

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
AUGUST 3, 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, August 3, 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:

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

Mrs. Wolf declared a quorum was present.

Also present were Assistant City Manager Bob Frank, City Attorney Kevin O'Keefe, and City Clerk Colleen Wolf.

AGENDA

Mayor Robinson stated staff has requested the agenda be amended to add consideration of an amendment to the Trust Indenture for the Lambert Redevelopment tax increment financing notes.

Mr. Aubuchon moved, seconded by Mr. Taylor, to amend the agenda by the addition of Consideration of an Amendment to the Lambert Redevelopment Trust Indenture as item 12.d. The motion passed unanimously.

Mayor Robinson stated staff has also recommended postponement of Consideration of the Dedication of Public Improvements in Hazelwood Logistics Center.

Mr. Taylor moved, seconded by Mr. Todd, to amend the agenda by postponing Consideration of the Dedication of Public Improvements in Hazelwood Logistics Center, item 12.b. The motion passed unanimously.

Mr. Taylor moved, seconded by Mrs. Hendon, to adopt the agenda as amended. The motion passed unanimously.

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

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

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 Mr. Taylor moved, seconded by Mrs. Stroker, to approve the minutes of the July 20 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.

The Historic Preservation Commission accepted the donation of a melodeon from Marion and Debra McGuinn. The musical instrument, manufactured around 1856 to 1858 by S.D. & H.W. Smith of Boston, MA, has been fully restored and is serviceable for playing. The beautiful antique is on display at the Knobbe House which was also constructed in the mid 1800's.

The Police Department is offering a Safe Trade Zone to minimize vulnerabilities and risks to people who want to buy, sell, or trade property with strangers. The area is located in the front parking lot of the City Hall/Police Station complex and is marked with green banners. It is well lit at night, monitored, and video recorded on a 24/7 basis. In the event of trouble, police officers can respond quickly.

Last night, the City's second Food Truck event drew a large crowd. A variety of food was available for purchase from seven trucks as a DJ provided entertainment.

The Parks and Recreation Division is offering Flag Football for age groups seven to 10 and 11 to 13, with six to 10 players per team. Games will be held from September 7 to November 12 at Aubuchon Park. The deadline to register is September 12.

Upcoming events include Celebrate Safe Communities on September 22. Residents can support the effort to ensure the City is a safe place to live by hosting a block party. Additional information on City programs and upcoming events is available on the City's website at www.hazelwoodmo.org.

COMMISSION OATH Mrs. Wolf administered the oath of office to Nick Talarico who was appointed to the Community Enrichment Commission on July 20.

Mr. Talarico was presented with a commission certificate and City pin.

PROCLAMATIONS AND RESOLUTIONS

FINANCIAL Mayor Robinson called for the reading of a resolution
DISCLOSURE to readopt and reaffirm Chapter 125: Conflicts of Interest
RESOLUTION relative to financial disclosure.

There were no objections and Resolution 1606 was read by title only:

A RESOLUTION READOPTING AND REAFFIRMING CHAPTER 125: CONFLICTS OF INTEREST, OF THE HAZELWOOD CITY CODE, RELATIVE TO THE FILING OF FINANCIAL INTEREST STATEMENTS.

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Resolution 1606. The following vote was recorded on the motion:

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

Resolution 1606 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.

APARTMENT REPAIRS Betty Kintz, 230 B Chapel Ridge Drive, expressed concerns with the apartment management's lack of response and failure to make repairs in a timely manner.

It was apparent there was an electrical problem in her apartment because the lights blinked and her crockpot blew up when it was plugged in. Mrs. Kintz stated she sent an e-mail to the Mayor when repairs weren't made in a reasonable timeframe, but did not receive a response. She also spoke to Code Enforcement. However, the issues remained unresolved. One weekend her circuit breaker flipped 15 times. After six months, an electrician came out and replaced the panel. However, a shelf was removed during installation and wasn't replaced by apartment management. She's currently having trouble with a dripping pipe. She expressed frustration that the City is unable to lend assistance because apartments are private property.

Mayor Robinson responded the City's authority is during occupancy inspection, except in the event of certain major safety issues. Otherwise, repair issues must be resolved between the property owner and the tenant. Mayor Robinson stated staff would provide a report on what action has been or can be taken and Mrs. Kintz would receive a response.

CITY MANAGER'S STATUS REPORT Mr. Frank reported on concerns expressed during the July 20 Council meeting by Marvin Davis of 677 Coachway Lane, Margie Oliver of 7911 Scotty Drive, Laura Metzger and Arthur Lutz of 563 Coachlight Lane, and Lee Miller of 559 Coachlight Lane.

Mr. Davis had expressed concerns with several issues. One was trash at Queen Ann Park. Several garbage cans have been returned to the park. Another was high weeds by the City logo sign at the corner of Elm Grove Lane and Lindbergh Boulevard. The weeds have been removed. Police volunteers have historically maintained the planting area in front of the sign. However, there's been a reduction in the number of volunteers and staff will maintain the area while additional volunteers are sought.

Mrs. Oliver expressed concerns with weeds at the southwest corner of Queen Ann Drive and Lindbergh Boulevard blocking visibility for drivers exiting Queen Ann Drive. Staff mowed the weeds last week.

Mrs. Metzger and Mr. Lutz expressed concerns with noncompliance with the exterior Property Maintenance Code at 567 Coachlight Lane. The property now appears to be in compliance. There is a court date set for August 11 and no further action will be taken until adjudication is complete.

Mr. Miller had questions about renewal of the senior citizen discount for trash collection service. Letters from Republic Services were mailed this week. Seniors may come to City Hall with the registration form and identification and staff will notify Republic. They may also register by completing the registration form and mailing it with a copy of their ID directly to Republic. The deadline to register to avoid a lapse in discount is September 1.

SLUP EXTENSION A request for a six month extension of the Special Land Use
6311 N. LINDBERGH Permit deadline to commence operation of Bommarito
Collision Center-Hazelwood at 6311 North Lindbergh
Boulevard was received.

City Planner Earl Bradfield reported the business received a Special Land Use Permit on February 17, 2016, for a vehicle service and repair facility and vehicle painting. The permit will lapse on August 17 if an extension isn't obtained. An extension is needed to complete work on the roof of the building.

Scott Lindwall of Bommarito Automotive Group stated the work will be complete before six months. In addition to the roof repairs, some paving will be done on the lot.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to extend the Special Land Use Permit deadline to commence operation of Bommarito Collision Center-Hazelwood at 6311 North Lindbergh Boulevard to February 17 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.a.

PUBLIC HEARINGS

SIGN VARIANCES Mayor Robinson called to order the public hearing to
9091 DUNN ROAD consider the petitions by Bommarito TMC of St. Louis, Inc.,
for variances of the sign regulations for a 300 square foot
pylon sign, 75 feet in height, at 9091 Dunn Road as follows:
1) 45 foot variance of the 30 foot maximum height regulation
and 2) 100 square foot variance of the 200 square foot
maximum size regulation.

Mr. Bradfield reported the site is the former location of the Cadillac dealership, current location of Schaefer Autobody Center, and future location of Bommarito Toyota.

Joe Phillips of Piros Signs, Inc., the contractor, stated there's an existing sign at the Toyota dealership which is 61 feet in height. The proposal is to move it to the location of the former Cadillac dealership sign and increase its height by 14 feet based on the sight lines of the site. At 61 feet, I-270 motorists can't see the sign until they're past the off-ramp because of the position and low elevation of the property. New pole covers would be installed to match the existing covers. The sign would be located approximately 420

feet from the centerline of the highway. Compared to the other dealerships along I-270, this sign will sit significantly further away from the highway.

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.

Mr. Aubuchon moved, seconded by Mr. Ryan, to grant a 45 foot variance of the 30 foot maximum height regulation and a 100 square foot variance of the 200 square foot maximum size regulation for a pylon sign at 9091 Dunn Road. The motion passed unanimously.

**SIGN VARIANCES
9095 DUNN ROAD**

Mayor Robinson called to order the public hearing to consider the petitions by Bommarito TMC of St. Louis, Inc. for variances of the sign regulations for a 499 square foot pylon sign, 75 feet in height, at 9095 Dunn Road as follows: 1) 45 foot variance of the 30 foot maximum height regulation and 2) 299 square foot variance of the 200 square foot maximum size regulation.

Mr. Bradfield reported the site is the location of the Bommarito Toyota dealership's office building and new vehicle display. The proposed sign will be an electronic message board.

Mrs. Hendon asked if a bright, blinking sign would blind and distract Lindbergh Boulevard and I-270 motorists.

Mr. Bradfield replied a similar, larger message board was approved for Gateway Buick GMC and it should not blind or distract motorists.

Mr. Parkin stated Gateway Buick's new message board has hooded LED lights and creates less spill than the previous sign.

Mr. O'Keefe noted each variance appeal must be decided on its own merit. There were many protections put in place for the Gateway Buick sign to direct the light away from residences.

Mr. Phillips stated the proposed height and size of the sign are due to the visibility factor from I-270. The sign would be V shaped with a 20 degree angle which will aim the sign towards highway traffic and away from the hotels. The sign would be auto-dimming. It would be brighter during the day and would dim to approximately five percent light capacity in the evening. Mr. Phillips stated the incandescent parking lot lights will produce more light than the proposed LED sign. The American-made Daktronix sign is considered the Cadillac of electronic signs. It has the capability of meeting any

restrictions on lumen output. The sign would replace the existing Toyota sign in the same location. The off-ramp exits are 1,500 to 1,700 feet from the site. The existing sign is obstructed by high buildings and trees. In addition, there are billboards that compete with the sign. The proposed sign would be more than 600 feet from the centerline of I-270. The proposed height and size of the sign will provide visibility and readability from the highway. Mr. Phillips stated the old incandescent signs produced a large amount of light. The new LED technology is low voltage, low power consumption, and produces low light output in the evening. The average street light will produce more lumens than this sign.

Mr. O'Keefe commented the parking lot and street lights are aimed down. This light is aimed at the drivers which is a significant difference.

Mr. Phillips replied eyes will focus on the brightest light. He stated with the sign at 75 feet, if every light in the area was off, the lumen output may not even show up on a light meter at the property line.

Mr. O'Keefe commented the purpose of the sign is to attract the attention of motorists.

Mr. Phillips replied the sign does work by conveying a message. It will attract attention just as a billboard attracts attention, but is unobtrusive.

In response to inquiries by Mr. Todd, Mr. Phillips stated the new sign would be placed in a location immediately next to the existing sign and restructured piers would be used. The sign will be angled with the point of the V facing I-270 and the back portion facing the store.

Mrs. Singleton asked if the sign would only display Toyota messages and how frequently messages would change.

Mr. Phillips stated the sign will display messages for the Toyota site only and can't display off-premise messages because it would then be considered a billboard which must meet state regulations. Frequency of message change is dependent upon City regulations.

Mr. O'Keefe asked if the City has regulations for message duration.

Mr. Bradfield replied we don't and would mirror the state requirement which is a minimum duration of ten seconds.

Mr. O'Keefe asked if the City has imposed message duration requirements on message boards in the past.

Mr. Bradfield responded affirmatively stating the state regulation was imposed for the Gateway Buick sign and the message cannot change more frequently than every 10 seconds.

Mr. O'Keefe asked if the duration requirement is built into the regulations in this instance.

Mr. Bradfield replied it isn't.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

Purvi Patel, representing La Quinta Inn and Suites at 318 Taylor Road, stated the hotel is located at the intersection of Taylor Road and Douglas Palmer Place. The back of the hotel faces Bommarito's property. She stated the existing 61 foot tall sign can be seen from the hotel's back parking lot. She stated the hotel is four stories and all of the rooms at the back would directly face a taller sign. She expressed concerns with the light level and constant changing of the message which would be distracting to guests trying to rest, especially in the evening.

Mr. O'Keefe asked for clarification on the location of the building with respect to the sign face. He asked if increasing the angle of the two faces would lessen the impact.

Ms. Patel replied affirmatively stating the sign would face more towards the highway. She suggested a stricter limitation on how frequently the message can change in the evenings or requiring it to go to a constant message after a certain time.

Mr. O'Keefe asked if the La Quinta is the closest hotel in the area.

Ms. Patel replied it isn't. There's a Comfort Inn just east of the subject site.

Mr. O'Keefe stated for the Gateway Buick sign the City required a greater angle for the sign face, an edge guard to reduce spill, and evening dimming. He asked if these types of remediation would prove advantageous.

Ms. Patel replied affirmatively and stated the concern is primarily with the changing of the messages, not the size and height of the sign.

Mr. O'Keefe asked if meeting with the applicant to determine what remedial steps could be taken would be beneficial.

Mr. Phillips stated this type of sign doesn't have a side angle viewing capacity and is designed for straight-on viewing. The back of the proposed sign will be toward the hotel and the hotel will have zero visibility and light effect. However, edge guard can be installed to alleviate their concerns. In addition, per City Code, the sign will not flash.

In response to Mr. Ryan's inquiry, Mr. Phillips stated the distance from the sign to the hotel is 600 feet.

Don Young, 1122 Riverwood Place Drive, suggested the sign only operate during Toyota's business hours.

Mr. O'Keefe asked if the appellant preferred an opportunity to meet with the neighboring property owners prior to the Council's decision or if they preferred the Council to consider the concerns of the property owners at this time.

John Bommarito of Bommarito Automotive Group stated the property is at a low elevation. He stated, when you take into account the distance of the highway and visibility of the site, the sign will have the same effect on the business as the previous sign if the proposed changes aren't made. He noted three businesses have been unsuccessful at this site. He stated the investment in signage is substantial and they will assure they don't become a bad neighbor. Mr. Bommarito stated they would be happy to meet with the neighbors, but asked the Council not to delay consideration of the variance requests so that the sign can be put into production. The business has been operating for a month and without the signage it will be difficult to get it up and running quickly. The signage is a key component to its success.

Mr. O'Keefe commented any changes made to accommodate the interests of the neighbors would then be inconsistent with what the Council may approve this evening and it would be necessary to come back before the Council.

Mr. Bommarito stated he believes the design won't affect the neighbors. He stated one of the reasons for investment in this type of sign is that it will operate day and night for people who drive by 24/7. Therefore, the suggestion made by Mr. Young isn't feasible. He stated this sign is like the one on the Gateway Buick property and it is the Cadillac of signage. He stated the area is the gateway to the City and with the investments being made the whole look and feel of the property will change. At this time, the property isn't identifiable as a car dealership coming from the I-170 side of I-270. He respectfully requested the Council vote on the variance requests this evening.

Mayor Robinson asked if the angle of the sign could be increased.

Mr. Phillips stated the sign would be at a 20 degree angle and anything greater than 30 degrees would defeat visibility.

Mrs. Hendon asked what would happen if the Council grants the variances and the sign creates problems for the hotel.

Mr. Phillips stated he believes most guests of hotels in urban areas sleep with the curtains closed. At a distance of almost 650 feet, he doesn't believe there will be any light leak to affect the hotel. If there is an issue, flashing along the edges could be installed as suggested to deflect the light.

Mr. Aubuchon commented LED lighting is a drastic improvement to signage and not nearly as bright as incandescent lighting. He stated he doesn't want to see Bommarito

go to the expense of installing flashing if there's no need. He suggested increasing the angle to 30 degrees and, if necessary, requiring flashing to be added at a later date.

Mr. Phillips responded the proposal is acceptable.

Mr. Bradfield stated with inclusion of the minimum 10 second message duration the proposal is acceptable.

Mr. Ryan asked the difference in size between the Gateway Buick sign and this sign.

Mr. Bradfield replied the Gateway Buick sign is 672 square feet which is the size of a typical billboard. At 499 square feet, this sign is 273 square feet smaller.

No one else spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Mr. Aubuchon moved, seconded by Mr. Ryan, to grant a 45 foot variance of the 30 foot maximum height regulation and a 299 square foot variance of the 200 square foot maximum size regulation for a pylon message board at 9095 Dunn Road subject to the authority of the City Manager to require an increased angle of sign faces, side light barriers, evening sign dimming, and minimum sign interval requirements as may be reasonable to remediate adverse impact on other properties or enhance driver safety. The motion passed unanimously.

SUBDIVISION Mayor Robinson called to order the public hearing to
5781 CAMPUS COURT/ consider the petition by St. Louis Airport Hotel, LLC for
5789 CAMPUS PKWY. subdivision of 5781 Campus Court/5789 Campus Parkway
from one lot into two lots.

Mr. Bradfield reported although this is one parcel, Denny's is located at 5789 Campus Parkway and Baymont Inn & Suites is located at 5781 Campus Court. There are 12 feet between the buildings and the petitioner wishes to subdivide the lot between the buildings. The proposed six foot side yard setbacks meet Code requirements.

Sharon Sherrill of Sherrill and Associates, the surveyor, stated there will be sufficient parking available for both businesses and there is a cross parking and cross access agreement. The single entrance is shared. No changes will be made to the site. The subdivision will allow the owner to sell either one of the properties at a future date if he desires.

Mr. O'Keefe asked if the written cross parking and cross access agreement is noted on the plat.

Ms. Sherrill replied it isn't.

Mr. O’Keefe suggested it be noted on the plat, recorded at the St. Louis County Recorder of Deeds’ office, and maintained and enforced to assure adequate parking and documentation of right-of-use.

Ms. Sherrill agreed.

Mr. Taylor asked if the property is owned by Baymont Inn & Suites.

Ms. Sherrill replied St. Louis Airport Hotel, LLC is the owner. Denny’s is under lease.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

Steve Chew of Quizno’s at 725 Campus Court stated he received notice of the public hearing which stated the subject site is within 185 feet of his property. He expressed concern that the project will utilize a portion of his property.

Mr. Bradfield explained owners of property within 185 feet of the subject site are notified of the public hearing.

Mr. O’Keefe added Mr. Chew’s property is not within the plat, it is within 185 feet of the edge of the property to be subdivided.

No one else 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 subdivision of one lot into two lots, located in a C-3 Highway Commercial District, located at 5781 Campus Court/5789 Campus Parkway Drive.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Parkin, to concur with the City Plan Commission recommendation to authorize the subdivision of 5781 Campus Court/5789 Campus Parkway Drive with the condition the corrections to the plat are made prior to second reading 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.

SUBDIVISION
259 GLADYS AVENUE Mayor Robinson called to order the public hearing to consider the petition to subdivide 259 Gladys Avenue from one lot into two lots.

Mr. Bradfield reported the property is being divided to allow Habitat for Humanity to construct two houses. The property is in an R-5 Single-Family Dwelling District and is surrounded by R-5 district. After subdivision, each lot would be 6,098 square feet.

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 subdivision of one lot into two lots, located in an R-5 Single-Family Dwelling District, at 259 Gladys Avenue, Ward 6. One property will be on Gladys and the other property will be on Buddie.” She stated the motion passed by a vote of five to three.

Mr. Taylor moved, seconded by Mrs. Stroker, to concur with the City Plan Commission recommendation to authorize the subdivision of 259 Gladys Avenue 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.c.

COMMUNICATIONS

EWGCG
LOCAL BRIEFINGS The July 14 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

CHARTER
CHANNEL ADDITIONS Notice of the addition of temporary high definition channels to the Expanded Basic lineup, for the 2016 Summer Rio Olympics, was received from Charter Communications.

EWGCG
LOCAL BRIEFINGS The July 21 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

ASPHALT SURFACING
OF HOWDERSHELL/
SHACKELFORD RDS. Notice that the St. Louis County’s Director of Procurement was given authorization to advertise for bids for asphalt surfacing of Howdershell/Shackelford Roads was received from the St. Louis County Council.

PETITION FOR
SLUP EXPANSION
8700 PERSHALL ROAD A petition for expansion of the Special Land Use Permit at 8700 Pershall Road to include a second drive-in was received from AJR, LC, d/b/a McDonalds Restaurant.

CHARTER
CHANNEL ADDITION Notice of the addition of Estrella TV HD to the channel lineup of Latino View Tier subscribers, effective August 3, was received from Charter Communications.

Mr. Taylor moved, seconded by Mrs. Stroker, to refer the petition 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 AGENDA ITEMS No items were added to the August 10 Council work session agenda.

CID APPOINTMENTS Mayor Robinson nominated the following for appointment to the 370/Missouri Bottom Road/Taussig Road Community Improvement District Board of Directors: Janet Reed to serve as interim director replacing Sandy Stolberg whose term expires October 15, 2017 and Frank Albert to serve as interim director replacing Sarah Porter whose term expires October 15, 2017.

Mrs. Hendon moved, seconded by Mr. Aubuchon, to approve the preceding appointments. The motion passed unanimously.

CITY MANAGER'S REPORT

FIRE DEPARTMENT VEHICLE Fire Chief Dave Radel reported staff recommends authorization to purchase a 2017 Ford Expedition XL from Bommarito Ford at a cost of \$33,780.

Chief Radel stated the vehicle will replace the 2008 Ford Expedition, a command vehicle with mileage in excess of 109,000 miles. The state bid for the vehicle was \$33,805. Bommarito Ford's comparative bid was \$33,780. The Capital Improvement budget includes an allocation of \$50,000 for the purchase. The difference between the the budgeted amount and bid price will be used for Fire Department graphics, emergency lighting equipment and installation, radio communication equipment and installation, and command post capability custom equipment.

Mr. Todd asked if the 2008 vehicle will be used as a trade-in.

Chief Radel stated, due to the low trade-in value, staff is considering using it as a utility vehicle for purposes such as hauling hose.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to concur with the staff recommendation to purchase a 2017 Ford Expedition XL from Bommarito Ford at a cost of \$33,780. The motion passed unanimously.

DEDICATION OF HLC IMPROVEMENTS Consideration of the dedication of public improvements in Hazelwood Logistics Center has been postponed.

MOU WITH LABORERS LOCAL 42 Mr. Frank reported staff recommends authorization of a Memorandum of Understanding with the International Union of North America and Laborer’s Local 42, representing police patrolmen.

Negotiations began May 16, 2016. The union had three requests they wanted to discuss for inclusion in the new agreement. On July 6, the director of Laborer’s Local 42 called and suggested that, due to the City’s current financial situation, all further discussions concerning the proposals be discontinued. It was agreed to extend the current agreement to July 31, 2018, subject to Council approval.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize the Memorandum of Understanding with the International Union of North America and Laborer’s Local 42 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.

SUPPLEMENTAL TRUST INDENTURE Mr. Frank reported staff recommends authorization of the First Supplemental Trust Indenture with UMB Bank, N.A., relative to the tax increment financing (TIF) revenue notes for the Lambert Redevelopment project.

HN-NP Joint Venture, a joint venture between NorthPoint and Stacie Hastie, owns the TIF notes. The notes require payment of interest on May 1 and November 1 of each year. Typically, taxes aren’t paid until mid-May. Therefore, the bond trustee holds the interest payments until the next disbursement date of November 1 which costs NH-NP use of these monies for four to five months and additional interest. NH-HP is requesting disbursement of interest payments on a quarterly basis: March 1, June 1, September 1, and December 1. The City’s bond counsel recommends approval. If the bill is given first reading this evening and second reading on August 17, the next disbursement can be made on September 1.

Mr. Todd moved, seconded by Mrs. Hendon, to authorize the First Supplemental Trust Indenture relative to the TIF revenue notes for the Lambert Redevelopment 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.e.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS

Mr. Taylor moved, seconded by Mrs. Stroker, to receive and file the minutes of the April 7 and May 23 Pension Plan Board of Trustees meetings, the June 13 and July 11 Neighborhood Watch Commission meetings, the July 11 Board of Adjustment meeting, the July 12 Community Enrichment Commission meeting, and the July 14 City Plan 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 the Special Land Use Permit deadline to commence operation of Bommarito Collision Center – Hazelwood at 6311 North Lindbergh Boulevard to February 17, 2017.

There were no objections and Bill 4610 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4460-16 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE OPERATION OF BOMMARITO COLLISION CENTER - HAZELWOOD AT 6311 NORTH LINDBERGH BOULEVARD TO FEBRUARY 17, 2017.

Bill 4610 will be on the agenda for second reading on August 17.

SUBDIVISION Mayor Robinson called for the first reading of a bill to 5781 CAMPUS COURT/ authorize the subdivision of 5781 Campus Court/5789 5789 CAMPUS PKWY. Campus Parkway Drive.

There were no objections and Bill 4611 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 5781 CAMPUS COURT/5789 CAMPUS PARKWAY DRIVE FROM ONE LOT INTO TWO LOTS.

Bill 4611 will be on the agenda for second reading on August 17.

SUBDIVISION Mayor Robinson called for the first reading of a bill to 259 GLADYS AVENUE authorize the subdivision of 259 Gladys Avenue.

There were no objections and Bill 4612 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 259 GLADYS AVENUE FROM ONE LOT INTO TWO LOTS.

Bill 4612 will be on the agenda for second reading on August 17.

MOU
LABORERS' LOCAL 42 Mayor Robinson called for the first reading of a bill to authorize a Memorandum of Understanding with the Laborers' International Union of North America and Laborers' Local 42.

There were no objections and Bill 4613 was read by title only:

AN ORDINANCE ACCEPTING AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF HAZELWOOD AND THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA AND LABORERS' LOCAL 42 WITH REGARD TO TERMS AND CONDITIONS OF EMPLOYMENT FOR CERTAIN EMPLOYEES OF THE HAZELWOOD POLICE DEPARTMENT FOR THE PERIOD FROM AUGUST 1, 2016 THROUGH JULY 31, 2018.

Bill 4613 will be on the agenda for second reading on August 17.

SUPPLEMENTAL
TRUST INDENTURE Mayor Robinson called for the first reading of a bill to approve a Supplemental Trust Indenture relative to the TIF notes for the Lambert Redevelopment project.

There were no objections and Bill 4614 was read by title only:

AN ORDINANCE OF THE CITY OF HAZELWOOD, MISSOURI, APPROVING A FIRST SUPPLEMENTAL TRUST INDENTURE RELATING TO THE CITY'S TAX INCREMENT REVENUE NOTES (LAMBERT REDEVELOPMENT PROJECT), SERIES A AND B.

Bill 4614 will be on the agenda for second reading on August 17.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4609
SLUP EXTENSION Mayor Robinson called for the second reading of Bill 4609 to extend the Special Land Use Permit deadline to commence manufacturing, wholesaling, storage of chemicals, and vehicle painting operations at 153 James S. McDonnell Boulevard to August 17, 2017.

There were no objections and Bill 4609 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4461-16 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE MANUFACTURING, WHOLESALING, STORAGE OF CHEMICALS, AND VEHICLE PAINTING OPERATIONS AT 153 JAMES S. MCDONNELL BOULEVARD TO AUGUST 17, 2017.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4609 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 4609 was unanimously adopted as Ordinance 4498-16.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETINGS

Mayor Robinson announced a Council work session will be held Wednesday, August 10, at 6:00 p.m. in the Council Chambers and the next regular Council meeting will be held Wednesday, August 17, 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 9:00 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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