

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
FEBRUARY 6, 2013**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Pro Tempore Carol A. Stroker at 7:30 p.m. on Wednesday, February 6, 2013 in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Pro Tempore Stroker 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:

Russell Todd
Warren H. Taylor
Rosalie Hendon
Carol A. Stroker
Robert M. Aubuchon
Don W. Ryan
Michael J. Conley

Mayor Matthew G. Robinson and Councilwoman Mary G. Singleton were not present. Mrs. Wolf declared a quorum was present.

Also present were City Manager Edwin G. Carlstrom, Associate City Attorney Ken Heinz, and City Clerk Colleen Wolf.

AGENDA

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

CONSENT AGENDA

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

AYE - 7

NAY - 0

Mr. Todd
Mr. Taylor
Mrs. Hendon
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mr. Conley

The motion passed unanimously and the consent agenda was adopted.

APPROVAL OF MINUTES

Mr. Conley moved, seconded by Mrs. Hendon, to approve the minutes of the January 16 regular Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

WHAT'S NEW

Communications Coordinator Tim Davidson reported on City news, events, and programs.

Mayor Robinson was recently appointed to the North County Incorporated Executive Board. NCI is a regional development organization that advocates economic and community development in North County.

Feel Good Fitness, a 2,000 square foot fitness center specializing in dance exercise, opened at St. Louis Outlet Mall on January 2. No membership fee is required and customers may pay for individual classes. In addition, On the Ball Sports opened on February 1. Sports fans can find items for over 100 of their favorite teams in the 3,620 square foot Missouri sports memorabilia store. The grand opening of a 35,000 square foot Ross Dress for Less store is scheduled for March 9. Ross Dress for Less is the largest off-price apparel and home fashion chain in the United States.

The Hazelwood Fire Department will observe the 2013 Great Central U.S. ShakeOut on February 7. A fire truck crew will be at both McNair and Russell Elementary Schools to hold earthquake drills. In addition, the department is asking City employees to participate by dropping, covering, and holding on when the alarm sounds.

Upcoming community and City events include the Adult Easter Egg Hunt on March 22, the Hunt for the Hounds on March 23, the Easter Eggstravaganza egg hunt for children to age 10 on March 30, and the Mayors' Shamrock Ball hosted by the Mayors of Hazelwood, Florissant, and Black Jack on March 2. Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

Mr. Davidson was congratulated for receiving the Community Development Award from the Northwest Chamber of Commerce to recognize his outstanding work in promoting the City and his assistance to the chamber.

INTRODUCTION OF NEW POLICE CHIEF

Mr. Carlstrom introduced Police Chief Gregg Hall who was recently promoted from the rank of Captain.

Mrs. Wolf administered the oath of office to Chief Hall.

Former Police Chief Carl Wolf presented Chief Hall with his badge and eagles.

PROCLAMATIONS AND RESOLUTIONS - None

CITIZEN HEARINGS AND PRESENTATION OF PETITIONS

Mayor Pro Tempore Stroker explained the procedures to be followed during a hearing. She invited anyone desiring to make a comment to come forward at this time.

CONCERNS WITH NEIGHBOR Yong-He Bae, 16 Queen Ann Drive, expressed concerns with a neighbor.

Ms. Bae stated she believes Hazelwood is a desirable place to live and moved here last July. However, she stated, she has been experiencing problems with a neighbor who is a renter. She expressed concern that the number of residents in the home exceeds the Occupancy Permit. In addition, the neighbor has three large dogs that have jumped the fence. She stated she called the Police Department when this occurred and was pleased with their response. She stated, because the fence isn't tall enough to contain the dogs, it's possible they will jump it and attack people or other animals. She asked for assistance in coming to a diplomatic solution to this problem.

Mr. Carlstrom responded he would investigate the situation tomorrow and would contact Ms. Bae.

PUBLIC HEARINGS

SLUP PETITION 7000 N. HANLEY ROAD Mayor Pro Tempore Stroker called to order the public hearing to consider the petition by Hamlan Hot Stone, LLC for a Special Land Use Permit for a vehicle service and repair facility at 7000 North Hanley Road.

Ghassan (Jason) Ayesh, the business owner, explained his proposal to operate a minor mechanical repair shop on Mondays through Saturdays from 8:00 a.m. to 6:00 p.m.

In response to Mr. Taylor's inquiries, Mr. Ayesh stated the facility would not have gasoline and would most likely have two flatbed tow trucks.

Mr. Aubuchon noted 11 parking spaces are required and the facility has 15. He asked if parking for the tow trucks was considered when calculating the number of required spaces.

Mr. Ayesh replied there is room for more than 15 spaces and parking would be more than sufficient.

In response to Mr. Aubuchon's question, Mr. Ayesh responded no vehicle painting would be done. He added the business wouldn't have a convenience store or gasoline service and would perform only minor vehicle repairs.

Mr. Aubuchon noted vehicles cannot be stored on site for more than 30 days.

Mr. Taylor commented there is a couch or chair at the back of the property and asked if it would be removed.

Mr. Ayesh responded it must have been dumped there. He stated he would have it and anything else in the area removed.

Mayor Pro Tempore Stroker 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 Pro Tempore Stroker declared the hearing closed.

Mrs. Wolf read the City Plan Commission motion “to recommend approval to the City Council for a Petition for Special Land Use Permit to allow for vehicle service and repair facility within the C-2 General Commercial zoning district located at 7000 North Hanley with the following conditions: 1) Vehicles being repaired cannot remain on the property for more than a 30 day period, 2) Vehicles must be parked in a designated parking space, and 3) Vehicles without current license plates cannot be parked at site.” She stated the motion passed unanimously.

Mr. Taylor moved, seconded by Mr. Conley, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a vehicle service and repair facility at 7000 North Hanley 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.

COMMUNICATIONS

NCI MEMBERSHIP A letter of appreciation for the City’s membership was received from North County Incorporated.

SLCML NEWSLETTER The St. Louis County Municipal League’s January newsletter was received.

LOCAL GOVERNMENT BRIEFINGS The January 17 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

LOCAL GOVERNMENT BRIEFINGS The January 24 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

NWCC MEMBERSHIP AND ACTIVITIES A letter of appreciation for the City’s continued membership and an update on chamber activities was received from the

Northwest Chamber of Commerce.

PETITION TO AMEND SLUP A petition for amendment of the Special Land Use Permit for a vocational or trade school at 12000 Missouri Bottom Road, 12000 MO. BOTTOM RD. Suite B, was received from CDL Training Service of Missouri, LLC, d/b/a MTC Truck Driver Training.

LOCAL GOVERNMENT BRIEFINGS The January 31 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

Mr. Conley moved, seconded by Mrs. Hendon, to refer the petition 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 February 13 Council work session agenda.

APPOINTMENTS TO BOARD OF REVIEW Mrs. Wolf reported each February the Council appoints four members to the Board of Review.

Historically, appointments have alternated between the evenly and unevenly numbered wards. She stated the unevenly numbered wards served in 2012.

Mrs. Hendon moved, seconded by Todd, to appoint the Council members of Ward 2, Ward 4, Ward 6, and Ward 8 to serve as the 2013 Board of Review, with one Council member to serve as the alternate. The motion passed unanimously.

In response to Mr. Aubuchon's question, Mrs. Wolf stated the board members usually designate the alternate when a hearing is scheduled.

GREEN SALES TAX HOLIDAY Mrs. Wolf reported the Council adopted an ordinance to participate in the annual Show Me Green Sales Tax Holiday on an ongoing basis with the condition the subject is placed on the agenda prior to the holiday each year to assure the Council wishes to participate that year.

The holiday is April 19 to April 25 and exempts retail purchases of Energy Star certified appliances, up to \$1,500, from state and local sales taxes. Only one store in Hazelwood sells appliances. Therefore, the sales tax holiday has little effect on City tax revenues.

Mrs. Hendon moved, seconded by Mr. Ryan, to participate in the 2013 Show Me Green Sales Tax Holiday. The motion passed unanimously.

CITY MANAGER'S REPORT

HCC FLOORING Mr. Carlstrom reported staff recommends passage of an ordinance to authorize a contract with Classic Carpet and Flooring for removal and disposal of the existing carpet and purchase and installation of new flooring in the Hazelwood Community Center warming room for a cost not to exceed \$11,550.

Mr. Carlstrom stated six bids were received and staff recommends awarding the bid to Classic Carpet, the low bidder. Funds in the amount of \$15,000 have been allocated in the Capital Improvement Budget for the purchase.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the staff recommendation to authorize the contract with Classic Carpet and Flooring 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.

LOAN AGREEMENT Mr. Carlstrom reported staff recommends passage of an ordinance to authorize an Economic Development and New
TAGG LOGISTICS Employment Training and Opportunities Loan Agreement with TAGG Logistics, LLC.

Tod Yazdi, one of the business owners, stated TAGG is in the process of relocating some of their facilities to Hazelwood Logistics Center. He stated they are planning to consolidate three of their St. Louis facilities and were attracted to the center which offers room for growth. He stated the 400,000 square foot building was built specifically for their type of business operation. In addition, the location is excellent from a logistics perspective because of the proximity of the interstates, the Fed-X and UPS hubs, the airport, and the rail infrastructure. Mr. Yazdi explained the business operations stating TAGG is a third party provider of logistic services. Its function is supply chain management which is management of the flow of goods from the manufacturer to the end user. Order fulfillment and e-fulfillment, the delivery of a product purchased online, are a growing part of their industry. He explained the business provides outsource distribution by warehousing goods as a service to another business. He stated they also perform reverse logistics which is managing the return of goods. He gave a history of the new and growing logistics industry. He noted the Midwest is the epicenter of this high-volume technology-driven industry. He stated the business will be sustainable and green. Mr. Yazdi explained goods will be shipped UPS, Fed-X, and USPS to their facility and then shipped to Walmart, Home Depot, Walgreens, etc. on behalf of their clients. He stated TAGG also does a considerable amount of packaging, kitting and assembly, club packs, displays, and point-of-purchases for their clients. Their client base, which consists of 47 clients, is diverse with 65 percent of sales in healthcare items such as

vitamins and supplements, surgical gauze, and medical devices. The balance is consumer products such as coffee mugs that are distributed to Home and Garden. The business has zero debt and a five year compounded growth rate of 48.5 percent. He stated October 2012 sales were higher than the entire year of 2007. Mr. Yazdi stated TAGG has two main distribution hubs, a 200,000 square foot warehouse in St. Louis and a 73,000 square foot warehouse in Reno. He stated St. Louis is the driver in their growth. From St. Louis, three day transit can be achieved to almost anywhere in the continental United States. In fact, most transits take two days. The St. Louis facility currently has 37 full-time employees. A large amount of temporary labor is also utilized for tasks such as unpacking containers and kitting and assembly. He stated, as the base of their business, employees are very important and they are provided full dental and health plans, a 401K plan, and supplemental benefits. The business has grown from four employees in 2006 to over 50. He stated he expects employment at the St. Louis facility to increase to 50 within five years and possibly as soon as 18 months at the current rate of growth. He stated the cost of the total expansion project is \$10.5 million with the bulk being the building purchase. He stated in addition to consolidating facilities TAGG is expanding capabilities by installing a \$500,000 high-speed pic module which is a conveyor system. He stated they are looking at \$500,000 of funding including their bank line and a \$400,000 loan from the City.

Mr. Carlstrom explained \$320,000 of the loan would be at no interest and \$80,000 would be forgivable over a five year period if all of the criteria specified in the agreement, such as job creation and minimum salary levels, are met. The loan would be paid on April 1, 2018. He stated a consultant was hired to check the financial capacity of the business and the results were favorable. The Economic Development Sales Tax Board met twice to discuss the loan proposal and made a favorable recommendation.

Mr. Aubuchon asked when the facility would open.

Mr. Yazdi responded the lease will commence March 1 and construction and permitting should occur April 1. Operations would commence as soon as possible thereafter.

Mr. Aubuchon moved, seconded by Mr. Conley, to concur with the staff recommendation to authorize the loan agreement with TAGG Logistics, LLC 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.

CHANGE ORDERS Mr. Carlstrom reported staff recommends passage of an
MISSOURI BOTTOM RD. ordinance to authorize change orders totaling \$106,190 to
RECONSTRUCTION the contract with J.H. Berra Construction Company, Inc.,
 authorized by Ordinance 4194-12, for the reconstruction of
 Missouri Bottom Road.

Mr. Carlstrom stated the original contract was \$1,217,000. The total amount of the change orders is 8.7% of the original construction contract. He stated he's pleased with this amount given the complexity of the project, the potential for many unknowns, and

higher costs initially proposed by the contractor for some of these change orders. He noted the total project cost is significantly below the original estimate of \$1.9 million.

Mr. Conley asked if this section of the roadway would be lighted.

Mr. Carlstrom replied a consultant is preparing a proposal which he plans to bring before the City Council next month.

Mr. Conley moved, seconded by Mrs. Hendon, to concur with the staff recommendation to authorize the change orders to the contract with J.H. Berra Construction Company, Inc., 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.

**ADD'L ENGINEERING
COMPENSATION
MISSOURI BOTTOM RD.
RECONSTRUCTION** Mr. Carlstrom reported staff recommends passage of an ordinance to authorize a supplemental contract with EDM, Inc., in the amount of \$47,151, for compensation for additional effort expended during the construction phase of the Missouri Bottom Road reconstruction project.

Mr. Conley moved, seconded by Mr. Taylor, to concur with the staff recommendation to authorize the supplemental contract with EDM, Inc., 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS** Mr. Conley moved, seconded by Mrs. Hendon, to receive and file the minutes of the January 8 Community Enrichment Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**SLUP
7000 NORTH HANLEY** Mayor Pro Tempore Stroker called for the first reading of a bill to grant a Special Land Use Permit for a vehicle service and repair facility at 7000 North Hanley Road.

There were no objections and Bill 4361 was read by title only:

AN ORDINANCE GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO HAMLAN HOT STONE, LLC FOR A VEHICLE SERVICE AND REPAIR FACILITY AT 7000 NORTH HANLEY ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

AN ORDINANCE AUTHORIZING A CONTRACT WITH EDM, INC., FOR ADDITIONAL ENGINEERING SERVICES FOR THE RECONSTRUCTION OF MISSOURI BOTTOM ROAD FROM TULIP TREE LANE TO TAUSSIG ROAD, PER SUPPLEMENTAL PROPOSAL NO. 4, AT A COST NOT TO EXCEED \$47,151.

Bill 4365 will be on the agenda for second reading on February 20.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETINGS Mayor Pro Tempore Stroker announced a Council work session will be held February 13, at 6:00 p.m., in the Council Chambers and the next regular Council meeting will be held Wednesday, February 20, at 7:30 p.m. in the Council Chambers.

HOLIDAY Mayor Pro Tempore Stroker announced City Hall will be closed on Monday, February 18, in observance of Presidents' Day.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 8:45 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Colleen Wolf, MMC - City Clerk
City of Hazelwood, Missouri