

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JULY 6, 2016**

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 6, 2016, 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:

Robert Parkin II
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 Mrs. Singleton, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

Mayor Robinson requested the addition of a closed session to the consent agenda to discuss a personnel matter.

Mrs. Stroker moved, seconded by Mr. Ryan, to amend the consent agenda by the addition of a closed session to discuss a personnel matter. The motion passed unanimously.

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

AYE - 8
Mr. Parkin

NAY - 0

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 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. Parkin, to approve the minutes of the June 15 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.

On June 17, City officials joined Bommarito Automotive Group in celebrating the grand opening of the all new Bommarito Ford Superstore on Dunn Road. Bommarito officials gave Police Chief Gregg Hall keys to two Ford vehicles donated to the Police Department: a Mustang for the D.A.R.E. program and a Fusion for the Citizen Patrol Unit.

Thirty-six fifth and sixth graders participated in this year's D.A.R.E. summer camp. In addition to drug resistance and safety classes, the children listened to guest speakers talk about their careers. They also participated in arts and crafts, sports, swimming, and self-defense classes.

On a day when the heat index was over 100 degrees, the Hazelwood Fire Department brought cool relief to Girl Scouts at Aubuchon Park who were participating in the annual Kachina Day Camp. Firefighters used their aerial ladder and opened up the hoses to unleash hundreds of gallons of water, turning the park into a sprayground.

Thousands of residents and their guests turned out to watch the spectacular fireworks display on July 4 at White Birch Park.

Upcoming events include the second Bash at the Bay Teen Night on July 15 and Party in the Park with the South Side Johnny Band on July 16. Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

COMMISSION
OATH OF OFFICE

Mrs. Wolf administered the oath of office to Clara Faatz who was appointed to the Neighborhood Watch Commission.

PRESENTATION OF
PLAQUE

Jeffrey Revelle of 7414 Olian Drive, Apt. B, presented a Hazelwood logo plaque to the City which he made by using a magnifying glass and the sun to burn the image onto the wood.

PROCLAMATIONS AND RESOLUTIONS

HAZELNUTS
PROCLAMATION

Mayor Robinson called for the reading of a proclamation in honor of the Hazelnuts' 40th anniversary.

There were no objections and Proclamation 1611 was read.

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Proclamation 1611 congratulating the Hazelnuts on their 40th anniversary and calling upon all citizens of the City to support the works of this organization, whose members provide meaningful service to our families and community. The motion passed unanimously.

The proclamation will be presented to the Hazelnuts during their meeting next week.

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
567 COACHLIGHT LN.

Laura Metzger of 563 Coachlight Lane expressed concerns with the vacant property at 567 Coachlight Lane.

Ms. Metzger stated the property, which has been vacant for about 10 years, is not maintained and is declining.

Mr. Zimmerman stated staff will investigate and provide a report to the Council and Ms. Metzger.

PUBLIC HEARINGS

SLUP EXPANSION
6270 HOWDERSHELL

Mayor Robinson called to order the public hearing to consider the petition by Banducci Enterprises, Inc., d/b/a McDonald's Restaurant, for expansion of the Special Land Use Permit for a fast food and drive-in restaurant at 6270 Howdershell Road to include a second drive-in.

City Planner Earl Bradfield reported the existing drive-in lane has stacking space for 10 vehicles and the proposed lane will add stacking space for five vehicles. The petitioner estimates 70% to 80% of the sales generated at this restaurant are from the drive-in.

Jeff Brocco, a senior designer with the engineering firm Farnsworth Group, representing the petitioner, stated the second order station would be located side-by-side with the existing order station and there would still be only one pickup window. The side-by-side order station concept is simple. It improves operational efficiencies, maintains competitiveness, and reduces the length of drive-in stacking, particularly near the front doors. The concept has proven itself all over the country to serve more cars in the same amount of time which is critical due to the amount of drive-in business. There would be no change to the building footprint, the location of the trash corral, or street access. There would be a loss of parking spaces. However, parking would still exceed the minimum required by Code. Deliveries would continue to be scheduled during off-peak hours to avoid disrupting circulation. There would be a slight increase in the pervious area and no increase in storm water runoff. The renovations also include enhanced ADA parking and accessible routes. The parking spaces being eliminated are at the rear of the lot and are the ones used the least. With the second drive-in and installation of enhanced software, wait time will be decreased by approximately 30 seconds per car.

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 of the Petition for Special Land Use Permit expansion for a restaurant, drive-in, located in a C-2 General Commercial District, at 6270 Howdershell Road, Ward 1.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to grant the expansion of the Special Land Use Permit for a drive-in restaurant at 6270 Howdershell Road to include a second drive-in 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.

COMMUNICATIONS

EWGCG
LOCAL BRIEFINGS

The June 9 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

RESIGNATION

A letter of resignation from the Community Enrichment Commission was received from Leslie Uljee.

A letter thanking Ms. Uljee for her service to the City was sent.

RESIGNATION A letter of resignation from the Economic Development Sales Tax Board was received from Monica Conners, St. Louis County's representative.

A letter thanking Ms. Conners for her service was sent.

SUBDIVISION A petition for subdivision of 5781 Campus Court from one lot
5781 CAMPUS COURT into two lots was received from St. Louis Airport Hotel, LLC.

EWGCG The June 16 issue of Local Government Briefings was
LOCAL BRIEFINGS received from the East-West Gateway Council of Governments.

EWGCG The June 23 issue of Local Government Briefings was
LOCAL BRIEFINGS received from the East-West Gateway Council of Governments.

SUBDIVISION PETITION A petition for subdivision of 2549 Gladys Avenue from one
2549 GLADYS AVENUE lot into two lots was received from City staff.

EWGCG The June 30 issue of Local Government Briefings was
LOCAL BRIEFINGS received from the East-West Gateway Council of Governments.

PETITION TO AMEND A petition to amend Code Section 405.620 relative to
SECTION 405.620 landscaping of new development was received from the City Planner.

Mrs. Stroker moved, seconded by Mr. Parkin, to refer the petitions to the City Plan Commission and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION Mayor Robinson stated a report by Peckham Guyton Albers
AGENDA & Viets (PGAV) on Village Square Center will be ready for presentation at the August work session if the Council wishes to add it to the agenda.

Mrs. Stroker moved, seconded by Mr. Parkin, to add the report by PGAV on Village Square Center to the August 10 work session agenda. The motion passed unanimously.

CITY MANAGER'S REPORT

WEIGHT ROOM EQUIPMENT

Public Works Director David Stewart reported staff recommends the purchase of weight room equipment for Civic Center East from Advanced Exercise Equipment in the amount of \$80,609.

Mr. Stewart stated \$85,000 has been allocated in the fiscal year 2017 budget to replace the 27-year-old weight lifting/exercise equipment. The purchase would be made through the National Joint Powers Alliance co-op contract. Lead time is estimated at 10 to 12 weeks. The weight room is estimated to be closed for at least one week for painting and installation of a new floor and the equipment. Materials would be purchased through the contract, but a separate contractor would be hired to install the flooring at a cost of approximately \$4,000.

Mr. Todd asked what would be done with the existing equipment.

Mr. Stewart responded offering it to the Police Department or Fire Department has been discussed. If they have no use for the equipment, it would be removed by the contractor and disposed of for scrap.

Mr. Todd moved, seconded by Mr. Taylor, to concur with the staff recommendation to purchase the weight room equipment from Advanced Exercise Equipment, in the amount of \$80,609, including: 11 pieces of weight lifting equipment, three recumbent style exercise machines, one adjustable bench, and one Everlast interlocking tile floor. The motion passed unanimously.

GASOLINE AND DIESEL FUEL

Mr. Stewart reported staff recommends the purchase of gasoline and diesel fuel for City vehicles during fiscal year 2017 from Energy Petroleum Company at a rate of \$.028 per gallon for profit and delivery.

Mr. Stewart stated bids for fuel are solicited annually. Requests for bids were sent to eight prospective fuel suppliers and four bids were received. The lowest and best bid is from Energy Petroleum. Mr. Stewart noted the City is currently paying \$.0345 per gallon for profit and delivery.

Mr. Taylor moved, seconded by Mr. Ryan, to concur with the staff recommendation to authorize the purchase of gasoline and diesel fuel during fiscal year 2017 from Energy Petroleum Company at a rate of \$.028 per gallon for profit and delivery. The motion passed unanimously.

POWER LOADING SYSTEM

Fire Chief Dave Radel reported staff recommends the purchase of a power loading system from Stryker at a cost of \$20,475 plus installation by American Response Vehicles at a cost of \$2,040 and a hydraulic device for lifting oxygen

cylinders in and out of the ambulance from ITec MFG at a cost of \$2,320, for a total cost of \$24,835.

Chief Radel stated the power loading system would be built into the Fire Department's 2014 Ford F-550 modular ambulance. This system is mounted onto the floor of the patient compartment. When deployed, it extends a hydraulic arm out the back door of the ambulance upon which the stretcher is secured. When the stretcher legs are raised, rather than the first responder, the hydraulic arm assumes the weight of the stretcher and patient. The arm then retracts into the patient compartment securing the patient and stretcher for transport. The device is capable of safely lifting patients weighing up to 700 pounds. The rationale for this capital purchase is to avoid weight bearing and hand injuries caused by manually feeding the stretcher into the compartment space and engaging the stretcher locking mechanisms. The hydraulic device for lifting 63 pound oxygen cylinders will complete the elimination of all ambulance related lifting hazards over 35 pounds without some type of assistive lift device as recommended by National Institute for Occupational Safety and Health standards. Funds of \$26,000 have been allocated for the purchase.

Mrs. Singleton asked if the City's paramedics are currently required to lift patients up to 700 pounds.

Chief Radel responded affirmatively stating 700 pounds is the outside range. He stated the Fire Department has hydraulic stretchers with legs that pneumatically raise and lower. However, the paramedics must assume the weight of the stretcher when the legs are raised and it's fed into the ambulance compartment. He added the power loading system has proven to be reliable and is becoming a standard in St. Louis County.

Mr. Aubuchon moved, seconded by Mr. Parkin, to concur with the staff recommendation to purchase a power loading system from Stryker at a cost of \$20,475 plus installation by American Response Vehicles at a cost of \$2,040 and a hydraulic device for lifting oxygen cylinders in and out of the ambulance from ITec MFG at a cost of \$2,320, for a total cost of \$24,835. The motion passed unanimously.

GROUND LEASE
9091 DUNN ROAD

Mr. Zimmerman reported staff recommends approval of the Acknowledgement and Consent to Assignment of a ground lease for Dunn Road right-of-way (ROW) adjacent to 9091 Dunn Road as well as the ensuing Consent to Sublease.

Mr. Zimmerman explained the City accepted Dunn Road ROW, west of Douglas Palmer Place, from the Missouri Department of Transportation in 1991. In 2008, a portion of the ROW adjacent to 9091 Dunn Road was subleased to Jim Lynch for his auto dealership. In working through the sale of Clay Cooley Toyota to Bommarito Automotive Group, it was discovered that the ROW was subleased to Clay Cooley Toyota without the City's knowledge or consent. The ground lease requires the City to approve any lease assignment or sublease. The draft bill provided to the Council would permit Mr. Lynch to

assign the ground lease with the City to Clay Cooley Toyota and to terminate the current sublease. In addition, it would permit Clay Cooley to sublease the ROW to Bommarito. The terms and conditions of the City's lease with Mr. Lynch are not being changed or revoked and Mr. Lynch, Clay Cooley Toyota, and Bommarito Toyota will be responsible for meeting its terms.

Mr. Aubuchon moved, seconded by Mr. Todd, to concur with the staff recommendation to approve the Acknowledgement and Consent to Assignment and the Consent to Sublease for ROW adjacent to 9091 Dunn Road 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.

**DELEGATION ON
GOVERNOR'S
TRADE MISSION**

Mr. Zimmerman stated City officials have been invited by the governor's office and the Missouri Department of Economic Development (DED) to be part of the delegation on the governor's trade mission who will attend the Farnborough Air Show next week.

The delegation includes representatives from the St. Louis Regional Chamber, Missouri Partnership, DED, and some private businesses. City officials were invited because Hazelwood is the home of Boeing and because the City has an economic development program and land available near the airport that might draw aerospace companies to the St. Louis area. In assembling information, staff found there's an aversion to paper and flash drives are subject to corruption and Spyware. Therefore, a website has been developed at hazelwoodmoaerospace.org with links to information about the City.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS**

Mrs. Stroker moved, seconded by Mr. Parkin, to receive and file the minutes of the June 9 City Plan Commission and Industrial Development Authority meetings, the June 13 Board of Adjustment meeting, and the June 14 Parks and Recreation Board and Community Enrichment Commission meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**SLUP EXPANSION
6270 HOWDERSHELL**

Mayor Robinson called for the first reading of a bill to grant an expansion of the Special Land Use permit for a fast food, drive-in restaurant at 6270 Howdershell Road to include a second drive-in.

Mr. Ryan

Bill 4606 was unanimously adopted as Ordinance 4495-16.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, July 20, 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 8:10 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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