

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
NOVEMBER 16, 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, November 16, 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:

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

Mrs. Thomas declared a quorum was present.

Also present were City Manager Matt Zimmerman, City Attorney Kevin O'Keefe, and City Clerk Christine Thomas.

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

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

AYE - 9

NAY - 0

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

Mr. Todd
Mr. Taylor

The motion passed unanimously and the consent agenda was adopted, including a closed meeting immediately following the regular meeting to discuss litigation in accordance with the provisions of RSMo 610.021(1) and property acquisition, sale or lease in accordance with the provisions of RSMo 610.021(2).

**APPROVAL OF
MINUTES**

Mr. Taylor moved, seconded by Mrs. Hendon, to approve the minutes of the November 2 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**WHAT'S NEW
IN HAZELWOOD**

Communications Coordinator Tim Davidson provided the What's New in Hazelwood report.

OATHS OF OFFICE

Mrs. Thomas administered the oaths of office to Rose Bae who was appointed to the Historic Preservation Commission on November 2 and Alvin Purnell who was appointed to the Neighborhood Watch Commission on November 2.

Ms. Bae and Mr. Purnell were presented with commission certificates and City pins.

PROCLAMATIONS AND RESOLUTIONS

**SALES TAX
EXEMPTION
CERTIFICATES
RESOLUTION**

Mayor Robinson called for the reading of a resolution authorizing the provision of sales tax exemption certificates for Buildings 3 and 4 of the Hazelwood Logistics Center industrial development project.

Mr. Zimmerman reported adoption of the resolution is the first in a series of Council action that are part of the redevelopment agreement. The sales tax exemption will provide NP Hazelwood 140, LLC, the developer, with a cost reduction and will have little to no impact on City revenues.

Brent Miles, of NP Hazelwood 140, gave an update on the development project. Construction on the project is running ahead of the aggressive schedule. Building 1 is complete with 202 employees currently in the space. Only 25,000 square feet remains available for lease. Building 2, at 422,000 square feet, is 50 percent leased. One tenant has leased a 120,000 square foot space and a lease for 125,000 square feet is in final negotiations. The lenders are in place for Buildings 3 and 4 and construction is expected to be complete around June. Building 3 has a prospect for 135,000 square feet. Building 4 has a prospect for the entire building which would provide over 500 jobs. The plan was to construct buildings totaling 1.8 million square feet. When complete,

square footage may total 2 million. All leases are long-term, ranging from seven to 12 years.

Mr. Zimmerman stated, if the Council adopts the resolution, the ordinances necessary to authorize issuance of the Chapter 100 bonds will be on the next agenda for Council consideration.

There were no objections and Resolution 1608 was read by title only:

A RESOLUTION AUTHORIZING THE PROVISION OF SALES TAX EXEMPTION CERTIFICATES FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE HAZELWOOD LOGISTICS CENTER.

Mr. Aubuchon moved, seconded by Mrs. Stroker, the adoption of Resolution 1608. The following vote was recorded on the motion:

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

Resolution 1608 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 Laura Metzger of 563 Coachlight Lane thanked the Council for addressing code compliance issues at Leon Steinbach's property located at 657 Coachlight Lane.

Ms. Metzger stated she believes Mr. Steinbach is preparing to rent his property at 582 Coachlight Lane and asked that Code Enforcement monitor it for code compliance.

**COMMERCIAL VANS
PARKED ON
HAVENTREE LANE** Dorothy Nardi of 506 Haventree Lane expressed concern with a violation of Section 405.945 relative to the parking of two commercial vans on Haventree Lane.

Ms. Nardi stated the vans haven't been moved in six months. She stated she has spoken to several police officers who stated this isn't a violation of City code because the vans have current license plates. Therefore, they don't have to be moved.

Mary Hargiss of 510 Haventree Lane also expressed concerns with the commercial vans parked on Haventree Lane.

Mayor Robinson stated staff will investigate and the City Manager will provide a report to the Council.

PUBLIC HEARINGS - None

COMMUNICATIONS

RESIGNATION FROM IDA Authority FROM IDA A letter of resignation from the Industrial Development Authority was received from Carl Wolf.

A letter thanking former Police Chief Wolf for his volunteer service to the City was sent.

EWGCG LOCAL BRIEFINGS The November 3 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

EWGCC 2017 BUDGET The East-West Gateway Council of Governments' proposed 2017 budget was received.

MLMSTL NEWSLETTER The Municipal League of Metro St. Louis' November newsletter was received.

GRANT AWARD FOR HOWDERSHELL PARK Notice of the round 17 grant awards, including a \$450,614 award to the City of Hazelwood for Howdershell Park playground upgrades and replacement, was received from the Municipal Park Grant Commission of St. Louis County.

PIPELINE SAFETY BROCHURE A brochure on pipeline safety and preparedness was received from Phillips 66 Pipeline LLC.

CHARTER PRICE DECREASES Notice of decreases in the 2017 pricing structure for equipment and service was received from Charter Communications.

Mr. Taylor moved, seconded by Mrs. Hendon, 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 January 11 Council work session agenda.

**REQUEST BY
MAYOR SCHNEIDER** Mayor Robinson stated he has received a request from Mayor Schneider of Florissant to consider a plan for our cities to share Parks and Recreation facilities.

Mayor Robinson asked Mr. Zimmerman to have Parks and Recreation Superintendent Doug Littlefield prepare information for Council review including the history of White Birch Bay and operation costs.

BOARD APPOINTMENT Mayor Robinson nominated Clara Faatz of 8 Bon Vue Drive, Ward 2, for appointment to the Industrial Development Authority.

Mr. Taylor moved, seconded by Mrs. Hendon, to approve the appointment of Clara Faatz to the Industrial Development Authority. The motion passed unanimously.

Ms. Faatz will be invited to the December 7 Council meeting to receive her oath of office and commission certificate.

CITY MANAGER'S REPORT

**YEAR-END BUDGET
REPORT** Mr. Zimmerman provided a year-end report on fiscal year 2015/2016.

The year ended with a surplus of almost \$570,000 in the Economic Development Fund. The Capital Improvement Fund had a deficit of \$555,000 which is typical due to timing of projects and funding availability. The General Fund had a deficit of \$973,500 at the end of the fiscal year which is significantly worse than budgeted due to revenue issues. Revenues were \$2.2 million below budget. Even with an entire year of the ¼ cent fire sales tax and nine months of the ½ cent capital sales tax, revenues dropped \$1.2 million from fiscal year 2014/2015. The decrease in revenues was partially offset by a reduction in expenditures which were approximately \$1.25 million below budget. The year ended with a 22% General Fund Reserve. Mr. Zimmerman emphasized the City's fire district costs continue to increase while revenues decrease. With the Florissant Valley Fire Protection District tax increase, payments to the fire districts increased \$38,000 last year even though property taxes collected were \$600,000 less than estimated. Fire district payments have increased by \$3.2 million over the last 20 years. Since 2008 when the Ford plant closed, payments have increased by \$1 million with \$750,000 going to the Robertson Fire Protection District. The trend must be addressed. The fire districts are independent agencies with absolutely no accountability or responsibility to the City Council or the City budget.

Mayor Robinson stated there may be a meeting with Robertson Fire Protection District before the end of the year. After additional discussion, Mayor Robinson directed staff to prepare a report for December 7 on the results of the fire district audit.

REMOVAL OF HYDRANT Fire Chief Dave Radel reported staff recommends authorization to remove the fire hydrant at 422 Hazelwood Logistics Center Drive.

A resolution and request to remove the hydrant, within the Robertson Fire Protection District, was received from the district. Due to a right-of-way vacation, the fire hydrant isn't needed. Missouri American Water requires passage of an ordinance authorizing removal of the hydrant.

Mr. Aubuchon moved, seconded by Mr. Todd, to concur with the staff recommendation to authorize the removal of the fire hydrant at 422 Hazelwood Logistics Center Drive 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 Mr. Taylor moved, seconded by Mrs. Hendon, to receive and file the minutes of the October 24 Historic Preservation Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

REMOVAL OF HYDRANT Mayor Robinson called for the first reading of a bill to authorize the removal of a fire hydrant at 422 Hazelwood Logistics Center Drive.

There were no objections and Bill 4630 was read by title only:

AN ORDINANCE ORDERING THE REMOVAL OF ONE FIRE HYDRANT AT 422 HAZELWOOD LOGISTICS CENTER DRIVE.

Bill 4630 will be on the agenda for second reading on December 7.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4628 AMEND CHAP. 500 Mayor Robinson called for the second reading of Bill 4628 to amend *Chapter 500: Building Codes and Building*

Regulations to require mechanical contractors to possess a St. Louis County license.

The Council had been provided with Bill 4628.1 which changes the effective date of the code amendment to January 1, 2017 to allow time to provide notice to the contractors.

Mrs. Hendon moved, seconded by Mrs. Singleton, to amend Bill 4628 by the text of Bill 4628.1. The motion passed unanimously.

There were no objections and Bill 4628, as amended, was read by title only:

AN ORDINANCE ADOPTING LICENSING REQUIREMENTS FOR ALL PERSONS PERFORMING WORK UNDER THE CITY'S MECHANICAL CODE.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4628, as amended, as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 4628, as amended, was unanimously adopted as Ordinance 4517-16.

BILL 4629
AMEND CONTRACT

Mayor Robinson called for the second reading of Bill 4629 to authorize an amendment to the contract with Cigna Health and Life Insurance Company for employee health insurance to extend it for a one year term beginning January 1, 2017.

There were no objections and Bill 4629 was read by title only:

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH CIGNA HEALTH AND LIFE INSURANCE COMPANY FOR EMPLOYEE HEALTH INSURANCE, AS AUTHORIZED BY ORDINANCE 4444-15, TO EXTEND THE CONTRACT FOR A ONE YEAR TERM BEGINNING JANUARY 1, 2017.

Mrs. Hendon moved, seconded by Mr. Taylor, the adoption of Bill 4629 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 4629 was unanimously adopted as Ordinance 4518-16.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, December 7, at 7:30 p.m. in the Council Chambers.

CITY HALL CLOSED Mayor Robinson announced City Hall will be closed on November 24 and November 25 for the Thanksgiving holiday.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 8:20 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

Christine Thomas - City Clerk
City of Hazelwood, Missouri