

**CITY OF HAZELWOOD  
REGULAR COUNCIL MEETING  
NOVEMBER 19, 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, November 19, 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:

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

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

**CONSENT AGENDA**

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

AYE - 9

NAY - 0

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

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to discuss a personnel matter in accordance with the provisions of RSMo 610.021(13), was adopted.

**APPROVAL OF MINUTES**

Mrs. Singleton moved, seconded by Mrs. Stroker, to approve the minutes of the November 5 regular and closed Council meetings as submitted. The motion passed unanimously.

**SPECIAL ORDER OF BUSINESS**

**WHAT'S NEW**

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

Jaylen Bledsoe, a Hazelwood West High School sophomore who started his own tech company, made the Ebony magazine Power 100 list of most influential African Americans and will be recognized at the Power 100 event in Los Angeles today. Two years ago, Jaylen started his firm which has expanded into a global enterprise worth around \$3.5 million.

International Food Products, the first corporate tenant at Aviator Business Park, opened the doors to its new \$20 million, 227,500 square foot industrial facility last week. The company produces a variety of protein mixes and vitamin pre-blends, both dry and liquid.

Snow removal practices have been changed as part of the budget cuts. The City purchased 2,250 tons of salt at a rate of \$62 per ton, double last year's rate. Plans are to mix sand with the salt to make it last longer. All City streets will be pre-treated with a brine solution which keeps snow and ice from adhering to the pavement. New streets have been temporarily added to the existing emergency snow route list to enhance public safety based on the road designs. Fifty-six percent of Hazelwood's streets are now emergency snow routes. If a storm produces three inches or less of snow, the City will only plow/salt the designated snow routes. With four plus inches of snow or an icing event, all City streets will be plowed/salted.

Regrettably, this year's Visit with Santa has been cancelled. The event was one of several budget cuts that helped reduce the City's \$1.42 million budget deficit by half.

Santa has arrived at St. Louis Outlet Mall. Visiting hours are Monday through Friday, 11:00 a.m. to 8:00 p.m., Saturday 10:00 a.m. to 8:00 p.m., and Sunday 12:00 p.m. to 6:00 p.m.

Information on City programs and upcoming events is available on the City's website at [www.hazelwoodmo.org](http://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.

**CITY MANAGER'S STATUS REPORT**                      During the November 5 Council meeting, Daniel Ramirez of 7358 Caione Court asked if the City could negotiate with Allied Services to increase the number of yard waste bags permitted for weekly pickups due to the elimination of the City provided leaf vacuuming service.

Mr. Zimmerman stated he spoke with Mr. Ramirez last week and explained the reasons for the reductions in City services. In addition, he explained that the Council considered amending the contract with Allied Services to include unlimited yard waste collection citywide. However, a majority of the Council decided the option should not be pursued because some residents would be paying for a service they would not use. Although Mr. Ramirez preferred the citywide option, he understood the Council's decision.

**SLUP EXTENSION 7000 NORTH HANLEY**                      A request to extend the December 4 Special Land Use Permit deadline to commence operation of Hazelwood BP at 7000 North Hanley Road by 90 days had been received.

City Planner Earl Bradfield stated this is the third extension request by Type A Properties, LLC, the permit holder. Currently, the permit will lapse on December 4. There are six permit conditions as follows: 1.) The site puts up signs indicating designated parking, 2.) Vehicles visiting the minimart cannot remain on the property for more than one hour and this be put on minimart's signage, 3.) Vehicles must be parked in a designated parking space, 4.) Vehicles without current license plates cannot be parked on site, 5.) Tires or vehicle parts or inventory for the convenience store cannot be stored and no vehicle repairs or maintenance work can be performed or goods delivered to customers at any location on the exterior of the premises, and 6.) Approval shall be obtained from the Missouri Department of Natural Resources (DNR) prior to obtaining a commercial occupancy permit and business license for the service station. DNR was contacted last week and the business is not in compliance at this time because insurance for gasoline storage has not been obtained. On a separate matter, Mr. Bradfield stated, the current vehicle service and repair business at the site, operated by Hamlan Hot Stone, has had several permit violations. Staff has contacted them and they are close to coming into compliance.

Mr. Taylor asked how staff will ensure compliance with the condition concerning unlicensed vehicles. He stated this is an ongoing problem at this location.

Mr. Bradfield replied he was told the customers, used car lots, remove dealer plates from the vehicles when they drop them off. Code Enforcement has asked that the used car lots write letters explaining this practice and stating the vehicles will only be kept on

the site for a short period. Last week there were two cars without license plates and yesterday there were four. He acknowledged this has been a problem and stated Code Enforcement is hesitant to issue a summons.

Mr. Taylor stated this has been going on for a year and he doesn't understand why the permit condition cannot be enforced.

Mr. Zimmerman suggested the Council can approve first reading of the bill to grant an extension this evening. If there isn't significant progress on abatement of the infraction within the next two weeks before second reading of the bill, staff will recommend the Council not grant the extension.

Mr. Conley asked for additional explanation as to the reasons for the length of the delay in commencing operation of Hazelwood BP.

Harinder Singh, the property owner, stated the current tenant is a vehicle service and repair facility that works for small used car lots that deliver vehicles with dealer plates and take the plates with them when they leave. He stated he spoke with Mr. Bradfield last week and they made it clear to the tenant that he must obtain letters to this effect. He explained the car lots buy these cars at auctions and they only have a few dealer plates. With respect to delay of the service station/minimart opening, Mr. Singh explained the service station operator took a long time to obtain financing. In addition, St. Louis area stations must maintain Missouri Tank Fund insurance. The policy covers the underground storage tank and provides for remediation in the event of a disaster or issue with the tank. He stated, in order to obtain the insurance, the station must prove there are no existing issues with the tanks. Gasoline was delivered and the tanks passed the first round of tests. Yesterday, the gasoline was tested and three of the four tanks had an unacceptable amount of water in them. Samples were taken in order to determine the problem. Mr. Singh stated he has a huge mortgage on the property and a problem tenant and is faced with making a decision to move forward or pull the tanks and cut his losses. He stated he feels many of the issues are out of his control, but expects the station to be in compliance within two weeks.

Mr. O'Keefe stated for months the tenant has disregarded the City Code and the conditions of the Special Land Use Permit by lack of compliance. He stated granting this request would extend the time during which they can continue to ignore the City's regulations which provide for the health and safety of the community.

Mr. Singh stated there are two separate permits. One is for the vehicle service and repair facility that is currently operating and the other is for the vehicle service station/minimart.

Mr. O'Keefe stated there's a lack of confidence among the Council that the operator will comply with the requirements for the service station when the current tenant isn't complying with the requirements of the existing Special Land Use Permit.



LOCAL GOVERNMENT BRIEFINGS      The October 30 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

LOCAL GOVERNMENT BRIEFINGS      The November 6 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

Mrs. Singleton moved, seconded by Mrs. Stroker, 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 11 Council work session agenda.

**CITY MANAGER'S REPORT**

FIRE DEPARTMENT FITNESS EQUIPMENT      Fire Chief Dave Radel reported staff recommends the purchase of physical fitness equipment from Foremost Fitness for a cost not to exceed \$18,904.90.

Chief Radel stated the Fire Department was awarded a \$19,000 Assistance to Firefighters Grant for this purchase. The new equipment will replace the 18 year old equipment currently utilized at both fire houses. Seven bids were received in response to the request for proposals. The best bid which fulfilled bid specifications was from Foremost Fitness and was the second lowest. Ninety percent, or \$17,000, is covered by the Federal grant. Funds for the purchase have been allocated in the Capital Improvement Fund.

Mr. Todd asked what would happen to the old equipment.

Chief Radel stated two serviceable pieces will be stored in the shed behind Fire House #2 and used in the event the new equipment has to go out for repair. A lot of the equipment was brought in by the firefighters and will be returned to them.

Mr. Aubuchon moved, seconded by Mr. Conley, to concur with the staff recommendation to authorize the purchase of fitness equipment from Foremost Fitness at a cost not to exceed \$18,904.90. The motion passed unanimously.

FRONT END WHEEL LOADER      Public Works Director David Stewart reported staff recommends the purchase of a front end wheel loader from Erb Equipment Company at a net cost of \$122,790 with trade-in.

Mr. Stewart stated the wheel loader will replace a 17 year old unit. The equipment is used daily and has a large variety of uses. For example, it's used to load salt in dump trucks and was used for the 980 Altavia Drive building demolition. It will be purchased off the state bid and the old unit will be traded in for a credit of \$26,000, reducing the purchase price from \$148,790 to \$122,790. Funds in the amount of \$145,000 have been allocated in the Capital Improvement Fund for the purchase.

Mr. Todd moved, seconded by Mr. Taylor, to concur with the staff recommendation to purchase the front end wheel loader from Erb Equipment Company at a net cost of \$122,790 with trade-in. The motion passed unanimously.

**HCC BOILER** Parks and Recreation Superintendent Doug Littlefield reported staff recommends authorization of a contract with Weigmann Associates for the emergency purchase and installation of a boiler at the Community Center for a total cost not to exceed \$28,856.

Mr. Littlefield stated the City's HVAC contractor recommended replacement of the Community Center's 1989 boiler and funds in the amount of \$38,000 were allocated in this fiscal year's budget. Bids were sought in October. The lowest bid that met specifications was submitted by Weigmann Associates. Last week, the boiler temporarily stopped functioning and it took about 12 hours to get it operational. Therefore, staff is requesting emergency passage of an ordinance.

Mrs. Hendon moved, seconded by Mr. Ryan, to concur with the staff recommendation and authorize the contract with Weigmann Associates for the purchase and installation of a boiler at the Community Center 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.b.

**CITY ATTORNEY'S REPORT** - None

**CITY CLERK'S REPORT** - None

**COMMISSION AND BOARD REPORTS** Mrs. Singleton moved, seconded by Mrs. Stroker, to receive and file the minutes of the October 27 Historic Preservation Commission meeting. The motion passed unanimously.

**NEW BUSINESS** - None

## **INTRODUCTION AND FIRST READING OF BILLS**

**SLUP EXTENSION** Mayor Robinson called for the first reading of a bill to extend 7000 N. HANLEY RD. the Special Land Use Permit deadline to commence operation of Hazelwood BP at 7000 North Hanley Road.



## SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4467  
SUBDIVISION

The second reading of Bill 4467 to approve the subdivision of 6248, 6250, and 6252 North Lindbergh Boulevard has been postponed to December 3.

BILL 4486  
SUPPLEMENTAL  
AGREEMENT  
WITH MHTC

Mayor Robinson called for the second reading of Bill 4486 to authorize a supplemental agreement to the agreement with the Missouri Highways and Transportation Commission for the construction of McDonnell bridge enhancements.

There were no objections and Bill 4486 was read by title only:

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AND EXECUTE A SUPPLEMENTAL AGREEMENT TO THE AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, APPROVED BY ORDINANCE 4253-12, FOR THE CONSTRUCTION OF MCDONNELL BRIDGE ENHANCEMENTS.**

Mr. Ryan moved, seconded by Mr. Aubuchon, the adoption of Bill 4486 as an ordinance. The following vote was recorded on the motion:

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

Bill 4486 was unanimously adopted as Ordinance 4379-14.

BILL 4487  
AMEND CONTRACT  
CIGNA

Mayor Robinson called for the second reading of Bill 4487 to authorize an amendment to the contract with Cigna Health and Life Insurance Company for employee health insurance.

There were no objections and Bill 4487 was read by title only:

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH CIGNA HEALTH AND LIFE INSURANCE COMPANY FOR EMPLOYEE HEALTH INSURANCE, AS AUTHORIZED BY ORDINANCE 4336-14, BY AMENDING CERTAIN TERMS AND EXTENDING THE CONTRACT FOR A ONE YEAR PERIOD BEGINNING JANUARY 1, 2015.**

Mr. Ryan moved, seconded by Mrs. Hendon, the adoption of Bill 4487 as an ordinance. The following vote was recorded on the motion:

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

Bill 4487 was unanimously adopted as Ordinance 4380-14.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

**HOLIDAY** Mayor Robinson announced City Hall will be closed on November 27 and November 28 in observance of the Thanksgiving holiday.

**COUNCIL MEETING** Mayor Robinson announced the next regular Council meeting will be held Wednesday, December 3, 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 8:15 p.m.

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Matthew G. Robinson - Mayor  
City of Hazelwood, Missouri

ATTEST:

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