

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 21, 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, June 21, 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:

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

Mrs. Thomas declared a quorum was present.

Also present were City Manager Matt Zimmerman, Associate City Attorney Mike Kern, and City Clerk Christine Thomas.

AGENDA

Mrs. Singleton moved, seconded by Mr. Taylor, to amend the agenda by adding consideration of the Storm Declaration Policy under the City Manager's report, moving the Purple Heart presentation before What's New in Hazelwood, and adding a small break immediately following the presentation and 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>
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	

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

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Taylor moved, seconded by Mrs. Stroker, to approve the minutes of the June 7 regular Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**PURPLE HEART
AWARD**

Police Chief Gregg Hall presented the Purple Heart award to Officer Craig Tudor who was seriously injured when he was responding to a call of a fellow police officer who was handling a mental health crisis.

While in route to the scene with emergency lights and siren operating, Officer Tudor was unable to avoid a collision with a vehicle coming from the opposite direction that was turning in front of him. The patrol vehicle was hit at the driver's side door causing it to leave the road and overturn several times. Officer Tudor was subsequently extricated from his vehicle by emergency first responders. The spinal cord injuries he sustained were severe and he has undergone weeks and weeks of treatment and rehabilitation.

RECESS

Mayor Robinson called for a short recess to allow the press and audience members who were present to honor Officer Tudor to exit the Chambers.

After a brief recess, the meeting was reconvened with all Council members in attendance.

**POLICE AND FIRE
EXPLORERS**

Rick Dorsey of the Florissant Rotary Club presented a \$500 check to the Hazelwood Police Explorers and a \$500 check to the Hazelwood Fire Explorers for their community service efforts.

**BOARD/COMMISSION
OATHS**

Mrs. Thomas administered the oath of office to Curtis Manning who was appointed to the Board of Appeals and Jim Crossland who was reappointed to the Neighborhood Watch Commission.

Mr. Manning and Mr. Crossland were presented with commission certificates.

EMPLOYEE SERVICE AWARD As his biography was read, Maintenance Superintendent Paul Williams was presented with a 45 year service award.

As his biography was read, Lieutenant Doug McGarry was presented with a 25 year service award.

As his biography was read, Building Inspector Travis Ham was presented with a 5 year service award.

EMPLOYEE INTRODUCTION City Manager Matt Zimmerman introduced the interim Finance Director Ronna Alaniz.

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

PROCLAMATIONS AND RESOLUTIONS

IMMIGRANT HERITAGE PROCLAMATION Mayor Robinson called for the reading of a proclamation designating June 2017 as Immigrant Heritage Month.

There were no objections and Proclamation 1712 was read.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Proclamation 1712 designating June 2017 as Immigrant Heritage Month and urging all citizens to celebrate the economic contributions, history, and unique blend of culture we enjoy today as a result of the many generations of immigrants who came to be part of the fabric of America. The motion passed unanimously.

PRESENCE FROM INNOVATION, LLC RESOLUTION Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions with respect to a proposed economic development project.

There were no objections and Resolution 1707 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT TO BENEFIT PRESENCE FROM INNOVATION, LLC.

Economic Developer David Cox explained Presence From Innovation, LLC (PFI) has two facilities in Hazelwood and their corporate office is located in Maryland Heights. They would like to move the corporate office to the property they are leasing at 4847 Park 370 Boulevard. PFI would invest \$1.15 million on building renovations at the Park 370 building in order to move the corporate headquarters. The property located at 4847 Park 370 Boulevard was excluded from the adjacent TIF district at the request of the property owner. PFI is seeking Chapter 100 bonds to provide tax abatement and sales tax exemption on the purchase of construction materials for the renovations not to

exceed \$600,000. They would move 28 corporate jobs at an average salary of \$74,000. If the 28 jobs are not maintained, they would not receive abatement for that year. The City will receive one-time revenue from the bond proceeds through the .5% fee charged to issue and manage the Chapter 100 bonds. The Economic Development Sales Tax Board and staff recommend approval.

Tim Crowley of Net Lease Holdings, the building owner, stated this has given PFI an opportunity to move their headquarters to Hazelwood and consolidate operations.

Mrs. Hendon moved, seconded by Mr. Ryan, the adoption of Resolution 1707. The following vote was recorded on the motion:

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

Resolution 1707 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.

4155 CHARBONIER RD. Gretchen Yerke, of 4155 Charbonier Drive, expressed appreciation to Mrs. Singleton and City staff for resolving an issue related to high grass on her property.

Mrs. Yerke explained her property is a one acre lot that backs to St. Stanislaus Conservation Area and she is growing a prairie along the side of her back yard.

Mrs. Singleton commended Mrs. Yerke for her conservation efforts. She stated the City should promote green efforts and suggested staff review the Code to determine if changes could be made that would balance green issues with aesthetics, particularly in the Non-Urban District.

Mayor Robinson directed staff to prepare a report for the next regular meeting.

PUBLIC HEARINGS - None

COMMUNICATIONS

NORTH COUNTY INC. A letter of appreciation for sponsorship of their 40th Annual Leadership Award Breakfast was received from North County Inc.

Mr. Taylor moved, seconded by Mrs. Stroker, to receive and file the communication. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION No items were added to the July 12 Council work session
AGENDA ITEMS agenda.

BOARD/COMMISSION Mayor Robinson nominated Mark Rodell for reappointment
APPOINTMENTS to the City Plan Commission and himself for reappointment to the Economic Development Sales Tax Board.

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

Mrs. Thomas will invite Mr. Rodell to the July 5 Council meeting to receive his oath of office and commission certificate.

ROBERTSON FIRE Mayor Robinson stated a report on the Robertson Fire
PROTECTION DISTRICT Protection District (RFPD) merger proposal is ready for
MERGER PROPOSAL release and suggested placing it on the July 5 agenda for discussion and inviting the RFPD Board of Directors.

Mr. Zimmerman stated he would provide an oral report at the meeting.

Mr. Aubuchon requested a written report prior to the meeting to allow Council an opportunity to review the data in order to facilitate discussions.

Mr. Zimmerman explained, due to scheduling, there will be a short turnaround time and it will be difficult to provide a full written report. He will provide as much written data as possible.

CITY MANAGER'S REPORT

PROPERTY PURCHASE Mr. Zimmerman reported staff recommends approval of a
8975 & 8995 DUNN RD. contract with Anheuser Busch Credit Union for acquisition of property at 8975 and 8995 Dunn Road.

Mr. Zimmerman explained the City was approached by the credit union to consider purchasing the building because of the proximity to Civic Center East and the fact that visitors to the Civic Center frequently use the credit union parking lot. The purchase price would be \$300,000 and the City would take over all existing rights to the billboard lease which guarantees revenue of \$27,000 a year. The credit union would like to keep an ATM onsite which would not interfere with available parking. Mr. Zimmerman stated the building would most likely be used for storage. A second option is to use it for office or public meeting space which would require an additional investment of \$16,000 to bring the building up to code, add a second bathroom and connect to the City's fiber optic ring. Operating costs are estimated at \$15,000 to \$20,000 per year. Within the next five years, the roof will need to be replaced for an estimated cost of \$20,000 to \$30,000. In order to make the purchase some Capital Improvement projects for fiscal year 2018 will be delayed. The City Plan Commission reviewed the acquisition proposal and recommended approval.

Mr. Aubuchon asked which projects would be delayed. Mr. Zimmerman responded purchase of a backup generator for the Community Center, purchase of a Fire Command vehicle, and various other smaller projects. In addition, there is a cost savings of \$34,000 from the Nathaniel Court wall project due to the bid coming in under budget.

Mr. Aubuchon asked if the sales tax for Fire Department operations could be used to purchase the Fire Command vehicle.

Mr. Zimmerman stated these purchases are funded by the Capital Improvement Fund. The sales tax for Fire Department operations provides General Fund revenue. He noted, pursuant to the ballot language, it is dedicated to Fire Department operations.

Mr. Aubuchon asked if any other purchase or project could be delayed to allow for the purchase of a new Fire Command vehicle.

Mr. Zimmerman responded he and the Finance Director thoroughly reviewed the budget and these are the only purchases and projects that were not already complete, in process, scheduled, or for which there was an eminent need. He added most projects would be delayed one year. The Riverwood Trails silt project would be delayed from the fall of 2017 to the spring of 2018. Update of the Zoning Regulations would also be delayed to the spring.

In response to a Council inquiry, Public Works Director David Stewart explained the Riverwood Trails silt project. There has been an ongoing issue with water undermining the roadway and water spurting out of socket joints at the bottom of the hill. Resident complaints have been received because when a rain event occurs silt is deposited on the street and a dust cloud is created when cars drive through it. Maintenance crews have been cleaning up the silt, but the project would provide a permanent solution.

Mr. Zimmerman stated another option would be to borrow funds and engage in debt for an estimated five years.

Mr. Todd moved, seconded by Mr. Ryan, to concur with the staff recommendation to approve a contract with Anheuser Busch Credit Union for the acquisition of property at 8975 and 8995 Dunn Road for \$300,000 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 CHAPTER 100 PLAN - HLC Mr. Cox reported staff recommends approval of an amendment to the plan for an industrial development project and cost/benefit analysis for NP Hazelwood 140, LLC.

Mr. Cox stated as part of the Chapter 100 designation for the Hazelwood Logistics Center industrial park the City Council approved a plan for an industrial development project, which included a cost/benefit analysis estimating the value of the sales tax exemption at approximately \$70 million in building construction. At this time, the estimated investment for buildings completed, under construction and in the planning stages is \$115 million to \$125 million. Therefore, the plan needs to be amended to allow the City to continue issuing bonds necessary to facilitate the sales tax exemption.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the staff recommendation to approve an amendment to the plan for an industrial development project and cost/benefit analysis for NP Hazelwood 140, LLC 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.

STORM DECLARATION POLICY The Council reviewed and discussed the Storm Declaration Policy, adopted in 2007, with respect to limb pickup.

The Council agreed to adhere to the policy and not make changes.

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 March 7 Parks and Recreation Board meeting and the May 30 Pension Plan Board of Trustees meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

PROPERTY PURCHASE Mayor Robinson called for the first reading of a bill to 8975 & 8995 DUNN RD. approve a contract with Anheuser Busch Credit Union for acquisition of property at 8975 and 8995 Dunn Road.

There were no objections and Bill 4666 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF HAZELWOOD, MISSOURI, TO ENTER INTO AND EXECUTE A CONTRACT WITH ANHEUSER BUSCH CREDIT UNION FOR THE ACQUISITION OF PROPERTY AT 8975 AND 8995 DUNN ROAD FOR A TOTAL COST OF \$300,000.

Bill 4666 will be on the agenda for second reading on July 5.

AMEND CHAPTER 100 Mayor Robinson called for the first reading of a bill to **PLAN - HLC** approve the 2017 amendment to the plan for an industrial development project and cost/benefit analysis for NP Hazelwood 140, LLC.

There were no objections and Bill 4667 was read by title only:

AN ORDINANCE APPROVING THE 2017 AMENDMENT TO THE PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT AND COST/BENEFIT ANALYSIS FOR NP HAZELWOOD 140, LLC.

Bill 4667 will be on the agenda for second reading on July 5.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4664 Mayor Robinson called for the second reading of Bill 4664 to **VEHICLE TOWING** authorize a contract with Bolin Services, Inc. for towing, **SERVICES** storage and impounding of motor vehicles.

There were no objections and Bill 4664 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH BOLIN SERVICES, INC., FOR THE TOWING, STORAGE AND IMPOUNDING OF MOTOR VEHICLES, FOR AND ON BEHALF OF THE CITY, FOR A TWO YEAR PERIOD BEGINNING JULY 1, 2017 AND WITH A ONE YEAR RENEWAL OPTION.

Mrs. Stroker moved, seconded by Mrs. Singleton, the adoption of Bill 4664 as an ordinance. The following vote was recorded on the motion:

AYE - 9
Mr. Todd

NAY - 0

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

Bill 4664 was unanimously adopted as Ordinance 4552-17.

BILL 4665
NATHANIEL COURT
RETAINING WALL

Mayor Robinson called for the second reading of Bill 4665 to authorize a contract with JTL Landscaping, LLC for replacement of the Nathaniel Court retaining wall at a cost not to exceed \$65,892.

There were no objections and Bill 4665 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH JTL LANDSCAPING, LLC FOR REPLACEMENT OF THE NATHANIEL COURT RETAINING WALL AT A COST NOT TO EXCEED SIXTY-FIVE THOUSAND EIGHT HUNDRED NINETY-TWO DOLLARS (\$65,892).

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4665 as an ordinance. The following vote was recorded on the motion:

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

Bill 4665 was unanimously adopted as Ordinance 4553-17.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED

Mayor Robinson announced City Hall will be closed on July 4 in observance of Independence Day.

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting will be held Wednesday, July 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 9:12 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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