

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
NOVEMBER 3, 2021**

CALL TO ORDER

Mayor Matthew G. Robinson called a regular meeting of the Hazelwood City Council to order at 7:31 p.m. on Wednesday, November 3, 2021 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:

Matthew G. Robinson
Lisa M. Matlock
Mary G. Singleton
Carol A. Stroker
Robert M. Aubuchon
Don W. Ryan
Daniel T. Herin

Council member Warren Taylor was not present. City Clerk Julie Lowery declared a quorum was present.

Also present were City Manager Matt Zimmerman and Associate City Attorney Robert Jones.

AGENDA

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

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

AYE - 7 NAY - 0

Mayor Robinson
Ms. Matlock
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to discuss personnel matters in accordance with the provisions of RSMo 610.021(3), was adopted.

APPROVAL OF MINUTES Mr. Aubuchon moved, seconded by Mrs. Stroker, to approve the minutes of the October 20 special Council, regular Council and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS - None

PROCLAMATIONS AND RESOLUTIONS

F.Y. 2021 BUDGET APPROPRIATIONS TRANSFER RESOLUTION Mayor Robinson called for the reading of a resolution to amend the fiscal year 2021 budget by transferring unencumbered appropriations as requested by the City Manager.

Assistant City Manager-Finance Dave Tuberty stated the General Fund budget did not go over budget as a whole. However, the Charter requires an adjustment in the event individual departments of the General Fund exceed budget. The Finance Department exceeded budget by \$14,535 due to a change in one employee's insurance coverage to include a family member, and additional fees to financial software provider for services to upgrade all cloud storage. The Fire District budget exceeded budget, by \$211,472, due to the increase in payments to the Robertson Fire Protection District (RFPD). Budgeted spending in the Legal Department that did not happen mitigated these budget overages. All other departments were under budget.

There were no objections and Resolution 2107 was read by title only:

A RESOLUTION PROVIDING FOR THE TRANSFER OF UNENCUMBERED APPROPRIATIONS FOR FISCAL YEAR 2021 AS REQUESTED BY THE CITY MANAGER.

Mrs. Singleton moved, seconded by Mr. Herin, the adoption of Resolution 2107. The following vote was recorded on the motion:

AYE - 7 NAY - 0

Mayor Robinson
Ms. Matlock
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin

Resolution 2107 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.

UTZ LANE CONCERNS Sue Smith of 513 Utz Lane expressed concerns with a property in her neighborhood that does not comply with the City's code regarding property maintenance.

Ms. Smith also expressed concerns with the amount of tractor-trailers that drive down her street and stated she would like more signage indicating the street is not thru.

Mr. Zimmerman stated he would look into the issues and notify her of his findings.

Clara Faatz of 8 Bon Vue concurred with Ms. Smith's concerns and stated people try to make left turns from Utz Lane onto Lindbergh where a left turn cannot be made and she would also like more signage indicating no left turn.

**SLUP EXTENSION
9085 DUNN ROAD** A request for an extension of the Special Land Use Permit deadlines to commence construction and full operation of 9085 Dunn Kitchen & Bar, LLC d/b/a At Monroe Kitchen & Bar at 9085 Dunn Road was received.

City Planner Kate Crimmins reported due to delays in closing on the purchase of the building the project has experienced postponements.

At Monroe Kitchen & Bar owner Sara Winbush was available for questions.

Mr. Aubuchon moved, seconded by Ms. Matlock, to extend the Special Land Use Permit deadlines to commence construction and operation of 9085 Dunn Kitchen & Bar, LLC d/b/a At Monroe Kitchen & Bar by six months and to place the draft bill on the agenda for

introduction. The motion passed unanimously and the bill was added to the agenda as item 17.a.

**CITY MANAGER
STATUS REPORT**

Mr. Zimmerman reported an update on concerns expressed at the October 6 regular Council meeting regarding the lack of mowing and excess garbage at the intersection of Missouri Bottom Road and the ramps to I-270/MO-370.

Mr. Zimmerman stated staff has tried contacting Missouri Department of Transportation (MoDOT) and St. Louis County Transportation Department. MoDOT has a new acting area engineer and they are going to help with monitoring the area. The City has received no response from St. Louis County Transportation Department. Mr. Zimmerman stated he spoke to Mr. Thomason, who expressed concerns at the October 6 Council meeting, and explained the difficulty of establishing responsibility for the intersection due to the fact it crosses three different jurisdictions.

Mr. Zimmerman reported to Mr. Thomason that the City would continue monitoring the area.

PUBLIC HEARINGS

**VACATION PETITION
ANGLUM ROAD** Mayor Robinson called to order a public hearing to consider vacating a 1,153-foot public segment of Anglum Road.

Mrs. Crimmins stated at the September 15 Council meeting a subdivision plat that consolidates BioMerieux's three lots into one lot was passed. The vacation of a 1,153-foot public segment of Anglum Road between Campus Parkway and a Norfolk southern railroad spur was included in the company's proposal. Although the street vacation was included in the subdivision plat, the City would like to ensure the vacation is properly recorded by St. Louis County, and City staff and the City Attorney are recommending the City Council pass a separate ordinance to vacate the street segment.

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 vacate a 1,153-foot public segment of Anglum Road." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to vacate a 1,153-foot 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.b.

SLUP PETITION
11750 MISSOURI
BOTTOM ROAD

Mayor Robinson called to order a public hearing to consider a petition by The Sip Spot, LLC for a restaurant at 11750 Missouri Bottom Road.

Mrs. Crimmins stated the restaurant would offer dine-in and take-out service. The restaurant hours will be from 11 a.m. until 12 a.m. seven days a week. The owners are planning to have karaoke and live music or a DJ on some nights. Mrs. Crimmins stated the existing fenced patio in the rear of the building would have outdoor seating weather permitting.

Owners Eric Walls and Maurice Butler gave a presentation about the proposed business and its operations. Mr. Walls stated the restaurant would be a place to dine and watch sporting events. Mr. Butler stated he and his business partner have over 20 years' experience in the restaurant industry and both are avid sports fans and active in their communities. The restaurant would have space that would be available to rent for private parties. They have made a \$40,000 investment in upgrades to the HVAC system, bathrooms, walls and installation of televisions. Renovations to the exterior of the building would begin at a later date. Mr. Walls stated they would like to host community events like backpacks for kids, haircuts for kids, and pop-up shop events.

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 Special Land Use Permit for a restaurant at 11750 Missouri Bottom Road, Ward 2, with the following condition: The owner shall be required to maintain a fully functional video recording system on the property to ensure the safety of guests, to deter criminal activity, and to assist law enforcement in following up on reported criminal activity. The cameras shall be installed and functioning prior to operation of the business. The cameras shall be set up to accurately record entry/exit doors from the inside, any area where money may be handled or stored inside the business, and a view of the parking lot from the front door of the business. The system shall be checked by the owner on a weekly basis to ensure proper functionality and the owner is responsible to make the appropriate repairs as soon as reasonably possible upon determining a defect in operation. The owner/operator shall agree to make the recording data available to law enforcement upon request. Recordings shall be saved and able to be retrieved for a minimum of 30 days." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Herin, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a restaurant at 11750 Missouri Bottom 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.c.

SLUP PETITION
820 & 830 MCDONNELL
AND 1570 & 1580 VILLE
MARTHA LANE

Mayor Robinson called to order the public hearing to consider a petition by Excel Motors, LLC for vehicle, auto sales and a vehicle service and repair facility at 820 and 830 James S. McDonnell Boulevard and 1570 and 1580 Ville Martha Lane.

Mrs. Crimmins reported the site is comprised of 15 acres with a 40,000 square foot showroom, office, and service building, an 8,000 square foot detached service building, and a smaller 3,000 square foot office/showroom previously used as the used car sales office. Atlanta Luxury Motors will own and operate the dealership. The business model heavily relies on technology and online shopping, as well as traditional car sales. The sales office would operate Monday through Saturday from 9 a.m. until 9 p.m. and the service department would operate Monday through Friday from 8 a.m. until 6 p.m.

Cade Ekes, VP of Operations for ALM Automotive Group 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 Special Land Use Permit for vehicle, auto sales and vehicle service and repair facility at 820 and 830 James S. McDonnell Boulevard and 1570 and 1580 Ville Martha Lane, Ward 2, with the following conditions:

1. All vehicle service must take place in indoor service bays.
2. No damaged vehicles may be stored outdoors.
3. No tires or auto parts may be stored outdoors."

She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a vehicle, auto sales and vehicle service and repair facility at 820 and 830 James S. McDonnell Boulevard and 1570 and 1580 Ville Martha Lane 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.d.

SUBDIVISION,
SLUP & CHANGE OF
ZONING PETITIONS
6235 & 6245 NORTH
LINDBERGH BLVD.

Mayor Robinson called to order the public hearings to consider the petitions by Lindbergh Property Holdings, LLC for the subdivision of 6235 and 6245 North Lindbergh Boulevard to consolidate two lots into one lot, to rezone 6235 North Lindbergh Boulevard from C-2 General Commercial District to C-3 Highway Commercial District, and for a Special

Land Use Permit for a vehicle, auto sales and vehicle service and repair facility at 6235 North Lindbergh Boulevard.

Mrs. Crimmins reported the subject site currently consists of two lots formerly known as Dale's Music and Low Key Music. The site plan shows the existing 10,000 square foot building retained and utilized as the office and vehicle service facility. A 300 square foot storage room addition is proposed for the rear of the building. All existing pavement will be removed and the new parking lot will contain 216 inventory spaces. 42 spaces are required for the use of the building and would be designated for customers and employees. The asphalt drive that led into the vacant lot at 6245 North Lindbergh Boulevard would be removed and the drive leading into the former Dale's Music parking lot would become the entrance to the business. The company has also petitioned for three variances from the Board of Adjustment. The first was for a 0.3-acre variance of the requirement that vehicle sales must have a minimum of a 3-acre lot, and was granted. The second is a 35-foot variance of the 35-foot "green space" requirement where a commercial zoning district abuts a single-family zoning district. The third variance is for a two-foot variance of the six-foot maximum height regulation for privacy fences to permit an eight-foot privacy fence. The business will sell pre-owned vehicles and contain a vehicle service center. The vehicle sales portion of the business will be customer facing. The vehicle service portion of the business will not be customer facing. Hours will be the same as other Hazelwood Bommarito stores, with Monday, Wednesday and Friday being from 7 a.m. to 8 p.m., Tuesday and Thursday from 7 a.m. to 6 p.m., and Saturday 7 a.m. to 3 p.m. This location will employ 15-20 employees.

Mrs. Singleton asked if there would be any green space between the business and the residential neighborhood.

Mrs. Crimmins replied Bommarito is proposing an 8-foot vinyl privacy fence along the perimeter of the property, similar to what they have at their other locations. They have also offered to do some landscaping if necessary.

Mr. Aubuchon asked if Bommarito met with residents in the area.

Mrs. Crimmins responded affirmatively.

Clara Faatz of 8 Bon Vue stated more signage or striping of the road needs to be considered at Lindbergh Boulevard and Utz Lane.

Bommarito Group representative Clay Vance gave a presentation. He showed the site plan for the proposed vehicle sales and service lot and spoke about the 8-foot fencing that would shield the resident's homes from the businesses lot. He stated the fencing would be erected directly on the property line. The 35-foot green space would be inside the property line if need be. He stated the service area would be to recondition any vehicles that need to have work completed and will give the Volkswagen dealership a larger piece of property.

Mr. Aubuchon asked about the vegetation at the boundary line and the mobile home park.

Mr. Vance replied that he is unsure how much vegetation will be left on the property line after clearing.

Mr. Zimmerman stated that the mobile home park is zoned in a manner that does not require screening although the idea is to keep as much of the landscaping screen as possible.

Mr. Aubuchon asked about lighting and if it would have an effect on the neighboring residential properties.

Mr. Vance replied a lighting plan that meets the requirements has been submitted and is similar to the other Bommarito locations.

Mr. Aubuchon stated there has been issues with this before on another lot.

Mr. Vance replied those issues have been rectified.

Mr. Zimmerman noted that the requirements have been verified and that they meet expectations.

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 called "Dale's Subdivision Lots 1 and 2 Consolidation Plat" located at 6235 and 6245 North Lindbergh Boulevard, Ward 2." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan to concur with the City Plan Commission recommendation to authorize the subdivision of 6235 and 6245 North Lindbergh Boulevard 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.d.

Mrs. Lowery read the City Plan Commission motion "to recommend approval to the City Council of the petition to rezone the newly created "Dale's Subdivision Lots 1 and 2 Consolidation Plat" from C-2 General Commercial District to C-3 Highway Commercial District at 6235 North Lindbergh Boulevard, Ward 2." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Ms. Matlock, to concur with the City Plan Commission recommendation to rezone 6235 North Lindbergh Boulevard to C-3 Highway Commercial

District 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.e.

Mrs. Lowery read the City Plan Commission motion "to recommend approval to the City Council of the petition for a Special Land Use Permit for vehicle, auto sales and vehicle service and repair facility at 6235 North Lindbergh Boulevard, Ward 2, with the following conditions:

1. All vehicle service must take place in indoor service bays.
2. No damaged vehicles may be stored outdoors.
3. No tires or auto parts may be stored outdoors.
4. No damaged vehicles may be stored outdoors.
5. The final lighting installation shall be subject to staff approval and lighting shall be adjusted based on any resident complaint."

She stated the motion passed by a vote of five in favor and one opposed.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a vehicle, auto sales and vehicle service and repair facility at 6235 North Lindbergh Boulevard 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.f.

COMMUNICATIONS

EWGCG BRIEFINGS	The October 21 issue of Briefings was received from the East-West Gateway Council of Governments.
STLCO ISO RATING	A notice regarding the County Commercial Code Enforcement ISO rating was received from St. Louis County Department of Transportation and Public Works.
SLUP PETITION 6085 N. LINDBERGH	A petition for a Special Land Use Permit for a vehicle service station/minimart at 6085 North Lindbergh Boulevard was received from Mueez, Inc.
SLUP PETITION 209 VILLAGE SQUARE SHOPPING CENTER	A petition for a Special Land Use Permit for a restaurant 209 Village Square Shopping Center was received from SimplyCookingWithDonna, LLC.
SLUP PETITION 12045 MO BOTTOM RD.	A petition for a Special Land Use Permit for a medical marijuana infused products manufacturing facility at 12045 Missouri Bottom Road was received from Growing Jobs Missouri, LLC.

**EWGCG
BRIEFINGS** The October 28 issue of Briefings was received from the East-West Gateway Council of Governments.

**HCC CID
ANNUAL CID REPORT** Hazelwood Commerce Center Community Improvement District annual report was received from Development Dynamics, LLC.

**VILLAGE SQUARE
CID ANNUAL REPORT** The Village Square annual Community Improvement District annual report was received from Lewis Rice, LLC.

Mr. Aubuchon moved, seconded by Mrs. Stroker, 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** After discussion Mr. Aubuchon moved, seconded by Mr. Ryan to cancel the November 10 council work session. The motion passed unanimously.

**APPOINTMENT OF
MUNICIPAL JUDGE** Mrs. Singleton moved, seconded by Ms. Matlock, to move this item to the closed session following the regular meeting. The following vote was recorded on the motion:

AYE - 7 NAY - 0

Mayor Robinson
Ms. Matlock
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin

WARD 7 VACANCY After discussion, the Council agreed to start receiving applications for the Ward 7 seat immediately.

The deadline for applicants to apply will be November 22.

CITY MANAGER'S REPORT

**CHAPTER 100 BONDS
TRADEPORT LOT 10** Mr. Zimmerman reported staff recommends the issuance of Chapter 100 taxable industrial bonds for Hazelwood TradePort, Lot 10.

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 a 511,212 square foot industrial building at an approximate cost of \$35,000,000. 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.

NorthPoint representative Ryan Zickel was available for questioning.

Mrs. Singleton moved, seconded by Mr. Aubuchon, to concur with the staff recommendation to authorize the issuance of Chapter 100 taxable industrial bonds for Hazelwood TradePort, Lot 10 and to place the draft bill on the agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.g.

CONTRACT FIREHOUSE #2 Public Works Director David Stewart reported staff recommends authorization of a contract with The Waldinger Corporation for the replacement of the HVAC split system for Firehouse #2 at a cost not to exceed \$27,684.

HVAC REPLACEMENT

Mr. Stewart reported that included in the fiscal year capital budget is \$48,000 to replace the HVAC Split System at Firehouse #2. This includes the replacement of the 2004 condenser and an original to the building air-handling unit.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the staff recommendation to authorize a contract with The Waldinger Corporation for the replacement of the HVAC split system for Firehouse #2 and to place the draft bill on the agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.h.

PURCHASE DUMP TRUCK Public Works Director David Stewart reported staff recommends the purchase of two 2022 Ford F450 regular cab pickup trucks with snowplow and spreader equipment from Bommarito Ford at a cost not to exceed \$135,594.

Mr. Stewart stated the current fiscal year Capital Fund budget includes \$115,000 to purchase an aerial truck for the Maintenance Division of the Public Works Department. Due to the rapidly deteriorating condition of two existing 2008 F350 snowplow trucks, staff recommends replacement of these trucks in lieu of the aerial truck purchase. The state bid for a Ford 450 4WD regular cab pickup truck with snowplow and spreader is \$67,797. Bommarito Ford of Hazelwood will match state bid amount resulting in a total cost of \$135,594.

Mr. Aubuchon asked when the trucks would be delivered.

Mr. Stewart replied approximately eight months.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to concur with the staff recommendation to purchase two Ford 450 4WD regular cab pickup trucks with snowplows and spreaders from Bommarito Ford of Hazelwood at the cost of \$135,594. The motion passed unanimously.

PURCHASE OF AMBULANCE

Fire Chief Dave Herman reported staff recommends the purchase of one 2022 AEV Trauma Hawk Custom Type 1 ambulance from American Response Vehicles at a cost of \$4,932 using the Staffing for Adequate Fire and Emergency Response (SAFER) grant.

Chief Herman stated the SAFER grant previously approved at the October 6 Council meeting provided for the purchase of a new ambulance for the Fire Department. Two bids were received and the lowest bid was from American Response Vehicles. 90% of the cost would be covered by the grant and the City would pay approximately \$4,932. The ambulance would be delivered within six months.

Mr. Aubuchon moved, seconded by Mr. Herin, to concur with the staff recommendation to purchase one 2022 AEV Trauma Hawk Custom Type 1 ambulance from American Response Vehicles at a cost of \$4,932 under the SAFER Grant program. The motion passed unanimously.

2022 EMPLOYEE HEALTH, DENTAL AND VISION BENIFITS

Mr. Tuberty reported staff recommends purchasing employee health and dental insurance from United Healthcare and vision insurance from Vision Benefits of America (VBA) for the 2022 calendar year.

Mr. Tuberty stated United Healthcare presented the City with a renewal of an 8% increase in overall premium. United Healthcare provides dental insurance and there will be an 8.7% increase in dental coverage rates, with a two-year guarantee. Employee vision coverage from VBA is not increasing premiums and has a two-year guarantee.

Mrs. Stroker moved, seconded by Ms. Matlock, to concur with the staff recommendation to purchase health and dental insurance from United Healthcare. The motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to purchase vision insurance from VBA. The motion passed unanimously.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT

Mrs. Lowery stated the Redistricting Commission met on October 25 and are ready to make a recommendation to the Council.

Mrs. Lowery thanked Mrs. Crimmins, Project Development Coordinator Nikki Miller and Mr. Zimmerman for their assistance on the getting the data and maps together for the Commission.

Mr. Zimmerman stated the factors considered by the Commission were equality of population, contiguity, racial equity, incumbency, retention of existing neighborhoods and retention of existing ward boundaries. The Commission reviewed the census data, proposed maps, and by a vote of five in favor and two opposed support the Option 2 map. Option 2 suggests the most significant boundary changes to Wards 1, 4 and 7. Pursuant to the City Charter, the Council may accept, modify or reject the recommendation. The preliminary draft of the redistricting bill would be placed on the November 17 regular Council meeting agenda for first reading, and at the December 1 regular Council meeting a public hearing would be held and passage of the final bill would be considered. Two factors have shortened the timeline of the Redistricting Commission: the data from the 2020 census was not made available until September and is usually received in March, and changes in state law regarding candidate filing dates being more restrictive. The Council was provided with data and two map options.

Mr. Ryan moved, seconded by Mrs. Singleton, to concur with the Redistricting Commission recommendation to reapportion and redistrict the City wards.

**COMMISSION AND
BOARD REPORTS
MINUTES**

Mr. Aubuchon moved, seconded by Mrs. Stroker, to receive and file the minutes of the September 9 City Plan Commission Commission meeting, the September 14 Community Enrichment Commission meeting, the September 27 Historical Preservation Commission, and the October 11 Neighborhood Watch Commission. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**SLUP EXTENSION
9085 DUNN ROAD**

Mayor Robinson called for the first reading of a bill to extend the Special Land Use Permit deadlines for 9085 Dunn Kitchen & Bar, LLC d/b/a At Monroe Kitchen & Bar, for construction and operation of a restaurant, at 9085 Dunn Road.

There were no objections and Bill 4969 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4821-21 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINES TO COMMENCE CONSTRUCTION AND FULL OPERATION OF 9085 DUNN KITCHEN & BAR, LLC D/B/A AT MONROE KITCHEN & BAR FOR A RESTAURANT AT 9085 DUNN ROAD.

Bill 4969 will be on the agenda for second reading on November 17.

ANGLUM ROAD
VACATION

Mayor Robinson called for the first reading of a bill to vacate a 1,153-foot public segment of Anglum Road.

There were no objections and Bill 4970 was read by title only:

AN ORDINANCE VACATING A 1,153-FOOT PUBLIC SEGMENT OF ANGLUM ROAD OF THE CITY OF HAZELWOOD, MISSOURI.

Bill 4970 will be on the agenda for second reading on November 17.

SLUP 11750 MO BOTTOM RD. Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a restaurant at 11750 Missouri Bottom Road.

There were no objections and Bill 4971 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO THE SIP SPOT, LLC FOR A RESTAURANT AT 11750 MISSOURI BOTTOM ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4971 will be on the agenda for second reading on November 17.

SLUP 820 & 830 MCDONNELL AND 1570 & 1580 VILLE MARTHA LANE Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for vehicle, auto sales and a vehicle service and repair facility at 820 and 830 James S. McDonnell Boulevard and 1570 and 1580 Ville Martha Lane.

There were no objections and Bill 4972 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO EXCEL MOTORS, LLC FOR VEHICLE, AUTO SALES AND A VEHICLE SERVICE AND REPAIR FACILITY AT 820 AND 830 JAMES S. MCDONNELL BOULEVARD AND 1570 AND 1580 VILLE MARTHA LANE AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4972 will be on the agenda for second reading on November 17.

SUBDIVISION 6235 & 6245 NORTH LINDBERGH BLVD. Mayor Robinson called for the first reading of a bill to authorize the subdivision of 6235 and 6245 North Lindbergh Boulevard from two lots into one lot.

There were no objections and Bill 4973 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 6235 NORTH LINDBERGH BOULEVARD AND 6245 NORTH LINDBERGH BOULEVARD FROM TWO LOTS INTO ONE LOT.

Bill 4973 will be on the agenda for second reading on November 17.

REZONE 6235 NORTH LINDBERGH BLVD. Mayor Robinson called for the first reading of a bill to rezone 6235 North Lindbergh Boulevard from C-2 General Commercial District to C-3 Highway Commercial District.

There were no objections and Bill 4974 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF HAZELWOOD, MISSOURI, BY REZONING 6235 NORTH LINDBERGH BOULEVARD, FROM C-2 GENERAL COMMERCIAL DISTRICT TO C-3 HIGHWAY COMMERCIAL DISTRICT.

Bill 4974 will be on the agenda for second reading on November 17.

SLUP 6235 NORTH LINDBERGH BLVD. Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a vehicle service and repair facility and vehicle, auto sales at 6235 North Lindbergh Boulevard.

There were no objections and Bill 4975 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO LINDBERGH PROPERTY HOLDINGS, LLC FOR A VEHICLE SERVICE AND REPAIR FACILITY AND VEHICLE, AUTO SALES AT 6235 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4975 will be on the agenda for second reading on November 17.

CHAPTER 100 BONDS TRADEPORT BLDG. 10 Mayor Robinson called for the first reading of a bill to authorize the issuance of Chapter 100 bonds for Hazelwood TradePort, Building 10.

There were no objections and Bill 4976 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (NP HAZELWOOD 370 BUILDING 10, LLC PROJECT), SERIES 2021, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$35,000,000, 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 4976 will be on the agenda for second reading on November 17.

CONTRACT FIREHOUSE #2 HVAC REPLACEMENT Mayor Robinson called for the first reading of a bill to authorize a contract with The Waldinger Corporation for the replacement of the HVAC split system at Firehouse #2 at a cost not to exceed \$27,684.

There were no objections and Bill 4977 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH THE WALDINGER CORPORATION FOR THE 2021 HAZELWOOD FIREHOUSE #2 HVAC SPLIT SYSTEM REPLACEMENT PROJECT AT A COST NOT TO EXCEED \$27,684.

Bill 4977 will be on the agenda for second reading on November 17.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4966 SUBDIVISION Mayor Robinson called for the second reading of Bill 4966 to approve the subdivision of 623 Dunn Road and 1 Village Square Shopping Center.

There were no objections and Bill 4966 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 623 DUNN ROAD AND 1 VILLAGE SQUARE SHOPPING CENTER TO ADJUST THE LOTS' BOUNDARIES.

Mrs. Stroker moved, seconded by Mr. Ryan, the adoption of Bill 4966 as an ordinance. The following vote was recorded on the motion:

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

Bill 4966 was unanimously adopted as Ordinance 4850-21.

BILL 4967
SLUP EXPANSION
623 DUNN ROAD

Mayor Robinson called for the second reading of Bill 4967 to grant an expansion of the Special Land Use Permit for a vehicle rental and leasing and vehicle, auto sales at 623 Dunn Road, to include an additional 1.55 acres.

There were no objections and Bill 4967 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 3037-99 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO ENTERPRISE LEASING COMPANY OF STL, LLC FOR A VEHICLE RENTAL AND LEASING AND VEHICLE, AUTO SALES AT 623 DUNN ROAD, TO INCLUDE AN ADDITIONAL 1.55 ACRES, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Mrs. Stroker moved, seconded by Mr. Ryan, the adoption of Bill 4967 as an ordinance. The following vote was recorded on the motion:

AYE - 7 NAY - 0

Mayor Robinson
Ms. Matlock
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Herin

Bill 4967 was unanimously adopted as Ordinance 4851-21.

BILL 4968
REZONING

Mayor Robinson called for the second reading of Bill 4968 to amend Chapter 405 of the Municipal Code of the City of Hazelwood.

There were no objections and Bill 4968 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF HAZELWOOD, MISSOURI, BY REZONING A 1.55 ACRE PORTION OF A LOT AT 623 DUNN ROAD, FROM C-2 GENERAL COMMERCIAL DISTRICT TO C-3 HIGHWAY COMMERCIAL DISTRICT

Mrs. Stroker moved, seconded by Mr. Aubuchon, the adoption of Bill 4968 as an ordinance. The following vote was recorded on the motion:

AYE - 7 NAY - 0

Mayor Robinson
Ms. Matlock
Mrs. Singleton
Mrs. Stroker

Mr. Aubuchon
Mr. Ryan
Mr. Herin

Bill 4968 was unanimously adopted as Ordinance 4852-21.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED City Hall will be closed November 11, 2021 for Veterans Day.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, November 17 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 9:26 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Julie Lowery - City Clerk
City of Hazelwood, Missouri