

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
July 15, 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, July 15, 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:

Mary G. Singleton
Carol A. Stroker
Robert M. Aubuchon
Don W. Ryan
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 Mr. Aubuchon, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

AYE - 8

NAY - 0

Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon
Mr. Ryan
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 consult with the City Attorney in accordance with the provisions of RSMo 610.021(1), was adopted.

APPROVAL OF MINUTES

Mrs. Hendon moved, seconded by Mrs. Singleton, to approve the minutes of the July 1 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.

Thousands attended the return of the City's pyro-musical fireworks display at White Birch Park on the 4th of July. The 20 minute show dazzled the crowd.

Due to rainout, this year's Skate/BMX Competition has been rescheduled to Friday, September 25.

A Park Master Plan meeting will be held at the Community Center on July 22 at 6:30 p.m. Residents are invited to contribute their ideas and suggestions for future developments and park improvements.

During June 2015, the Hazelwood Fire Department was dispatched on 301 emergency calls. Seventy-seven percent of these calls were medical emergencies. The total average response time was five minutes and seven seconds which is among the best in the St. Louis area.

Police Officer Schott Schnurbusch will be presented with the Officer of the Year award for large departments during a banquet tomorrow night. This is the most prestigious traffic safety award given to a Missouri police officer.

Members of Police Explorers Post #9217 are attending this year's St. Louis Area Law Enforcement Explorer Academy at Maryville University this week. The purpose of the academy is to train and test them in areas of law enforcement while focusing on the main categories in which they will compete during the national conference.

Upcoming events include the Food Truck/Food Drive on July 21 at Howdershell Park. Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

OATHS OF OFFICE

Mrs. Wolf administered the oath of office to Janet Robinson who was reappointed to the Community Enrichment Commission and Stella Carlin Parks who was reappointed to the Parks and Recreation Board.

Mrs. Robinson and Mrs. Carlin were presented with commission certificates.

SERVICE AWARD Telecommunicator Angie Pingel was presented with a 20 year service award as her biography was read.

PROCLAMATIONS AND RESOLUTIONS

TIF COMMISSION RESOLUTION Mr. Zimmerman reported staff recommends the Council reconvene the Tax Increment Financing (TIF) Commission for the Hazelwood Logistics Center economic development project.

Mr. Zimmerman stated the center was recently acquired by NorthPoint Development, d/b/a NP Hazelwood 140 LLC. The existing redevelopment agreement between the City and McEagle Development provides for a TIF District, a Community Improvement District (CID), and Chapter 353 tax abatement. NorthPoint has asked the City to review the agreement, including a possible amendment to the TIF District boundaries to reduce the area of the district to include only the existing building. Amendments to the CID and moving a portion of the debt to the Chapter 353 tax abatement may also be considered. In order to meet NorthPoint's deadline, it's necessary to convene the TIF commission which includes six members appointed by St. Louis County, three members appointed by the City Council, two members appointed by the school districts and one member to be appointed by the City Manager to represent other governmental bodies. The first meeting of the TIF commission has been scheduled for August 17. Therefore, appointment of the City's representatives would be placed on the August 5 Council meeting agenda.

Mayor Robinson called for the reading of a resolution convening the Tax Increment Financing Commission.

There were no objections and Resolution 1506 was read by title only:

A RESOLUTION CONVENING THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF HAZELWOOD, MISSOURI, AND AUTHORIZING CERTAIN ACTIONS CONNECTED THEREWITH.

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Resolution 1506. The following vote was recorded on the motion:

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

Mr. Todd
Mr. Taylor
Mrs. Hendon

Resolution 1506 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.

LINDBERGH BLVD. Marvin Davis, 677 Coachway Lane, expressed concerns
LANDSCAPING with maintenance of the landscaping along Lindbergh
Boulevard.

Mr. Davis stated there are weeds and overgrown and dead shrubbery, particularly in front of Phillips 66, Payless Shoe Source, and First Cash Pawn.

Mayor Robinson stated the landscaping was installed as part of the Lindbergh Corridor Enhancement project which was funded primarily by a grant.

Mr. Zimmerman stated Code Enforcement has notified the property owners of their responsibility to maintain the landscaping. Several are new owners and weren't aware maintenance of the landscaping was their responsibility. Several thought the City was going to maintain it. Due to these issues, staff is considering the possibility of doing some in-house work while working with the property owners.

In addition, Mr. Davis asked if a Hazelwood decal could be placed on the unmarked black police vehicle. He explained a female senior citizen expressed concerns about being pulled over by this vehicle.

Police Chief Gregg Hall stated the Police Department has a comprehensive traffic management/safety program. The program utilizes one unmarked vehicle to enforce traffic Code and maximize the safety of motorists and pedestrians. There are unmarked vehicles used for this purpose throughout the St. Louis County area. He stated he understands the concern. However, the vehicles are manned by uniformed officers with badges.

ST. MARTIN DE PORRESA request for a waiver of the \$261 Building Permit fee for a
BUILDING PERMIT new roof had been received from St. Martin de Porres
FEE WAIVER REQUEST Catholic Church.

Mrs. Wolf had provided the Council with the current policy on Building Permit fee waivers.

Bob Baker, a member of St. Martin de Porres, asked the Council to waive the fee based on their non-profit status. He stated there are approximately 20 churches in Hazelwood, but not all of them will get a new roof every year. He stated the church has 1,000 parishioners and about 90 percent are Hazelwood residents.

Mr. Aubuchon asked if the City has waived Building Permit fees for other churches.

Mayor Robinson noted the Council has waived license fees and picnic fees, but hasn't waived permit fees.

Mrs. Hendon stated she's a member of the church, which is struggling like many Catholic churches, and asked the Council to consider waiving the fee.

Mrs. Singleton asked if the City profits from the fee or if it covers staff time for plan review, inspections, and permit issuance.

Mr. O'Keefe stated these are the types of fees the City is required to set based on cost. If the fee is in excess of the cost, it would be subject to a Hancock vote.

Mr. Ryan noted in 2003 the Knights of Columbus, also a non-profit organization, requested a permit fee waiver and was denied. He stated waiving such fees could become costly for the City.

Mr. Aubuchon moved, seconded by Mr. Ryan, to deny the request from St. Martin de Porres Catholic Church for a Building Permit fee waiver. The motion passed unanimously.

PUBLIC HEARINGS – None

COMMUNICATIONS

LOCAL GOVERNMENT BRIEFINGS The July 9 issue of Local Government Briefings was received from East-West Gateway Council of Governments.

Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file the communication. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS No items were added to the September 9 Council work session agenda.

Mayor Robinson and Mr. Zimmerman are considering making the September 9 meeting a Council/staff retreat.

BOARD/COMMISSION APPOINTMENTS No appointments or reappointments were made to the City's boards or commissions.

APPOINTMENTS TO HCC CID BOARD OF DIRECTORS Assistant City Manager Bob Frank reported it's necessary to appoint three developer representatives to the Hazelwood Commerce Center Community Improvement District Board of Directors due to transfer of property ownership from McEagle Development to NorthPoint Holdings.

In addition, he requested reappointment of the City's current representative, City Planner Earl Bradfield.

Mr. Aubuchon moved, seconded by Mr. Ryan, to appoint Sarah Miklich, Dan Thies, Johan Henrickson, and Earl Bradfield to the Hazelwood Commerce Center Community Improvement District Board of Directors. The motion passed unanimously.

MOSQUITOS Mrs. Singleton stated she's been receiving numerous calls from constituents about mosquitos and asked what could be done.

Mayor Robinson stated he's been discussing the issue with Mr. Zimmerman. Although funding wasn't allocated in this year's budget for mosquito fogging, there is some leftover chemical that can be used. He asked Mr. Zimmerman to provide a report on the effectiveness of fogging for Council consideration during next year's budget preparation process.

Mr. Zimmerman noted the cost of the chemical is \$15,000 a drum. He emphasized the City has and will continue to apply larvicide to standing water in order to kill the larvae. He stated we have enough chemical for two sprayings around the City and he believes, due to the record setting rain, it's warranted.

CITY MANAGER'S REPORT

ECONOMIC DEVELOPMENT The Council had been provided with an update on economic development activity since the quarterly report provided in late June.

Mrs. Hendon asked if there has been any interest in the former QuikTrip location on Howdershell Road.

Economic Developer David Cox replied Taco Bell has expressed interest. Problems with the lot are the odd shape and the detention basin in the front. A Taco Bell would be suited to the size of the lot.

Mr. Aubuchon asked if Ruler Foods is still interested in locating in the City.

Mr. Cox responded he has spoken with their broker and they are interested in Hazelwood and have selected a site. He explained Ruler Foods is a small discount grocery store, similar to Aldi.

Mrs. Stroker requested an update on the Elm Grove Redevelopment Area.

Mr. Cox stated development slowed a little with moving the office at the end of the center. That work is supposed to be completed mid-July. They're in the process of taking off the façade on the remaining portion of the building in order to rebuild it and they've milled the parking lot in order to resurface it this summer. Once the work on the building is complete and the approach to the bridge has been straightened, motorists will drive in front of the new 10,000 square foot retail space. According to JDS Hazelwood, several parties have shown an interest in the space.

Mr. Aubuchon requested an update on St. Louis Outlet Mall.

Mr. Cox stated he spoke with Dave Reed who said he is talking with prospects and wants to meet with City staff soon.

Mr. Zimmerman added staff has encouraged consideration of alternate uses at the mall.

Mr. Cox stated in April the City was visited by a site location consultant as part of a program sponsored by the Missouri Partnership. The consultant evaluated the City on a scale of 10 in several categories and provided comments. Based on those scores and comments, staff implemented improvements. In the past, the City primarily got leads through the Regional Commerce and Growth Association (RCGA) and Missouri Partnership. Now, leads are coming directly to the City rather than through these regional agencies because RCGA decided there are a few cities in the region with strong enough economic development programs to make their own determinations.

Mr. Cox stated the Council has been provided with a list of economic development policy considerations. The Economic Development Sales Tax Board has also been provided with the list and will be drafting a policy for Council consideration. He invited the Council to provide input and to attend the board meetings.

Mr. Cox discussed redevelopment of Village Square Center. Peckham Guyton Albers and Viets, Inc. (PGAV), the City's planning consultant, has suggested the City request proposals for redevelopment of the center. In addition, the Urban Land Institute (ULI) has a program in which experts view the site and make recommendations for redevelopment. The Industrial Development Authority is considering paying the \$7,500 program application fee. He noted one of the issues with redevelopment of the site is poor access.

Mr. Zimmerman asked if the Council wished to move forward with the request for proposals and the Council expressed support.

Mr. Cox commented both the ULI and PGAV take into consideration the desires of the community.

**CONSULTANTS FOR
HLC ECONOMIC
DEVELOPMENT
PROJECT**

Mr. Zimmerman reported staff recommends authorization of contracts with consultants to evaluate and consider revisions to the economic development incentives for the Lambert Redevelopment Area to allow completion of the Hazelwood Logistics Center project which include TIF, CID, and Chapter 353 tax abatement.

Gilmore and Bell would be retained for bond counsel and PGAV would be retained to update the existing TIF and Chapter 353. He noted the developer is obligated to reimburse the City for all out-of-pocket costs.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize contracts with consultants to evaluate and consider revisions to economic development incentives to allow completion of the Hazelwood Logistics Center 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS**

Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file the minutes of the June 2 Parks and Recreation Board meeting, the June 9 Community Enrichment Commission meeting, and the June 22 Historic Preservation Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**AGREEMENT FOR
CONSULTANTS**

Mayor Robinson called for the first reading of a bill to authorize agreements with consultants to evaluate and consider revisions to economic development incentives for the Robertson Redevelopment Area to allow completion of the Hazelwood Logistics Center economic development project.

There were no objections and Bill 4528 was read by title only:

ORDINANCE APPROVING AND AUTHORIZING THE CITY MANAGER TO ENGAGE CONSULTANTS TO ASSIST IN THE CITY'S REVIEW AND EVALUATION OF ECONOMIC INCENTIVES FOR REVITALIZATION AND COMPLETION OF AN ECONOMIC DEVELOPMENT OPPORTUNITY FOR THE CITY OF HAZELWOOD.

Bill 4528 will be on the agenda for second reading on August 5.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4526
SLUP EXTENSION

Mayor Robinson called for the second reading of Bill 4526 to extend the Special Land Use Permit deadline to commence operation of a drive-in restaurant at 6901 Howdershell Road.

There were no objections and Bill 4526 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4321-14 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE OPERATION OF A DRIVE-IN RESTAURANT AT HOWDERSHELL 66, 6901 HOWDERSHELL ROAD, TO FEBRUARY 5, 2016.

Mrs. Hendon moved, seconded by Mr. Ryan, the adoption of Bill 4526 as an ordinance. The following vote was recorded on the motion:

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

Bill 4526 was unanimously adopted as Ordinance 4418-15.

BILL 4527
SLUP EXTENSION

Mayor Robinson called for the second reading of Bill 4527 to extend the Special Land Use Permit deadline to commence operation of Eastern Autocare at 6879 Howdershell Road.

There were no objections and Bill 4527 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4387-15 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE OPERATION OF EASTERN AUTOCARE, INC., AT 6879 HOWDERSHELL ROAD, TO JANUARY 21, 2016.

Mrs. Hendon moved, seconded by Mrs. Stroker, the adoption of Bill 4527 as an ordinance. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Bill 4527 was unanimously adopted as Ordinance 4419-15.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, August 5, 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 8:45 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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