

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 17, 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, June 17, 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:

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

Mrs. Wolf declared a quorum was present.

Also present were Assistant City Manager Bob Frank, Associate City Attorney Ken Heinz, 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. Stroker moved, seconded by Mr. Taylor, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

- | | |
|----------------|----------------|
| <u>AYE - 8</u> | <u>NAY - 0</u> |
| Mrs. Hendon | |
| Mrs. Singleton | |
| Mrs. Stroker | |
| Mr. Aubuchon | |
| Mr. Ryan | |
| Mayor Robinson | |
| Mr. Todd | |
| Mr. Taylor | |

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) and to discuss a personnel matter in accordance with the provisions of RSMo 610.021(3), was adopted.

APPROVAL OF MINUTES

Mrs. Stroker moved, seconded by Mr. Taylor, to approve the minutes of the June 3 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.

Hazelwood's D.A.R.E. Summer Camp started last week with 36 fifth and sixth graders in attendance. Guest speakers included Hanna Waitley-Blaine who started a Kids Against Teenage Smoking campaign and two members of the St. Louis County Police Tactical Operations Team who let the kids walk through their armored Bearcat vehicle.

The installation of new landscaping on the four quadrants of the McDonnell Boulevard and I-270 intersection is nearing completion. A six foot fence will be installed across the bridge by mid-August.

With the passage of Proposition P, the popular Summer Concert Series has been brought back to Truman Park. On June 20, a concert by Shattered Edge will launch the 2015 season.

In cooperation with Casey Otto of Plan Nine Skate Park, Hazelwood will host the 10th annual Summer Skate/BMX Competition on June 26 at White Birch Park. Cash prizes will be awarded to top finishers.

Police Officer Scott Schnurbusch has been selected as the 2015 Officer of the Year for large departments by the executive board of the Law Enforcement Traffic Safety Advisory Council. The award is the most prestigious traffic safety award any Missouri police officer can receive.

Hazelwood police officers will be out in force during the July 4 weekend as part of the nationwide "Drive Sober or Get Pulled Over" campaign to curb drunk driving. Officers will aggressively look for substance impaired drivers and will arrest them.

The City is resuming its tradition of providing a spectacular fireworks display on July 4. The event will be held at White Birch Park and will begin between 9:00 p.m. and 9:30 p.m. In the event of rain, the display will be held on July 5.

Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

OATH OF OFFICE Mrs. Wolf administered the oath of office to Don Young who was reappointed to serve on the City Plan Commission.

Mr. Young was presented with a commission certificate.

EMPLOYEE Part-time Custodian Stephen Hickman was presented with a SERVICE AWARD a 10 year service award as his biography was read.

PROCLAMATIONS AND RESOLUTIONS

FUNDING AGREEMENT Mayor Robinson called for the reading of a resolution RESOLUTION authorizing a preliminary funding agreement with NorthPoint Holdings LLC relative to revitalization and completion of the Hazelwood Logistics Center economic development project.

There were no objections and Resolution 1505 was read by title only:

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A PRELIMINARY FUNDING AGREEMENT REGARDING REVITALIZATION AND COMPLETION OF AN ECONOMIC DEVELOPMENT OPPORTUNITY FOR THE CITY OF HAZELWOOD.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Resolution 1505. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	
Mayor Robinson	
Mr. Todd	
Mr. Taylor	

Resolution 1505 was unanimously adopted.

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.

CODE ENFORCEMENT Arthur Lutz of 563 Coachlight Lane expressed concerns with repair and upkeep of the property at 567 Coachlight Lane, owned by Leon Steinbeck.
567 COACHLIGHT LN.

Mr. Lutz stated he called Code Enforcement a month ago about high grass at the property. He submitted a petition to Mrs. Wolf with signatures of five area residents asking Councilman Ryan, City Manager Matt Zimmerman, and Code Enforcement to engage in action to aid in the resolution of this problem. The property has been vacant for approximately nine years and is run down, neglected, and getting progressively worse due to the lack of maintenance and a total disregard for upkeep and the neighborhood. He stated the situation has a negative effect on property values and creates safety and health concerns for nearby residents.

Laura Metzger of 563 Coachlight Lane stated the smell of mold comes from the house when the windows are open and she's seen mice at the house.

Mr. Frank will investigate the matter and provide a report.

Mrs. Singleton suggested calling St. Louis County Department of Public Health.

PUBLIC HEARINGS - None

COMMUNICATIONS

LOCAL GOVERNMENT BRIEFINGS The June 4 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

IDA RESIGNATION A letter of resignation from the Industrial Development Authority was received from Jaclyn Ostrowski.

A letter thanking Mrs. Ostrowski for her service to the City was sent.

MML NEWSLETTER The Missouri Municipal League's June newsletter was received.

BOARD RESIGNATION A letter of resignation from the Board of Adjustment and Architectural Board of Review was received from Douglas Antholz.

A letter thanking Mr. Antholz for his service to the City was sent.

Mrs. Stroker moved, seconded by Mr. Taylor, 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 July 8 Council work session agenda.

**BOARD/COMMISSION
APPOINTMENTS** Mrs. Hendon nominated Scott Sokolich for reappointment to the Board of Adjustment and Architectural Board of Review.

Mrs. Singleton nominated Dennis Lammert for reappointment to the Board of Adjustment and Architectural Board of Review and Mike Krebs, of 26 Cheval Court, for appointment to the Industrial Development Authority.

Mayor Robinson nominated Carl Wolf for reappointment to the Economic Development Sales Tax Board and the Industrial Development Authority.

Mr. Taylor moved, seconded by Mr. Aubuchon to make the preceding appointments. The motion passed unanimously.

Mrs. Wolf will invite the newly appointed and reappointed board and commission members to the July 1 Council meeting to receive their oaths of office and commission certificates.

**APPOINTMENT OF
ACTING CITY MANAGER** Mr. Ryan moved, seconded by Mr. Todd, to appoint Bob Frank as Acting City Manager effective June 6 until Matt Zimmerman returns to full-time duty. The motion passed unanimously.

CITY MANAGER'S REPORT

**E.D. COMPLIANCE
MONITORING** Mr. Frank reported staff recommends authorization of a cooperation agreement with the Industrial Development Authority for compliance monitoring of the Silgan Plastics Corporation economic development project.

The City recently issued Chapter 100 Industrial Development Bonds in the amount of \$13 million for the project. This agreement provides for the Industrial Development Authority to act as the City's agent to verify Silgan Plastics' compliance with the terms of the bond issue as well as a \$65,000 payment for the service. The payment is equivalent to the fee the City will assess Silgan Plastics for the service.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the staff recommendation to authorize a cooperation agreement with the Industrial Development Authority for compliance monitoring of the Silgan Plastics Corporation economic development project 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.

FINANCIAL ADVISORY SERVICES

Finance Director Lori Helle reported staff recommends authorization of a contract with Piper Jaffray & Company for financial advisory services relative to refinancing the City's bonds at a minimum cost of \$17,500 and a maximum not to exceed \$25,000 for general obligation and annual appropriation debt and a minimum cost of \$25,000 and a maximum not to exceed \$40,000 for TIF and TDD bonds.

Due to the timing of the bonds and the current rates, staff believes this is a good opportunity to save money. In the past, one firm would serve as both the financial advisor and the underwriter. However, this is no longer allowed by state statute and best practices. If the City should move forward with refinancing, Piper Jaffray will serve as the City's financial advisor and negotiate the best deal with the underwriter. They will advise the City on the best financing structure and assist with credit ratings and all documents required for closing. Their fees will be deducted from the proceeds if the City chooses to move forward with the refinancing.

Mrs. Hendon moved, seconded by Mrs. Stroker, to concur with the staff recommendation to authorize the contract with Piper Jaffray & Company for financial advisory services 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS

Mrs. Stroker moved, seconded by Mr. Taylor, to receive and file the minutes of the March 5 Economic Development Sales Tax Board meeting and the May 18 Historic Preservation Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

AGREEMENT WITH IDA

Mayor Robinson called for the first reading of a bill to authorize an agreement for economic development compliance monitoring.

There were no objections and Bill 4524 was read by title only:

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT WITH THE HAZELWOOD INDUSTRIAL DEVELOPMENT AUTHORITY TO MONITOR ECONOMIC DEVELOPMENT

COMPLIANCE.

Bill 4524 will be on the agenda for second reading on July 1.

AGREEMENT Mayor Robinson called for the first reading of a bill to authorize an agreement for financial advisory services.

There were no objections and Bill 4525 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH PIPER JAFFRAY & COMPANY FOR FINANCIAL ADVISORY SERVICES RELATIVE TO REFINANCING THE CITY’S BONDS AT A MINIMUM COST OF \$17,500 AND A MAXIMUM NOT TO EXCEED \$25,000 FOR GENERAL OBLIGATION AND ANNUAL APPROPRIATION DEBT AND A MINIMUM COST OF \$25,000 AND A MAXIMUM NOT TO EXCEED \$40,000 FOR TIF AND TDD BONDS.

Bill 4525 will be on the agenda for second reading on July 1.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4508 SUBDIVISION Mayor Robinson called for the second reading of Bill 4508 to authorize the subdivision of 7766 and 7700 North Lindbergh Boulevard to consolidate the lots.

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.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4508 as an ordinance. The following vote was recorded on the motion:

AYE - 8 NAY - 0
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
Mayor Robinson
Mr. Todd
Mr. Taylor

Bill 4508 was unanimously adopted as Ordinance 4412-15.

BILL 4509
SLUP

Mayor Robinson called for the second reading of Bill 4509 to grant a Special Land Use Permit for vehicle/auto sales (used) at 7766 and 7770 North Lindbergh Boulevard.

Mrs. Wolf stated the Council has been provided with an amended bill in redline format.

Mr. Todd asked if the three vehicle maximum is new.

Mrs. Wolf replied the City Plan Commission made a recommendation to allow the sale of 22 vehicles. The petitioner then filed an appeal to the Board of Adjustment because the lot isn't large enough for the proposed use. The appeal was denied by the board. Therefore, the bill has been amended to reflect the decision of the board and the three vehicles originally permitted.

Mr. Aubuchon noted the business has considerably more than three cars for sale and asked if the limit would be enforced.

Mrs. Singleton asked how a used car sales business can operate with only three cars for sale.

Mrs. Wolf explained 10 years ago the Zoning Regulations were amended and included a requirement for a minimum three acre lot for used car sales. At that time, there was an existing permit for the sale of used vehicles at 7700 North Lindbergh Boulevard, with a limit of three vehicles. Therefore, this has been a continuing non-conforming use.

Mrs. Singleton asked what the consequences would be if the Council doesn't authorize the permit.

Mrs. Wolf responded they could have three vehicles for sale on the lot.

Mr. Todd moved, seconded by Mr. Ryan, to amend Bill 4509 by the text of Bill 4509.1. The motion passed unanimously.

There were no objections and Bill 4509, as amended, 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) WITH A MAXIMUM OF THREE VEHICLES (A CONTINUING NON-CONFORMING USE) AT 7766 AND 7770 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Todd moved, seconded by Mrs. Stroker, the adoption of Bill 4509, as amended, as an ordinance. The following vote was recorded on the motion:

AYE - 6

Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Ryan
Mayor Robinson
Mr. Todd

NAY - 2

Mr. Aubuchon
Mr. Taylor

Bill 4509, as amended, was adopted as Ordinance 4413-15 by a vote of six in favor and two opposed with Messrs. Aubuchon and Taylor casting the dissenting votes.

BILL 4510
SLUP

Mayor Robinson called for the second reading of Bill 4510 to grant a Special Land Use Permit for a vehicle service and repair facility at 7766 and 7770 North Lindbergh Boulevard.

Mrs. Wolf stated the Council has been provided with an amended bill in redline format. The paragraph in strikethrough on page 3 should not have been included in the original bill.

Mr. Todd moved, seconded by Mrs. Singleton, to amend Bill 4510 by the text of Bill 4510.1. The motion passed unanimously.

There were no objections and Bill 4510, as amended, 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. Ryan, the adoption of Bill 4510, as amended, as an ordinance. The following vote was recorded on the motion:

AYE - 7

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

NAY - 1

Mr. Aubuchon

Bill 4510, as amended, was adopted as Ordinance 4414-15 by a vote of seven in favor and one opposed with Mr. Aubuchon casting the dissenting vote.

BILL 4523
CONTRACT

Mayor Robinson called for the second reading of Bill 4523 to authorize a contract for Hazelwood Community Center and City Hall/Police Complex roof replacements.

There were no objections and Bill 4523 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH KMEIER ROOF SYSTEMS, INC., FOR REPLACEMENT OF THE HAZELWOOD COMMUNITY CENTER AND CITY HALL/POLICE COMPLEX ROOFS AT A COST NOT TO EXCEED \$343,995.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4523 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	
Mayor Robinson	
Mr. Todd	
Mr. Taylor	

Bill 4523 was unanimously adopted as Ordinance 4415-15.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, July 1, 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 8:20 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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