

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MARCH 1, 2017**

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, March 1, 2017, 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:

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

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

Mr. Taylor moved, seconded by Mr. Todd, to adopt the agenda. The motion passed unanimously.

CONSENT AGENDA

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

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 proprietary matter in accordance with the provisions of RSMo 610.021(15), was adopted.

APPROVAL OF MINUTES

Mr. Aubuchon moved, seconded by Mrs. Stroker, to approve the minutes of the February 8 Council budget work session and the minutes of the February 15 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

WHAT'S NEW

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

EMPLOYEE SERVICE

As his biography was read, Police Officer Josiah Peacock was presented with a five year service award.

EMPLOYEE INTRODUCTION

City Clerk Christine Thomas introduced newly hired Deputy City Clerk Julie Lowery.

PROCLAMATIONS AND RESOLUTIONS

GRANT APPLICATION RESOLUTION

Mayor Robinson called for the reading of a resolution supporting the STP Grant Application for Phantom Road.

Public Works Director David Stewart explained City staff has been working to obtain a grant for reconstruction of Phantom Road. Staff was successful in obtaining eligibility for funding last year and wishes to submit a grant application for \$2 million or 80 percent of the \$2.4 million project cost. This grant would be for Phase 1 of the project, which would include Hazelwood Logistics Drive south to Missouri Bottom Road. Traffic studies indicate a "road diet" could be implemented on this section of roadway. The four 10 foot lanes could be reduced to two 15 foot lanes that would improve turn movement and traffic flow. The project proposal also includes a six foot sidewalk on the west side and other enhancements for turning. If this grant application is successful, Phase 1 construction would be completed in 2021. Next year, an application would be made for Phase 2, which includes Hazelwood Logistics Drive north to McDonnell Boulevard.

There were no objections and Resolution 1701 was read by title only:

A RESOLUTION ENDORSING APPROVAL OF THE APPLICATION OF THE CITY OF HAZELWOOD, MISSOURI, FOR FUNDING FOR THE IMPROVEMENT OF PHANTOM ROAD THROUGH THE TRANSPORTATION IMPROVEMENT PROGRAM SURFACE TRANSPORTATION PROGRAM – SUBALLOCATED FUNDS (STP-S) PROGRAM OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Resolution 1701. The following vote was recorded on the motion:

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

Resolution 1701 was unanimously adopted.

VALLEY INDUSTRIES AND SHAMROCK BALL PROCLAMATION Mayor Robinson called for the reading of a proclamation for the 50th anniversary of Valley Industries sheltered workshop and the 10th anniversary of the Mayors' Shamrock Ball.

There were no objections and Proclamation 1705 was read.

Mrs. Hendon moved, seconded by Mrs. Stroker, the adoption of Proclamation 1705 congratulating Valley Industries on their 50th Anniversary and wishing them success on the 10th anniversary Mayors' Shamrock Ball. The motion passed unanimously.

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.

BOARD RESIGNATION Don Young, 1122 Riverwood Place Drive, stated he will resign from the City Plan Commission effective after the commission's March 9 meeting.

Mr. Young stated, after living in the City of Hazelwood for 58 years and serving on various boards and commissions over 30 years, he is regretfully resigning from the City Plan Commission. He and his wife are moving to a new home outside of the City.

STREET REPAIRS Marvin Davis, 677 Coachway Lane, inquired about repairs to Coachway Lane.

Mr. Davis stated he dropped pictures off at City Hall showing a bump and damage to the street in front of his house. He asked if there are any plans to repair the roadway.

PUBLIC HEARINGS

SLUP
6211 N. LINDBERGH

Mayor Robinson called to order the public hearing to consider the petition received from AB Short Stop, LLC for a Special Land Use Permit for a fast food restaurant at 6211 North Lindbergh Boulevard.

Assistant City Manager Bob Frank explained the site is in a C-2 General Commercial District located at North Lindbergh Boulevard and Utz Lane. The parking meets the requirements of the City Code and the proposal is also in conformance with the Comprehensive Plan. Therefore, the City Plan Commission and staff have recommended approval.

Harold Allen, the engineer and representative for the applicant, gave a presentation on the exterior and interior site layout. Mr. Allen explained AB Short Stop would be offering hot food for take-out only. The plans include removal of a back wall and use of a 10 foot by 30 foot unfinished area to construct kitchen facilities.

Mr. Aubuchon asked what the hours of operation would be and Mr. Allen replied he would find out and let the Council know. Mr. Aubuchon also asked about the fire suppression system. Mr. Allen replied there will be a stainless steel hood with an Ansul fire protection system over the two fryers.

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. Thomas read the City Plan Commission motion to recommend approval to the City Council of the Petition for Special Land Use Permit for a fast food restaurant at 6211 North Lindbergh Boulevard. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a fast food restaurant at 6211 North Lindbergh Boulevard 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.

AMEND CHAP. 405
RE: SHORT-TERM
RENTALS

Mayor Robinson called to order the public hearing to consider the proposal to amend *Chapter 405: Zoning Regulations* of the Hazelwood City Code pertaining to regulations for short-term rentals.

Mr. Zimmerman explained the proposal to amend Section 405.040: Definitions to clearly define short-term rentals such as bed and breakfasts and Internet rentals like Airbnb.

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. Thomas read the City Plan Commission motion to recommend the Council approve the proposal to amend *Chapter 405: Zoning Regulations* of the Hazelwood City Code pertaining to regulations for short-term rentals. She stated the motion passed unanimously.

Mrs. Singleton moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to amend *Chapter 405: Zoning Regulations* of the Hazelwood City Code pertaining to regulations for short-term rentals 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.

AMEND CHAP. 405 RE: SOLID WASTE CONTAINER ENCLOSURES	Mayor Robinson called to order the public hearing to consider the proposal to amend <i>Chapter 405: Zoning Regulations</i> of the Hazelwood City Code pertaining to the definition, screening, location, design and construction of solid waste container enclosures.
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Mr. Zimmerman explained the Code currently provides authority for approval of enclosure location and design to the Public Works Director or his designee. The proposed amendment would formally specify the requirements. Some of the requirements include six foot screening on all four sides, a six inch concrete pad, and a building permit.

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. Thomas read the City Plan Commission motion to recommend the Council approve the proposal to amend *Chapter 405: Zoning Regulations* of the Hazelwood City Code pertaining to the definition, screening, location, design and construction of solid waste container enclosures. She stated the motion passed unanimously.

Mr. Taylor moved, seconded by Mr. Todd, to concur with the City Plan Commission recommendation to amend *Chapter 405: Zoning Regulations* of the Hazelwood City Code pertaining to the definition, screening, location, design and construction of solid waste container enclosures 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

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

COORDINATED RESPONSE EXERCISE The 2017 meeting schedule for the Coordinated Response Exercise was received.

MEHLVILLE HIGH SCHOOL A request for support of Mehlville High School's 2017 Student Council State Convention was received.

A letter congratulating the Mehlville Student Council for being selected to host the 2017 Student Council Convention was sent.

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

SLUP 310 MCDONNELL BLVD. A petition for a Special Land Use Permit for manufacturing of metal products at 310 James S. McDonnell Boulevard was received from Mitek USA, Inc.

REQUEST TO LEASE CITY PROPERTY FOR COMMUNICATION TOWER A request for consideration of a proposal to lease City owned property to Eco-Site for the purpose of constructing a cell tower at the former Belt property adjacent to Truman Park was received.

BOARD RESIGNATION A letter of resignation from the Economic Development Sales Tax Board was received from Margaret A. Koenig, the Hazelwood School District representative.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to refer the lease proposal to the City Plan Commission and to receive and file the communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS - None

CITY MANAGER'S REPORT

AMEND CHAPTER 605 RE: SHORT-TERM RENTALS Mr. Zimmerman reported staff recommends amendment of *Chapter 605: Business Licenses* to establish regulations for short-term rentals such as bed and breakfasts and Internet rentals like Airbnb.

LOAN AGREEMENT WITH STROCO MANUFACTURING, INC Economic Developer David Cox reported staff recommends approval of an economic development loan agreement with Stroco Manufacturing, Inc.

Mr. Cox explained Stroco has been a long time Hazelwood company and is seeking a loan of \$700,000 to expand existing operations from 25,000 to 50,000 square feet. The business would maintain the current 75 jobs and add at least 84 new jobs. The loan would help offset expansion costs and have a forgiveness period of six years.

Kris Welhart, one of the business owners, gave a presentation on Stroco and the types of products they manufacture including custom manufactured sheet metal and components for Boeing, Lockheed Martin, Northrop Grumman, Gulfstream and Bombardier.

Neal Wieschhaus, of Duff & Phelps, gave a presentation on the details of the expansion project.

Mr. Zimmerman added staff is working on a clause in the agreement relative to the letter of credit. Therefore, it will be necessary to amend the bill before second reading.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to authorize the economic development loan agreement with Stroco and place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.f.

PURCHASE OF TASERS Police Chief Gregg Hall reported staff recommends the purchase of nine Tasers.

The Taser replacement program was implemented in 2013 to replace old and inoperable X-26P Taser units. The life expectancy of the Tasers is five years and some are seven to eight years old. Every year, funds are allocated to purchase ten Tasers. This year, nine Taser units will be purchased from Taser International, the sole source provider, at a total cost of \$12,465.

Mr. Aubuchon moved, seconded by Mr. Taylor, to authorize the purchase of nine X-26P Taser units from Taser International at a total cost of \$12,465. The motion passed unanimously.

AMEND TITLE III, SCHEDULE II, TO ADD STOP SIGNS ON BURCKE DRIVE Police Chief Gregg Hall reported staff recommends amendment of *Title III. Traffic Code, Schedule II. Through Streets and Stop Signs* to add stop signs on Burcke Drive at Olian Drive.

The Traffic Management Team conducted a study at the request of residents in Ward 3. Stop signs were temporarily erected requiring Burcke Drive traffic to stop and yield to cross traffic on Olian Drive. Staff recommends permanent placement of the signs.

Mr. Ryan moved, seconded by Mr. Parkin, to concur with the staff recommendation to amend *Title III. Traffic Code, Schedule II. Through Streets and Stop Signs*, 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.g.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS Mr. Aubuchon moved, seconded by Mrs. Stroker, to receive and file the minutes of the January 10 Community Enrichment Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP Mayor Robinson called for the first reading of a bill to
6211 N. LINDBERGH grant a Special Land Use Permit for a fast food restaurant at
6211 North Lindbergh Boulevard.

There were no objections and Bill 4639 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO AB SHORT STOP LLC FOR A FAST FOOD RESTAURANT AT 6211 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4639 will be on the agenda for second reading on March 15.

AMEND CHAPTER 405 Mayor Robinson called for the first reading of a bill to amend
RE: SHORT-TERM *Chapter 405: Zoning Regulations* pertaining to regulations
RENTALS for short-term rentals.

There were no objections and Bill 4640 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 405: ZONING REGULATIONS OF THE HAZELWOOD CITY CODE* PERTAINING TO REGULATIONS FOR SHORT-TERM RENTALS.

Bill 4640 will be on the agenda for second reading on March 15.

Bill 4644 will be on the agenda for second reading on March 15.

AMEND TITLE III,
SCHEDULE II, TO
ADD STOP SIGNS

Mayor Robinson called for the first reading of a bill to amend *Title III. Traffic Code, Schedule II. Through Streets and Stop Signs*, to add stop signs on Burcke Drive at Olian Drive.

There were no objections and Bill 4645 was read by title only:

AN ORDINANCE AMENDING *TITLE III. TRAFFIC CODE, SCHEDULE II. THROUGH STREETS AND STOP SIGNS*, OF THE HAZELWOOD CITY CODE, AND PROVIDING A PENALTY FOR VIOLATION THEREOF.

Bill 4645 will be on the agenda for second reading on March 15.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting will be held Wednesday, March 15, 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 8:40 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Christine Thomas, MRCC - City Clerk
City of Hazelwood, Missouri