

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
March 18, 2015**

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, March 18, 2015, 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:

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

Councilwoman Rosalie Hendon was not present. 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 Mr. Ryan, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to consult with the City Attorney in

accordance with the provisions of RSMo 610.021(1), was adopted.

APPROVAL OF MINUTES

Mrs. Stroker moved, seconded by Mr. Todd, to approve the minutes of the March 4 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.

A group of nearly 500 people attended the Mayors' Shamrock Ball on March 7. Thousands of dollars were raised through a live auction to benefit Valley Industries sheltered workshop.

Hazelwood Police Officers challenged Hazelwood West High School students to a basketball game on March 10 as a way of developing positive interaction. The Police Department's team consisted of department officers, two high school security officers, and the freshman basketball coach. The high school's team included student athletes. The Police Department won by one point with a final score of 47 to 46.

As part of its #GatewayGivesBack campaign, Gateway Buick GMC selected TEAM food pantry as its featured charity for the month of February. A portion of every car sold during the month was donated to TEAM. Gateway recently presented TEAM board members with a \$5,600 check.

The Police Department is offering a Hazelwood West Student Police Academy for youth interested in law enforcement. Classes will meet for five Wednesdays after school, from 3:00 to 4:15, beginning April 8. Topics covered include dispatching, search and seizure, K-9 unit, traffic safety and accident reconstruction, and cybercrime investigations.

Upcoming events include the Adult Easter Egg Hunt at White Birch Park on March 27, Pancake Breakfast with the Easter Bunny at Fire House #2 on March 28, and the Spring Fling 2-Man Tournament for Disc Golfers at White Birch Park on April 4. Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

RECYCLING AWARD PROGRAM

Ron Darling, chairman of the Green Committee, stated Allied Services has awarded the committee \$1,000 for efforts to increase recycling.

Mr. Darling stated the "Put Out Your Bin and Win" program was not as successful as they had hoped and a new program to encourage residents to recycle will be planned.

POLICE DEPARTMENT PROMOTIONS

Police Chief Gregg Hall introduced newly promoted Lieutenant Timothy Burger and Captain Mark McKeon.

PROCLAMATIONS AND RESOLUTIONS

K-9 ONYXX Mayor Robinson called for the reading of a proclamation
RETIREMENT in recognition of K-9 Onyxx that retired from service on
PROCLAMATION February 26.

There were no objections and Proclamation 1504 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 1504 conveying best wishes to Onyxx as he lives out his retirement with K-9 handler Officer Michael Monticelli and his family. The motion passed unanimously.

The proclamation was presented to Officer Monticelli.

E.D. PROJECT Reading of the resolution relative to a proposed economic
RESOLUTION development project for Silgan Plastics Corporation was
 postponed to City Manager's Report later in this meeting.

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.

CONCERNS WITH Bob Barks, owner of Complete Auto Body and Repair at
PROPOSED SLUP FOR 6041 North Lindbergh Boulevard, asked the Council to
DENT WIZARD AT consider the safety of the neighborhood when considering
6020 N. LINDBERGH granting a Special Land Use Permit for Dent Wizard for a
 vehicle service and repair facility at 6020 North Lindbergh
 Boulevard.

Mr. Barks asked the Council to ensure an inspection is performed and painting is done in a fire protected paint booth with appropriate ventilation and fire suppression.

PROPOSITION Daniel Ramirez of 7358 Caione Court noted the City has a
 tax increase proposition on the April ballot and asked the
 Council to consider possible increases by Ameren and MSD
 when seeking to increase City taxes.

Mr. Ramirez stated the City of Maplewood has a pamphlet showing their revenue allocation. He suggested providing this information to Hazelwood residents would be helpful.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the subdivision or Special Land Use Permit proposals.

No one spoke in favor of or in opposition to the proposals 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 Subdivision Consolidation of two lots into one lot located in a C-3 Highway Commercial Zoning District located at 7766 and 7700 N. Lindbergh.” She stated the motion passed unanimously. Mrs. Wolf then read the City Plan Commission motion “to recommend approval to the City Council for a Petition for Special Land Use Permit for vehicle service and repair facility and vehicle auto sales (used) in a C-3 Highway Commercial zoning district located at 7766 and 7700 North Lindbergh with the following conditions: a) Vehicles being repaired cannot remain on the property for more than a 15 day period, b) Vehicles must be parked in a designated parking space, c) Tires or vehicle parts or inventory for the vehicle service and repair facility 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, d) That only 22 Used Cars be displayed at one time to leave open required parking for Vehicle Service and Repair, and e) Plant Burning Bushes at the corner of Chez Paree and North Lindbergh to match the landscape of Auto Stop.” She stated the motion passed unanimously.

Mr. O’Keefe asked if Mission Hills Development will want to proceed with the lot consolidation in the event the variance is not granted by the Board of Adjustment.

Mr. Dale replied he’s uncertain what the owner would want to do.

Mr. O’Keefe noted there’s more flexibility with separate lots.

Mr. Todd, moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to authorize the subdivision of 7766 and 7770 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.a.

Mr. Todd, moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to grant Special Land Use Permits for vehicle/auto sales (used) and a vehicle service and repair facility at 7766 and 7770 North Lindbergh Boulevard and to place the draft bills on this agenda for introduction. The motion passed unanimously and the bills were added to the agenda as items 17.b and 17.c.

COMMUNICATIONS

LOCAL GOVERNMENT BRIEFINGS The February 26 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

AMEREN MO TREE TRIMMING Notice that Ameren Missouri will be performing tree trimming in the area was received.

LOCAL GOVERNMENT BRIEFINGS The March 5 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

SLCML NEWSLETTER The St. Louis County Municipal League's March newsletter was received.

Mrs. Stroker moved, seconded by Mr. Todd, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS Mr. Aubuchon requested the addition of a discussion on work session agenda policies, such as how items are added to the agenda, to the May 13 work session agenda.

There were no objections and the item will be added.

CITY MANAGER'S REPORT

ECONOMIC DEVELOPMENT AGREEMENT Economic Developer David Cox reported staff recommends authorization of an economic development and new employment training and opportunities loan agreement with Silgan Plastics Corporation.

Silgan Plastics plans to create 120 manufacturing jobs at the spec building under construction at Aviator Business Park. They're also considering bringing 70 executive jobs to the facility within the next two years. The amount of the loan from the Economic Development Fund would be \$1.4 million in total with disbursements structured in three phases. The Economic Development Sales Tax Board considered the loan application and the analysis performed on the application by the St. Louis Economic Development Partnership. The board was satisfied the terms of the loan would be sufficient to mitigate the risk and recommended approval of the loan. Sylvan Plastics hopes to be in production this September.

Mr. Aubuchon moved, seconded by Mr. Todd, to concur with the staff recommendation to authorize an economic development and new employment training and opportunities loan agreement with Silgan Plastics Corporation 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.

Mr. Zimmerman stated, as part of the terms of the agreement, a resolution to initiate the process of issuing bonds has been prepared for Council consideration. Passage of the resolution this evening is recommended in order to meet Silgan Plastic's September timeframe.

There were no objections and Resolution 1503 was read by title only:

RESOLUTION AUTHORIZING AND DIRECTING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTION WITH RESPECT TO A PROPOSED PROJECT FOR SILGAN PLASTICS CORPORATION.

Mr. Todd moved, seconded by Mrs. Stroker, the adoption of Resolution 1503. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

Resolution 1503 was unanimously adopted.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS Mrs. Stroker moved, seconded by Mr. Todd, to receive and file the minutes of the February 9 Neighborhood Watch Commission and Architectural Board of Review meetings and the February 10 Community Enrichment Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SUBDIVISION Mayor Robinson called for the first reading of a bill to approve the subdivision of 7766 and 7770 North Lindbergh
7766 & 7770 Boulevard from two lots into one.
N. LINDBERGH BLVD.

There were no objections and Bill 4508 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 7766 NORTH LINDBERGH BOULEVARD AND 7770 NORTH LINDBERGH BOULEVARD FROM TWO LOTS INTO ONE.

SLUP
7766 & 7770
N. LINDBERGH BLVD.

Mayor Robinson called for the first reading of a bill to repeal Ordinance 4161-11 and grant a Special Land Use Permit for vehicle/auto sales (used) at 7766 and 7770 North Lindbergh Boulevard.

There were no objections and Bill 4509 was read by title only:

AN ORDINANCE REPEALING ORDINANCE 4161-11 AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO MISSION HILLS DEVELOPMENT COMPANY, INC., D/B/A AUTO STOP, INC., FOR VEHICLE/AUTO SALES (USED) AT 7766 AND 7770 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

SLUP
7766 & 7770
N. LINDBERGH BLVD.

Mayor Robinson called for the first reading of a bill to repeal Ordinance 2626-95 and grant a Special Land Use Permit for a vehicle service and repair facility at 7766 and 7770 North Lindbergh Boulevard.

There were no objections and Bill 4510 was read by title only:

AN ORDINANCE REPEALING ORDINANCE 2626-95 AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO MISSION HILLS DEVELOPMENT COMPANY, INC., D/B/A PREMIER AUTO SERVICE, INC., FOR A VEHICLE SERVICE AND REPAIR FACILITY AT 7766 AND 7770 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Todd moved, seconded by Mr. Taylor, to postpone the second readings of Bills 4508, 4509, and 4510 to May 6 or to the call of the applicant. The motion passed unanimously.

E. D. AGREEMENT

Mayor Robinson called for the first reading of a bill to authorize an economic development and new employment training and opportunities loan agreement with Silgan Plastics.

There were no objections and Bill 4511 was read by title only:

AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT AND NEW EMPLOYMENT TRAINING AND OPPORTUNITIES AGREEMENT WITH SILGAN PLASTICS CORPORATION AND AUTHORIZING EXECUTION OF DOCUMENTS RELATING THERETO.

Bill 4511 will be on the agenda for second reading on April 1.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4503 Mayor Robinson called for the second reading of Bill 4503 to
SLUP EXTENSION extend the Special Land Use Permit deadline to commence
operation of Aroma Indian Grill at 7541 North Lindbergh
Boulevard to September 20, 2015.

There were no objections and Bill 4503 was read by title only:

**AN ORDINANCE AMENDING ORDINANCE 4311-13, AS AMENDED BY
ORDINANCES 4337-14 AND 4376-14, BY EXTENDING THE SPECIAL LAND USE
PERMIT DEADLINE TO COMMENCE OPERATION OF AROMA INDIAN CUISINE,
INC., D/B/A AROMA INDIAN GRILL, AT 7541 NORTH LINDBERGH BOULEVARD.**

Mr. Ryan moved, seconded by Mr. Todd, the adoption of Bill 4503 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

Bill 4503 was unanimously adopted as Ordinance 4395-15.

BILL 4504 Mayor Robinson called for the second reading of Bill 4504 to
SLUP grant a Special Land Use Permit for an adult day care facility
at 126 Flora Avenue.

There were no objections and Bill 4504 was read by title only:

**AN ORDINANCE GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO
BOUNTIFUL BLESSINGS, LLC FOR AN ADULT DAY CARE FACILITY AT 126
FLORA AVENUE AND PROVIDING THE CONDITIONS OF SUCH USAGE.**

Mr. Taylor moved, seconded by Mrs. Singleton, the adoption of Bill 4504 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	

Mr. Taylor
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan

Bill 4504 was unanimously adopted as Ordinance 4396-15.

BILL 4505
SLUP
Mayor Robinson called for the second reading of Bill 4505 to grant a Special Land Use Permit for a vehicle service and repair facility at 6020 North Lindbergh Boulevard.

There were no objections and Bill 4505 was read by title only:

AN ORDINANCE GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO DENT WIZARD INTERNATIONAL CORPORATION FOR A VEHICLE SERVICE AND REPAIR FACILITY AT 6020 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Aubuchon asked if Bill 4505 could be amended to require the paint booth to comply with all fire codes.

Mr. O'Keefe responded the fire codes apply regardless of the permit.

Mr. Aubuchon moved, seconded by Mrs. Stroker, the adoption of Bill 4505 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

Bill 4505 was unanimously adopted as Ordinance 4397-15.

BILL 4506
AMEND TRAFFIC CODE
Mayor Robinson called for the second reading of Bill 4506 to amend the Traffic Code relative to speed limits on Missouri Bottom Road.

There were no objections and Bill 4506 was read by title only:

AN ORDINANCE AMENDING TITLE III: TRAFFIC CODE, TABLE I-A: SPEED LIMITS, OF THE HAZELWOOD CITY CODE RELATIVE TO MISSOURI BOTTOM ROAD AND PROVIDING A PENALTY FOR VIOLATION THEREOF.

Mr. Ryan moved, seconded by Mr. Taylor, the adoption of Bill 4506 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

Bill 4506 was unanimously adopted as Ordinance 4398-15.

BILL 4507 CONTRACT	Mayor Robinson called for the second reading of Bill 4507 to authorize a contract for I-270/McDonnell Boulevard overpass improvements.
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There were no objections and Bill 4507 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH RAINERI CONSTRUCTION, LLC FOR I-270/MCDONNELL BOULEVARD OVERPASS IMPROVEMENTS AT A COST NOT TO EXCEED FOUR HUNDRED FOURTEEN THOUSAND NINE HUNDRED SIXTY-FOUR DOLLARS (\$414,964).

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4507 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

Bill 4507 was unanimously adopted as Ordinance 4399-15.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, April 1, 2015, 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 8:29 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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