPTER 310
RE: ENDANGERING A
HIGHWAY WORKER

Mayor Robinson called for the second reading of Bill 4879 to amend *Chapter 310. Enforcement and Obedience to Traffic Regulations* regarding the offense of endangering a highway worker.

There were no objections and Bill 4879 was read by title only:

AN ORDINANCE AMENDING CHAPTER 310. ENFORCEMENT AND OBEDIENCE TO TRAFFIC REGULATIONS OF THE HAZELWOOD CITY CODE BY THE ADDITION OF A NEW SECTION REGARDING THE OFFENSE OF ENDANGERING A HIGHWAY WORKER.

Mr. Aubuchon moved, seconded by Mrs. Singleton, the adoption of Bill 4879 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin
Mayor Robinson
Mr. Todd

Bill 4879 was unanimously adopted as Ordinance 4764-20.

BILL 4880
AMEND PAY PLAN

Mayor Robinson called for the second reading of Bill 4880 to amend the 2015 Employee Market Pay Plan.

There were no objections and Bill 4880 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4440-15, WHICH ADOPTED THE MARKET PAY PLAN FOR EMPLOYEES OF THE CITY OF HAZELWOOD, MISSOURI.

Mrs. Singleton moved, seconded by Mrs. Hendon, the adoption of Bill 4880 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	
Mr. Herin	
Mayor Robinson	
Mr. Todd	

Bill 4880 was unanimously adopted as Ordinance 4765-20.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, August 5, at 7:30 p.m. in the Council Chambers.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 8:40 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Julie Lowery, CMC - City Clerk
City of Hazelwood, Missouri