

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JULY 5, 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, July 5, 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:

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

Council member Carol Stroker was not present. 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

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

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Todd	

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mrs. Hendon moved, seconded by Mrs. Singleton, to approve the minutes of the June 21 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.

PROCLAMATIONS AND RESOLUTIONS

**MARIE DAVIDSON
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation in honor of Marie Davidson's 90th birthday.

There were no objections and Proclamation 1713 was read.

Mr. Aubuchon moved, seconded by Mr. Todd, the adoption of Proclamation 1713 extending best wishes to Marie Davidson as she celebrates her 90th birthday. The motion passed unanimously.

The proclamation was presented to Tim Davidson, Marie's son.

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.

No one came forward to address the Council.

**CITY MANAGER'S
STATUS REPORT**

Mr. Zimmerman reported on Mrs. Singleton's request for staff to review the Non-Urban zoning district regulations in response to Gretchen Yerke's comments during the June 21 meeting.

Mr. Zimmerman stated Mrs. Yerke approached staff about code enforcement and planning issues in her neighborhood. One was how to enhance sustainable development policies. Another was about updating regulations for the Non-Urban area which was annexed in 1995. Mr. Zimmerman clarified that all existing uses and structures were grandfathered, but new development must comply with code. He stated he spoke with the City Planner and the last time the Zoning Code was updated was 1995. It's time to consider another update. In addition, Mrs. Singleton has talked with the chairman of the Green Committee, Ron Darling, and they have some ideas about sustainable development policies and will be putting a report together.

PUBLIC HEARINGS - None

COMMUNICATIONS

EWGCG LOCAL BRIEFINGS The June 15 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

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

METROPOLITAN STL SEWER DISTRICT A letter announcing the publication of the fiscal year 2018 Budget Supplement, which details the Capital Improvement and Replacement Program, was received from the Metropolitan St. Louis Sewer District.

EWGCG LOCAL BRIEFINGS The June 22 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

BOARD RESIGNATION A letter of resignation from the Board of Appeals was received from Mark Kaufman.

A letter thanking Mr. Kaufman for his service to the City was sent.

Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS Mr. Aubuchon moved, seconded by Mr. Ryan, to cancel the July 12 work session. The motion passed unanimously.

BOARD/COMMISSION APPOINTMENTS Mayor Robinson nominated the following for reappointment to their respective board or commission: James Russell, Civil Service Board; Margie Oliver, Parks and Recreation Board; and Mike Henry, Board of Adjustment/Architectural Board of Review.

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

Mrs. Thomas will invite the reappointed board and commission members to the July 19 Council meeting to receive their oaths of office and commission certificates.

CITY MANAGER'S REPORT

ELM GROVE TIF TERMINATION Mr. Zimmerman reported staff recommends terminating tax increment financing TIF within the Elm Grove Redevelopment Area.

Mr. Zimmerman explained the City established the Elm Grove TIF redevelopment area in 1999 and the contractor, JDS Hazelwood LLC, has completed all the planned improvements and supports the early closing of the TIF. Once a TIF is closed, any unexpended cash reserves are distributed back to the taxing districts. Mr. Zimmerman stated the Elm Grove TIF fund has an unexpended cash reserve of \$1.5 million and the City will likely receive at least \$400,000. In addition, once the TIF is terminated all of the taxes would go directly to the taxing districts. Of approximately \$100,000 collected annually, the City would receive about \$30,000.

Mr. Aubuchon moved, seconded by Mr. Todd, to concur with the staff recommendation to terminate tax increment financing within the Elm Grove Redevelopment Area 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.

SIGN AGREEMENT CANCELATION Mr. Zimmerman reported staff recommends approval of an agreement canceling installation of an electronic message reader sign in the Elm Grove TIF District.

Mr. Zimmerman stated JDS Development approached the City in 2015 about helping fund an electronic message reader sign to promote the businesses in the Hazelwood Plaza shopping center. The City entered into an agreement to pay 2/3 of the cost in exchange for rights to post messages at no cost. Due to a new electronic message reader sign at Bommarito Toyota that was installed earlier this year and the proposed termination of the Elm Grove TIF, City staff and JDS Development would like the sign agreement canceled.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the staff recommendation to repeal Ordinance 4466-16 and authorize an agreement canceling installation of an electronic message reader sign in the Elm Grove TIF District 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.

CITY HALL PHONE CONTRACT Assistant City Manager Robert Frank reported staff recommends authorizing a three year agreement with Charter Communications Operating, LLC for business telephone services at City Hall.

Mr. Frank stated the agreement is a continuation of existing services for City Hall and reflects a cost reduction of \$557 per month.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize a three year agreement with Charter Communications Operating, LLC for business telephone services at City Hall at a cost of \$738 per month 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS

Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file the minutes of the May 9 Community Enrichment Commission, the June 6 Parks and Recreation Board meeting, and the June 12 Board of Adjustment meeting. The motion passed unanimously.

NEW BUSINESS

FIRE DISTRICT MERGER

Mayor Robinson stated staff was asked to provide a report on the Robertson Fire Protection District (RFPD) and Hazelwood Fire Department (HFD) merger study.

District and City representatives have been meeting for many months to discuss the merger proposal. They have met several times since the June 21 Council meeting and last met today. Therefore, staff has not had an opportunity to prepare a written report as requested. The RFPD Board of Directors, the district's attorney and their shop steward as well as the HFD shop steward are present this evening. Both agencies will make a report.

HFD Chief Dave Herman reported the HFD and RFPD asked the International Association of Firefighters to perform the merger study. The results of the study, received in early May, weren't operational and financial as expected which was very disappointing to both parties. Therefore, both sides have been meeting weekly since that time to work on a draft budget and discuss other pertinent issues. The RFPD and HFD provide the same basic services and have similar operation. The goal is to improve services and control costs. The merger would provide an avenue, through taxation, for residents to pay directly to the provider for the services. Currently, between the district and City, there are two ambulances. The study revealed that the new district could be served by four ambulances staffed with full-time paramedics. This is extremely important because the call load is approximately 80% EMS. In addition, the merger would increase the capacity for mutual aid, particularly for EMS, by adding other districts. A major concern is the employment status for all HFD staff. It's everyone's goal that every firefighter/paramedic maintain their seniority and rank and a verbal

agreement has been made to this effect. All HFD staff would go to the RFPD pay scale based on their years of service with the City. The vested HFD staff could freeze their pension and start fresh with RFPD. For the non-vested staff, perhaps the City could make a contribution to the RFPD plan for each individual. With the reduction in City employees, the City's cost to fund the pension will decrease. The merger could provide a total savings of \$6.9 million to the City. If the City's \$.74 non-debt property tax levy and \$.0025 sales tax for Fire Department operations are eliminated, the City could still realize a savings of \$2.4 million. The merger wouldn't affect the existing RFPD Board of Directors. Any new board membership would be determined by the voters at term expirations. The merger requires approval of the voters. To be placed on the November ballot, petition signatures must be submitted to the Election Board for approval by July 29 and certified by August 29. The soonest the merger could take effect is July 1, 2018. However, the merged district wouldn't receive any tax revenues until January 2019 and the City would have to supplement the cost in the interim through an intergovernmental agreement. Otherwise, the merger would have to take place January 2019. If approved by the voters, the City would continue to provide EMS and fire protection services until the merger was complete and there would be no lapse in service. The preliminary budget is based on the current RFPD tax rate of \$2.54 per \$100 assessed valuation which is sufficient to cover costs. A home with a value of \$100,000 would pay \$482 per year in property taxes to the district. Elimination of the City's non-debt property tax would result in a property tax reduction of \$140 for the same home.

Mr. Aubuchon asked if the City would still have funds to make the Florissant Valley Fire Protection District (FVFPD) payment if the City's \$.74 property tax was eliminated.

Mr. Zimmerman replied affirmatively stating the draft budget includes payments to the FVFPD.

Mr. Ryan asked if the \$482 would be in addition to what a resident in the newly merged district is already paying.

Mr. Zimmerman responded affirmatively.

Mr. Aubuchon asked if the City would lack representation on the RFPD Board of Directors since board membership would remain the same after a merger.

Chuck Billings, RFPD's attorney, responded Hazelwood residents within the new district area would be eligible to serve and run for election when a board member's term expired. He noted all current board members are Hazelwood residents. He added the district is committed to trying to make the merger proposal work.

Mr. Taylor asked how many HFD personnel were not vested.

Chief Herman responded 10.

Bob Glenn, shop steward for the HFD, stated the firefighters are in full support of the merger proposal.

Mr. Zimmerman stated it would be extremely difficult to get the required voter signatures by July 29 in order to get the merger proposal on the November ballot.

Mr. Aubuchon asked how many signatures are needed.

Mr. Zimmerman replied we're not yet certain what questions will be applicable to what areas. In addition, the number is based on voters who voted in the last gubernatorial election.

Mr. Billings stated he believes it's very optimistic to believe the merger can be completed in 2018. He explained there's a need to coordinate money coming in from taxes with the ability of the district to pay the expanded payroll. He stated the process includes a petition drive, an election, and court action.

Mr. Aubuchon requested a preliminary schedule or timeframe for the merger plan to ensure structure and facilitate progress. He stated it will be necessary to include educating residents on the ballot proposition.

Mr. Zimmerman stated the campaign to educate the residents will be the Council's responsibility.

Mayor Robinson stated the Council has not yet seen a draft budget. In addition, there are other issues to work through such as court approval of the annexation. He stressed the importance of holding informational meetings for the residents and receiving their comments. He stated the first step is consideration of a budget. He stated he was surprised to hear the proposed tax rate and expected a lower one based on discussions from six to eight months ago. He added the Council hasn't discussed eliminating the City's \$.74 non-debt tax levy.

Mr. Zimmerman stated staff has presented relevant information for the Council's consideration, not a proposal or recommendation.

Mayor Robinson stated the Council will need time to review and consider the information provided this evening. He requested staff provide a draft budget for Council review and the discussion continue at the July 19 Council meeting. He invited the RFPD Board of Directors and staff to attend that meeting.

RFPD Board of Director Mike Conley stated he believes there's great promise in the merger proposal because it came from the shop floors.

Mrs. Singleton asked if Ward 8 residents would vote on the merger proposition and if their taxes would increase.

Bill 4670 will be on the agenda for second reading on July 19.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4666 Mayor Robinson called for the second reading of Bill 4666 to
PROPERTY PURCHASE approve a contract with Anheuser Busch Credit Union for
8975 & 8995 DUNN RD. 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.

Mr. Todd moved, seconded by Mrs. Hendon, the adoption of Bill 4666 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Todd	

Bill 4666 was unanimously adopted as Ordinance 4554-17.

BILL 4667 Mayor Robinson called for the second reading of Bill 4667 to
AMEND CHAPTER 100 approve the 2017 Amendment to the Plan for an Industrial
PLAN - HLC 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.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4667 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Taylor	

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

Bill 4667 was unanimously adopted as Ordinance 4555-17.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETINGS Mayor Robinson stated the July 12 Council work session has been canceled.

Mayor Robinson announced the next regular Council meeting will be held Wednesday, July 19, 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, CMC - City Clerk
City of Hazelwood, Missouri