

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
SEPTEMBER 1, 2021**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:33 p.m. on Wednesday, September 1, 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.;

Mayor Robinson asked those present to join in a moment of silent meditation followed by the Pledge of Allegiance.

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

Don W. Ryan
Matthew G. Robinson
Lisa M. Matlock
Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker

Council members Dan Herin and Robert Aubuchon were not present.

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, Mr. Taylor moved, seconded by Mrs. Singleton the adoption of the agenda as printed. The motion passed unanimously.

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

AYE - 7 NAY - 0

Mr. Ryan
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to consult with the City Attorney and discuss litigation in accordance with the provisions of RSMo 610.021(1), was adopted.

APPROVAL OF MINUTES Mrs. Hendon moved, seconded by Mr. Taylor, to approve the minutes of the August 18 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

EMPLOYEE INTRODUCTION Parks and Recreation Superintendent Doug Littlefield introduced newly hired Public Works Maintenance Worker Josh Viehman.

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.

ICE ZONE LITIGATION Clara Faatz of 8 Bon Vue asked if the City was in litigation with Ice Zone over property at the Mills Mall.

Ms. Faatz stated the article in the newspaper reported the City has acquired, or is attempting to acquire, property in the area to avoid paying taxes.

Mr. Zimmerman replied that the city does not own property nor has plans to acquire any property in that area.

Mr. O'Keefe stated changes that have occurred at this property are a result of the property owners not paying their assessments and taxes.

CITY MANAGER'S STATUS REPORT Mr. Zimmerman reported on concerns expressed by Rosanne Courtois at the August 18 Council meeting relative to

vegetation growing on a fence of a neighboring property and a customer service issue in Code Enforcement.

Mr. Zimmerman stated it has been reemphasized to all Code Enforcement employees the need for a high level of customer service. Mr. Zimmerman also stated the concerns with the vegetation on the neighboring fence have been addressed.

HAZELWOOD DAY UPDATE Mr. Zimmerman gave an update on Hazelwood Day that would be taking place on September 11.

Mr. Zimmerman stated this event is replacing Harvestfest and City staff is excited about the new take on this day and the many festivities to enjoy. Mr. Zimmerman stated Mr. Aubuchon suggested getting sponsorship from Hazelwood businesses to help with the cost of the event. Many businesses contributed, and to date the amount of \$13,000 has been raised, which covered all out of pocket expenses. Sponsors include Panattoni, NorthPoint, Bommarito Automotive Group, Bassik Services, Inc., Republic Services, Valley Industries, and Big Sports Properties. Mr. Zimmerman thanked all the sponsors.

PUBLIC HEARINGS

SUBDIVISION PETITION Mayor Robinson called to order a public hearing to consider a petition by BioMerieux, Inc., for subdivision of 595 Anglum Road, 5690 Campus Parkway and 5600 Anglum Court & 5600 ANGLUM CT. to consolidate three lots into one lot.

City Planner Kate Crimmins reported consolidating the lots would create a more walkable environment for their employees as well as increase security. The property would be fenced and a security gate would be installed.

BioMerieux, Inc., Representative Scott Remes was available for questions.

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

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a subdivision from three lots into one lot called “BioMerieux,” Ward 2.” She stated the motion passed unanimously.

Mrs. Hendon moved, seconded by Mrs. Singleton to concur with the City Plan Commission recommendation to authorize the subdivision of 595 Anglum Road, 5690 Campus Parkway and 5600 Anglum Court from three lots into one lot and vacation of a public segment of Anglum Road and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.a.

2021 PROPERTY TAX
RATES

Mayor Robinson called to order the public hearing to consider establishment of the 2021 property tax rates.

Assistant City Manager-Finance Dave Tuberty explained Missouri statutes require that the City establish the tax rates for all real and personal property every year. These rates are to be reported to St. Louis County by October 1. The rates presented this evening are not based on final assessments with Board of Equalization adjustments, the post-Board of Equalization values will not be published until the third week of September. Mr. Tuberty stated the total assessed valuation for 2021 is \$571 million. The total assessed value reflects a 12% increase. 2021 is a reassessment year. Hazelwood is ranked 13th of approximately 88 St. Louis County municipalities and 3rd in North County. The property taxes will generate General Fund revenue of approximately \$4.05 million and an estimated \$1.24 million Debt Fund revenue at a 98% collection rate. From 2020 to 2021, the residential tax rate decreased from \$.755 to \$.701, the commercial tax rate decreased from \$.770 to \$.728 and the agricultural tax rate increased from \$.663 to \$.749. The personal property tax rate remains the same at \$.754. There is also no change in the street bond debt levee, which remains at \$.222.

Mr. Tuberty stated the sewer lateral line repair fee remains at \$20 per household. A fee of up to \$28 was authorized by City voters. Seventy-two cities in St. Louis County charge a sewer lateral repair fee. Hazelwood and one other city are the only cities with a rate under \$28.

Mrs. Singleton asked how the City's tax rate compares with other cities in the area. She stated the perception is Hazelwood has higher taxes.

Mr. Tuberty responded affirmatively and stated it is also due to the amount of services the City pays for.

Mayor Robinson asked staff to prepare a report that shows how Hazelwood's tax rates compare to other municipalities.

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

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Ms. Matlock moved, seconded by Mrs. Singleton to establish the 2021 real and personal property tax rates and place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.b.

LIQUOR LICENSE
725 CAMPUS COURT

Mayor Robinson called to order the public hearing to consider the application by La Nortena Mexican Restaurant, LLC for a Full Liquor License, with Sunday, for La Nortena Mexican Restaurant at 725 Campus Court.

The requisite police record check was performed and Police Chief Gregg Hall has recommended approval of the application once the occupancy permit has been issued.

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

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Mrs. Hendon moved, seconded by Mr. Taylor, to grant a Full Liquor License, with Sunday, to Zayda Guajardo for La Nortena Mexican Restaurant, LLC d/b/a La Nortena Mexican Restaurant, at 725 Campus Court and to issue a 90 day temporary license to provide the applicant the opportunity to establish and validate the requisite food sales. The motion passed unanimously.

COMMUNICATIONS

EWGCG
BRIEFINGS

The August 19 issue of Briefings was received from the East-West Gateway Council of Governments.

SUBDIVISION
PETITION

A petition for subdivision of 4690 TradePort Industrial Court to divide one lot into four lots was received from NorthPoint Hazelwood 370 Industrial, LLC.

SLUP PETITION
7760 N. LINDBERGH

A petition for a Special Land Use Permit for a vehicle service and repair facility at 7760 North Lindbergh Boulevard was received from Jacobi Automotive Services, LLC.

SUBDIVISION PETITION
623 DUNN ROAD &
1 VILLAGE SQ.

A petition for subdivision of 623 Dunn Road and 1 Village Square Shopping Center to adjust the lots' boundaries was received from Enterprise Leasing Company of STL, LLC.

REZONING PETITION
623 DUNN ROAD

A petition for change of zoning at 623 Dunn Road from C-2 General Commercial District to C-3 Highway Commercial District was received from Enterprise Leasing Company of STL, LLC.

SLUP EXPANSION
PETITION
623 DUNN ROAD

A petition for an expansion of Special Land Use Permit for a vehicle rental/leasing and vehicle auto sales at 623 Dunn Road was received from Enterprise Leasing Company of STL, LLC.

**EWGCG
BRIEFINGS**

The August 26 issue of Briefings was received from the East-West Gateway Council of Governments.

Mrs. Hendon moved, seconded by Mr. Taylor, to refer the petitions to the City Plan Commission and 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 November 10 Council work session.

**BOARD/COMMISSION
APPOINTMENTS** Mayor Robinson nominated Dan Sexton, 6726 Christina Marie, for appointment to the Board of Adjustment/Architectural Board of Review and the following to their respective board/commission: Robert Lupicki, Board of Appeals; Sessie Spencer, Civil Service Board; Annette Vrabel, Civil Service Board; and Dorothy Squires, Community Enrichment Commission.

Mrs. Singleton moved, seconded by Mrs. Stroker to approve the preceding appointments. The motion passed unanimously.

**REDISTRICTING
COMMISSION
APPOINTMENTS** Mrs. Lowery notified the Council that census data at the block level will be received soon and a Redistricting Commission must be appointed to ascertain and recommend whether the Wards contain approximately an equal number of residents and if substantial inequalities are found, the commission shall recommend changes in Ward boundaries.

Mr. Aubuchon nominated Nick Syros of 7400 Sunset Drive as the Ward 2 representative. Mr. Taylor nominated Linda Royal of 7317 Berkridge Drive as the Ward 6 representative. Mrs. Hendon nominated George Vineyard of 3959 Dunn Road as the Ward 7 representative. Mrs. Singleton nominated Sharon Dash of 6 Meditation Way as the Ward 8 representative.

Mr. Taylor moved, seconded by Mrs. Hendon, to approve the preceding appointments. The motion passed unanimously.

**HCC CID
APPOINTMENTS** Mayor Robinson nominated the following for reappointment to the Hazelwood Commerce Center Community Improvement District Board of Directors: Dave Tuberty, Wakeel Rahman, and Paul Hampel as successor directors with terms expiring April 18, 2025.

Mrs. Hendon moved, seconded by Mr. Ryan, to approve the reappointment of Dave Tuberty, Wakeel Rahman, and Paul Hampel as successor directors on the Hazelwood Commerce Center Community Improvement District Board of Directors with terms expiring April 18, 2025. The motion passed unanimously.

APPOINTMENT OF MUNICIPAL JUDGE Mayor Robinson stated applicant submissions for the municipal judge opening closed on August 27, 2021 and the city is in receipt of 20 applications.

After discussion, the Council agreed to schedule a work session on September 22 at 6 p.m. to review municipal judge applications.

RFPD FIRE SERVICES UPDATE Mr. O'Keefe stated the City and Robertson Fire Protection District have maintained dialogue over the past months and he is optimistic further discussions will lead to a resolution for all parties.

COUNCIL MEETINGS Mrs. Singleton asked the Council to work harder to start the meetings on time and suggested meetings only be interrupted if there is a dire situation.

HWY 141 EXTENSION Mayor Robinson stated he and Mr. Zimmerman attended an informational meeting with St. Louis County, Bridgeton and Florissant regarding the Highway 141 extension project.

Mayor Robinson stated there is no proposed project or map to review at this time. When St. Louis County provides more information on a plan, the City can determine how to proceed.

Mrs. Hendon and Mrs. Singleton requested to be kept up-to-date on information and meetings pertaining to their wards.

CITY MANAGER'S REPORT

CHAPTER 100 BONDS TRADEPORT LOT 9 Mr. Zimmerman reported staff recommends the issuance of Chapter 100 taxable industrial bonds for Hazelwood TradePort, Lot 9.

Mark Spykerman of Gilmore and Bell, the City's bond counsel, stated NorthPoint has proposed an expansion to the Hazelwood TradePort Business Park. The expansion would include an approximately 407,552 square foot industrial building. Mr. Spykerman stated NorthPoint seeks the same 18 year real property abatement and sales tax exemption incentives for this expansion that were previously granted to the original Hazelwood TradePort Business Park.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize the issuance of taxable industrial bonds for Hazelwood TradePort, Lot 9 and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.c.

**ACCEPTANCE OF
GRANT FUNDING
FOR FIRE DEPT.**

Fire Chief Dave Herman reported staff recommends accepting grant funding for new fire equipment, fire gear and an ambulance.

Chief Herman stated the Fire Department was successful in obtaining two grants, totaling \$383,072.73 from the 2020 Assistance to Firefighters Grant fund. Accepting the funding provides an opportunity to purchase and replace fire equipment and an ambulance with little cost to the City. The City's share would be approximately \$38,307. These grants need to be accepted within 30 days of issuance and utilized within one year of acceptance. The last day to accept this grant funding is September 12, 2021.

Mr. Zimmerman noted the 5-year Capital Improvement Plan (CIP) includes purchasing a new ambulance in the 2022/2023 fiscal year budget at a cost of \$300,000. The ambulance proposed to be paid for from the grant would decrease the City's cost by \$277,273. The 5-year CIP also includes \$32,000 per year for turnout gear. Utilizing this grant would decrease the current budget by \$16,420 and an additional \$32,000 for the next four fiscal years.

Mrs. Singleton congratulated Chief Herman and Captain Gerard Hagedorn on a job well done getting this grant approved.

Mrs. Hendon moved, seconded by Mr. Taylor, to authorize the acceptance of the Assistance to Firefighters Grant funding. The motion passed unanimously.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS**

Mrs. Hendon moved, seconded by Mr. Taylor, to receive and file the minutes of the July 13 Community Enrichment Commission meeting and the minutes of the July 26 Historic Preservation Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**SUBDIVISION
BIOMERIEUX
CAMPUS**

Mayor Robinson called for the first reading of a bill to authorize the subdivision of 595 Anglum Road, 5690 Campus Parkway Drive and 5600 Anglum Court.

There were no objections and Bill 4958 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 595 ANGLUM ROAD, 5690 CAMPUS PARKWAY DRIVE AND 5600 ANGLUM COURT FROM THREE LOTS INTO ONE LOT.

Bill 4958 will be on the agenda for second reading on September 15.

2021 AD VALOREM TAX RATES Mayor Robinson called for the first reading of a bill to establish the 2021 ad valorem tax rates.

There were no objections and Bill 4959 was read by title only:

AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF AD VALOREM TAXES LEVIED FOR THE YEAR 2021 FOR GENERAL AND OTHER MUNICIPAL PURPOSES ON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF HAZELWOOD, MISSOURI, AND THE ANNUAL FEE FOR THE CITY'S SEWER LATERAL SERVICE LINES REPAIR PROGRAM.

Bill 4959 will be on the agenda for second reading on September 15.

CHAPTER 100 BONDS TRADEPORT LOT 9 Mayor Robinson called for the first reading of a bill to approve Consideration of Issuance of Chapter 100 bonds for Hazelwood TradePort, Lot 9

There were no objections and Bill 4960 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (NP HAZELWOOD 370 BUILDING 9, LLC PROJECT), SERIES 2021, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$28,500,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Bill 4960 will be on the agenda for second reading on September 15.

SECOND READING OF BILLS AND ACTION ON BILLS

**BILL 4955
6852 TESON ROAD** Mayor Robinson called for the second reading of Bill 4955 to amend Ordinance 4605-18 and rezone 31.36 acres located at 6852 Teson Road from Non-Urban District to Planned District, Industrial.

Mr. O'Keefe noted Council had been provided with a revised bill in redline format, identified as Bill 4955.1.

Mrs. Hendon moved, seconded by Mr. Taylor, to amend Bill 4955 by the text of Bill 4955.1. The motion passed unanimously.

There were no objections and Bill 4955, as amended, was read by title only:

AN ORDINANCE AMENDING ORDINANCE NO. 4605-18 AND REZONING PROPERTY CONSISTING OF 31.36 ACRES LOCATED AT 6852 TESON ROAD, FROM NON-URBAN DISTRICT TO PLANNED DISTRICT, INDUSTRIAL.

Mrs. Hendon moved, seconded by Mr. Taylor, the adoption of Bill 4955, as amended, as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mr. Ryan	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Bill 4955, as amended, was unanimously adopted as Ordinance 4839-21.

BILL 4956 **SUBDIVISION** Mayor Robinson called for the second reading of Bill 4956 to authorize subdivision of 6852 Teson Road.

There were no objections and Bill 4956 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF A PORTION OF 6852 TESON ROAD TO CREATE ONE LOT OF 24 ACRES AND CONSOLIDATE THE REMAINING 7.4 ACRES WITH EXISTING COMMON GROUND.

Mrs. Hendon moved, seconded by Mr. Ryan, the adoption of Bill 4956 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mr. Ryan	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Bill 4956 was unanimously adopted as Ordinance 4840-21.

BILL 4957 Mayor Robinson called for the second reading of Bill 4957 to
SLUP grant a permanent Special Land Use Permit for a restaurant
and fast food restaurant at 725 Campus Court.

There were no objections and Bill 4957 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND
USE PERMIT TO LA NORTENA MEXICAN RESTAURANT, LLC FOR A
RESTAURANT AND FAST FOOD RESTAURANT AT 725 CAMPUS COURT AND
PROVIDING THE CONDITIONS OF SUCH USAGE.**

Mrs. Hendon moved, seconded by Mr. Taylor, the adoption of Bill 4957 as an ordinance. The following vote was recorded on the motion:

Mr. Ryan
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker

Bill 4957 was unanimously adopted as Ordinance 4841-21.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED Mayor Robinson announced City Hall will be closed on Labor Day, Monday, September 6.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, September 15 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 8:50 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

Julie Lowery - City Clerk
City of Hazelwood, Missouri