

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
SEPTEMBER 3, 2014**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:30 p.m. on Wednesday, September 3, 2014, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

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:

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

Mrs. Wolf declared a quorum was present.

Also present were City Manager Matt Zimmerman, City Attorney Kevin O'Keefe, and City Clerk Colleen Wolf.

AGENDA

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

CONSENT AGENDA

Mr. Taylor moved, seconded by Mr. Ryan, 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. Conley

Mayor Robinson
Mr. Todd

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Taylor moved, seconded by Mr. Ryan, to approve the minutes of the August 13 special Council meeting and the August 20 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.

Hazelwood West High School English and Journalism teacher, Chris Holmes, was selected as the 2013-2014 Missouri Teacher of the Year by the Missouri Department of Elementary and Secondary Education. Mr. Holmes was also the recipient of the 2009 Educator of the Year award from the Governor's Council on Disability and the 2011 Special Ambassador award from the Special School District of St. Louis County. Three years ago, he helped launch Project WALK which identifies students at risk of dropping out of school and intervenes to help them graduate.

The Police Department is participating in an aggressive Child Passenger Safety Week Law Enforcement Campaign the week of September 14 through September 20. Missouri law requires all children age eight and under to use a child safety seat or booster seat.

For the 6th consecutive year, the Police Department is partnering with the Fire Department, Neighborhood Watch Commission, and Florissant Valley and Robertson Fire Protection Districts to "Celebrate Safe Communities" on September 23. Residents can support the City's efforts to make Hazelwood a safer place to live by hosting a block party. Police officers and firefighters will visit the parties to discuss ways to reduce crime and ensure safety.

Due to the shortage at local pantries, Police Explorer Post #9217 is sponsoring a food drive for area churches during the month of September. Collection boxes are located in the City Hall atrium, near the dispatch window, and in the squad room. Donations will also be accepted at the Police Explorer booth during Harvestfest.

Upcoming events include Harvestfest on September 13 and Prescription Drug Take-Back Day on September 27. Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

PROCLAMATIONS AND RESOLUTIONS - None

CITIZEN 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.

No one came forward to address the Council.

PUBLIC HEARINGS

SLUP
6951 NORTH HANLEY Mayor Robinson called to order the public hearing to consider the petition by Truck & Trailer Leasing LLC for a Special Land Use Permit for a vehicle service and repair facility at 6951 North Hanley Road, Suite 251.

City Planner Earl Bradfield stated the existing use for the site is warehousing. The truck service bays were previously used by Fed-X for repair of their vehicles. The business proposes to utilize the parking lot to the south, in the City of Berkeley, to park semi-trucks. The total number of parking spaces available meets Code requirements. The proposed use is consistent with the Comprehensive Plan.

Michelle Dovin, Truck & Trailer Leasing's safety manager, stated the company began operations in 2011 as a roadside repair service. The business has two certified diesel mechanics. This location has two service bays, an office area, and a drivers' lounge. A concrete pad has been installed for the trailers to prevent damage to the parking lot. The proposed hours of operation are 7:00 a.m. to 5:00 p.m.

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. Wolf read the City Plan Commission motion "to recommend approval to the City Council for a Petition for Special Land Use Permit for a vehicle service and repair facility located in an I-1 Light Industrial zoning district located at 6951 North Hanley, Hazelwood, Missouri, 63402 on the southwest corner of Latty and North Hanley in a warehouse building 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, 3) Vehicles without current license plates cannot be parked at site, and 4) Parts and supplies cannot be stored outside the building." She stated the motion passed unanimously.

Mr. Todd moved, seconded by Mrs. Hendon, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a vehicle service and repair facility at 6951 North Hanley Road, Suite 251, 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.

2014 PROPERTY TAX RATES & SEWER LATERAL REPAIR FEE Mayor Robinson called to order the hearing to consider establishment of the 2014 property tax rates and Sewer Lateral Service Line Repair Fee.

Finance Director Lori Helle stated 2014 total assessed valuation is \$548 million, which includes a \$59 million TIF, and is subject to change due to Board of Equalization adjustments. There was little change from 2013 since it is a non-reassessment year. Based on assessments, Hazelwood is ranked 11th among St. Louis County municipalities and 2nd in North County. She noted in 2007 the City's total assessed valuation was \$630 million. The total property tax revenue expected to be generated is \$4.7 million which includes revenue for payment of the debt service on the street bond issue. Approximately \$4 million is General Fund revenue which represents 17% of total General Fund revenues. All tax rates will remain the same as 2013. In addition, the Sewer Lateral Line Repair Fee will remain \$5. Seventy-three St. Louis County area municipalities assess the fee. Most charge \$28, 13 charge \$50, and only one other city charges less than \$28. Ms. Helle explained total assessed valuation increased 4.8% primarily due to an increase in personal property from new business machinery and equipment. Since tax rates haven't changed, any tax bill increase would be attributable to an increase in assessment. Of the total tax bill, the school districts receive 75% and the City receives 9.9%. Hazelwood's total property tax bill is the lowest in our comparable city group when comparing taxes including sales, utility, personal property, and fire district.

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.

Mr. Conley moved, seconded by Mr. Taylor, to concur with the staff recommendation to establish the 2014 property tax rates and Sewer Lateral Service Line Repair Fee 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.

COMMUNICATIONS

LOCAL GOVERNMENT BRIEFINGS The August 14 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

PETITION FOR SUBDIVISION A petition for subdivision of 6048 Aviator Drive from one lot into three was received from Aviator Business Park, LLC.

- 2014 UNITED WAY CAMPAIGN Information on the 2014 United Way Campaign was received from Director William Siedhoff of the St. Louis Department of Human Services, the campaign chair.
- LOCAL GOVERNMENT BRIEFINGS The August 21 issue of Local Government Briefings was received from East-West Gateway Council of Governments.
- CID ANNUAL REPORT The 370/Missouri Bottom Road/Taussig Road Community Improvement District's annual report was received from the Missouri Department of Economic Development.
- PLANT CLOSURE PRAIRIE FARMS 6040 N. LINDBERGH A notice that the plant at 6040 North Lindbergh Boulevard will be closed effective August 29, 2014 was received from Prairie Farms Dairy, Inc.
- LOCAL GOVERNMENT BRIEFINGS The August 28 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

Mr. Taylor moved, seconded by Mr. Ryan, to refer the petition to the City Plan Commission and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS

- F.Y. 2015 BUDGET DISCUSSION At Mayor Robinson's request, Mr. Zimmerman had provided the Council with two new options for reducing fiscal year 2015 expenses, options 3A and 3B, in addition to Options A and B that were presented during the August 28 special Council meeting.

Mr. Zimmerman stated the projected deficit for fiscal year 2015 is \$1,426,850. He noted there are nine months remaining in fiscal year 2015 and staff is recommending budget cuts of at least \$1 million. Cuts included in Option A are equitable across all departments. Cuts included in Option B would not affect public safety. Cuts in both Options A and B would produce an expense reduction of just under \$1 million for this fiscal year. Filled full-time positions would not be eliminated in Options 3A and 3B. In Option 3B, minimum manning on fire trucks would not be reduced from four to three men at a cost to the City of \$198,000. Mr. Zimmerman stated the amount of reductions under these two options is less than Option A, his recommendation, and Option B because there would not be Reduction in Force (RIF) agreements or an increase in unemployment insurance. He discussed the effect of each option on reserves. The Fund Balance Policy requires a 17% reserve. The City ended fiscal year 2014 with a small surplus, rather than a deficit, and started fiscal year 2015 with a 25% reserve rather than a 22% reserve as originally projected. Under Option A the reserve would be 22.6% at the beginning of fiscal year 2016 and under Option 3B it would be 21%.

Mr. Zimmerman stated his concern is increased costs in future years for things such as gasoline and health insurance premiums. Currently, health insurance claims are at 107%. Therefore, a minimum 10% increase in the premium, or \$177,000, is expected. Also, the pension payment was flat-lined this fiscal year. Any shortage will need to be made up in the future. In addition, the plan is fairly young and, as more people retire, the need to make larger contributions will increase. If the Florissant Valley Fire Protection District's November 2014 ballot proposition is approved by voters, it will mean an additional cost to the City of \$276,000. There are many significant cost increases looming including consideration of the cost of a pay plan study and salary increases from plan implementation. The City is a year behind on the study. When the plan was performed in 2011, the Council decided to place City wages at 3% below market. A one percent increase would cost the City \$103,000 and the City is probably behind a minimum of several hundred thousand dollars. Mr. Zimmerman stated he advocates Option A or Option B in order to avoid the need to continuously make cuts.

Mr. Conley asked for clarification on the procedure for scheduling firefighters.

Fire Chief Dave Radel responded current policy allows three approved leaves on any given duty day.

Mr. Conley asked how much would be saved if scheduling practices were adjusted.

Fire Chief Radel replied, under current scheduling, the first person gone doesn't cause an overtime situation. Absence of a second person does. Therefore, there would still be an overtime situation when two leaves are approved for a given day.

Mr. Conley responded there wouldn't be as much overtime if only two leaves were approved.

Fire Chief Radel agreed. He added this assumes there wouldn't be use of sick leave which would be an unknown at the time of scheduling. He stated an adjustment would have a positive effect on the budget, but it's difficult to estimate the dollar amount.

Mr. Conley asked if an adjustment to the scheduling practices should be considered.

Mr. Todd asked how often three men are off on a given day.

Fire Chief Radel replied it can happen often due to the tenure of the workforce and the amount of vacation days and accrued comp time they have. He stated there are also long term injuries which can create a one person shortage on a particular shift for as much as six months.

In response to Mr. Ryan's inquiry, Fire Chief Radel stated normal staffing for the Robertson and Florissant Valley Fire Protection Districts is four men on a truck, but they allow three men on a truck rather than pay overtime.

Mr. Zimmerman stated a change to the permitted off-time schedule would require consultation with the fire union and the Labor Management Committee as set forth in the contract with the union. He stated none of the options under consideration reflect a change in scheduling. Options A and 3A provide for not calling in a fourth person in the event minimum manning is not met.

Fire Chief Radel stated those instances represent 60% of the year.

Mr. Ryan noted, through mutual aid agreements, assistance is available from other departments and districts.

Fire Chief Radel confirmed all St. Louis County departments and districts engage in mutual aid. He added the City has always had a level of service that is not provided by other cities and districts.

Mr. Ryan emphasized the importance of making all cuts necessary and prudent to save jobs.

Mr. Conley stated he believes, from the results of the August election, the residents chose safety as their number one priority.

Mr. Ryan asked if the residents would be agreeable to paying firefighter overtime rather than having a police officer on the street.

Mr. Conley reiterated he believes the residents have spoken through the election results.

Mrs. Singleton asked which if any of the anticipated additional expenses would occur during the current fiscal year.

Mr. Zimmerman replied all anticipated expense increases would impact next fiscal year, beginning July 1, 2015. Although new health insurance rates would become effective January 1, for half of the current fiscal year, a 10% increase has been budgeted.

After additional discussion Mr. Ryan moved, seconded by Mayor Robinson, to implement Option 3A.

Mr. Zimmerman explained Option 3A would eliminate four filled part-time positions including the senior bus drivers and the skate park attendant and three vacant full-time positions, change four vacant full-time positions to part-time, and reduce fire truck minimum manning to three on days when two or three firefighters are off.

In response to Mrs. Singleton's inquiry, Mr. Zimmerman stated Options 3A and 3B would have the same effect on the Police Department and would not eliminate three filled full-time positions. Option 3B preserves the \$198,000 needed for overtime to maintain fire truck manning of four when two or three firefighters are off.

The following vote was then recorded on the motion:

<u>AYE - 4</u>	<u>NAY - 5</u>
Mrs. Stroker	Mr. Taylor
Mr. Ryan	Mrs. Hendon
Mayor Robinson	Mrs. Singleton
Mr. Todd	Mr. Aubuchon
	Mr. Conley

The motion failed by a vote of four in favor and five opposed with Messrs. Taylor, Aubuchon, and Conley and Mmes. Hendon and Singleton casting the dissenting votes.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to implement Option 3B.

The following vote was recorded on the motion.

<u>AYE - 6</u>	<u>NAY - 3</u>
Mr. Taylor	Mrs. Stroker
Mrs. Hendon	Mr. Ryan
Mrs. Singleton	Mayor Robinson
Mr. Aubuchon	
Mr. Conley	
Mr. Todd	

The motion passed by a vote of six in favor and three opposed with Mrs. Stroker, Mr. Ryan, and Mayor Robinson casting the dissenting votes.

Mr. Aubuchon moved, seconded by Mr. Conley, to amend the budget by implementing Option 3B 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.

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS No items were added to the October 8 Council work session agenda.

BOARD/COMMISSION APPOINTMENTS Mr. Ryan nominated Vernon King for reappointment to the Board of Appeals, Marty Opfer for reappointment to the Civil Service Board, Mike Berry for reappointment to the Industrial Development Authority, and Jim Crossland for reappointment to the Neighborhood Watch Commission.

Mr. Todd nominated Matt Struttman for reappointment to the City Plan Commission.

Mayor Robinson nominated James C. Russell, 269 Palm Drive, for appointment to the Civil Service Board and John Cira, 761 Lamplight Lane, for appointment to the City Plan Commission.

Mr. Todd moved, seconded by Mr. Conley, to make the preceding appointments. The motion passed unanimously.

Mrs. Wolf will invite the reappointed and newly appointed Board and Commission members to the September 17 regular Council meeting to receive their oaths of office and commission certificates.

CID
APPOINTMENTS Mayor Robinson stated appointments to the board of directors for the 370/Missouri Bottom Road/Taussig Road Community Improvement District will be postponed until the September 17 regular Council meeting.

Mayor Robinson stated the deadline for the appointments is October 1 and he would like the opportunity to discuss the matter with the City Manager.

There were no objections.

CITY MANAGER'S REPORT

STREET SEALING Public Works Director David Stewart reported staff recommends authorization of a contract with Corrective Asphalt Materials, LLC for sealing of various asphalt streets, approximately 66,000 square yards, at a cost not to exceed \$49,500.

Bid solicitations were advertised and mailed to four prospective bidders. Only the bid from Corrective Asphalt Materials was received. The bid amount was \$.75 per square yard, slightly less than what was paid a couple of years ago due to lower oil prices. Funds in the amount of \$50,000 have been allocated in the budget.

Mrs. Singleton asked what streets need to be sealed.

Mr. Stewart replied the asphalt streets are on a rotation schedule for sealing. Those due for sealing this fiscal year are primarily in Ward 4. It's been about seven years since these streets were sealed.

Mr. Todd moved, seconded by Mr. Conley, to concur with the staff recommendation to authorize the contract with Corrective Asphalt Materials, LLC for street sealing 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS Mr. Taylor moved, seconded by Mr. Ryan, to receive and file the minutes of the August 11 Board of Adjustment meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP Mayor Robinson called for the first reading of a bill to grant a
6951 NORTH HANLEY Special Land Use Permit for a vehicle service and repair facility at 6951 North Hanley Road, Suite 251.

There were no objections and Bill 4477 was read by title only:

AN ORDINANCE GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO TRUCK & TRAILER LEASING LLC FOR A VEHICLE SERVICE AND REPAIR FACILITY AT 6951 NORTH HANLEY ROAD, SUITE 251, AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4477 will be on the agenda for second reading on September 17.

2014 AD VALOREM Mayor Robinson called for the first reading of a bill to
TAX RATES & SEWER establish the 2014 ad valorem tax rates and Sewer Lateral
LATERAL RPR. FEE Service Line Repair Fee.

There were no objections and Bill 4478 was read by title only:

AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF AD VALOREM TAXES LEVIED FOR THE YEAR 2014 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 4478 will be on the agenda for second reading on September 17.

AMEND Mayor Robinson called for the first reading of a bill to
F.Y. 2015 BUDGET amend the fiscal year 2015 budget.

There were no objections and Bill 4479 was read by title only:

AN ORDINANCE APPROVING THE AMENDED BUDGET OF THE CITY OF HAZELWOOD, MISSOURI, FOR FISCAL YEAR 2014-2015 AND APPROPRIATING THE SUMS CONTAINED THEREIN FOR THE PURPOSES AND OBJECTS THEREIN.

BILL 4475
AGREEMENT

Mayor Robinson called for the second reading of Bill 4475 to authorize a new redevelopment agreement for the Elm Grove Redevelopment Area.

There were no objections and Bill 4475 was read by title only:

AN ORDINANCE APPROVING A NEW REDEVELOPMENT AGREEMENT WITH JDS HAZELWOOD, L.L.C., REGARDING REDEVELOPMENT EFFORTS IN THE ELM GROVE REDEVELOPMENT AREA.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Bill 4475 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. Conley	
Mayor Robinson	
Mr. Todd	

Bill 4475 was unanimously adopted as Ordinance 4367-14.

BILL 4476
LEVY SALES TAX

Mayor Robinson called for the second reading of Bill 4476 to levy a quarter cent sales tax for Fire Department operations.

There were no objections and Bill 4476 was read by title only:

AN ORDINANCE OF THE CITY OF HAZELWOOD, MISSOURI, LEVYING A SALES TAX FOR OPERATIONS OF THE HAZELWOOD FIRE DEPARTMENT.

Mrs. Hendon moved, seconded by Mr. Aubuchon, the adoption of Bill 4476 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. Conley	
Mayor Robinson	

Mr. Todd

Bill 4476 was unanimously adopted as Ordinance 4368-14.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held at 7:30 p.m. on Wednesday, September 17, 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:

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