

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
DECEMBER 6, 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, December 6, 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
Matthew G. Robinson
Russell Todd
Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker
Robert M. Aubuchon

Council Member Robert Parkin II 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, Mrs. Hendon moved, seconded by Mrs. Singleton, 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:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Ryan	
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. 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), was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Mrs. Hendon, to approve the minutes of the November 8 Council work session and the November 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.

PROCLAMATIONS AND RESOLUTIONS

**CHAPTER 100
INDUCEMENT
RESOLUTION**

Mayor Robinson called for a reading of a resolution authorizing City staff and consultants to take certain actions with respect to a proposed project for NorthPoint Development, LLC.

Economic Developer David Cox reported the proposal is to create Chapter 100 tax abatement for a new industrial park north of Park 370. Mr. Cox stated Brent Miles with NorthPoint was unable to be present this evening. He will be at the meeting on December 20 to give a full presentation.

Mr. Cox explained NorthPoint is proposing to build at least 10 buildings over the next decade, totaling 3.3 million square feet. The proposed Chapter 100 tax abatement will be over an 18 year period. Each building will receive real estate tax abatement for a period up to 18 years upon commencement of construction. The final building must be started by December 31, 2029 in order to receive full abatement. Mr. Cox stated instead of full tax abatement, the proposal requires the developer to make a Payment in Lieu of Taxes (PILOT) to the taxing districts during the entire abatement period. The amount in year one will be \$.10 per square foot and grow to \$.96 per square foot by year 18. The terms include a 2% annual inflator for the scheduled PILOT rates. Since this proposed project is in the Robertson Fire Protection District (RFPD), NorthPoint agreed to cover the cost of a payment to RFPD. There is also a provision in the contract for a two year extension should there be a downturn in the economy. Mr. Cox explained the City normally charges a .5% fee on the issuance of the Chapter 100 bonds, but with the scope of the proposed project, the fees would be .5% for any buildings up to \$10 million and .25% for any buildings over \$10 million.

Mrs. Singleton asked for clarification on how the payment to RFPD would be made and what tax rate would be used. Mr. Zimmerman responded NorthPoint would reimburse the City for the payment we would make to RFPD which would be based on the RFPD tax rate.

There were no objections and Resolution 1712 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT FOR NORTHPOINT DEVELOPMENT, LLC.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1712. The following vote was recorded on the motion:

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

Resolution 1712 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.

PARK CONCERNS Monte Haynes, 242 Palm Drive, stated after the last Council meeting he thought the Council would consider his request for a special meeting or sign the document he presented.

Mr. Haynes stated he has not received a response.

Mr. Haynes repeated all the concerns he enumerated in the past.

Mr. Todd moved, seconded by Mr. Aubuchon, to support the City Manager and staff and to continue to maintain Aubuchon and St. Cin Parks as in the past. The motion passed unanimously.

Mr. Aubuchon added the City has 160 acres of parks and Aubuchon and St. Cin Parks are only 17 acres in total.

CANDIDATE FOR STATE SENATOR Joe Adams, Missouri State Representative and former University City Mayor, introduced himself as a candidate state for senator.

REQUEST TO AMEND HLC PLAT 2 PLANNED DISTRICT ORDINANCE Mr. Zimmerman reported staff recommends amending Ordinance 4433-15 pertaining to building signs in the Planned District, Industrial, for Hazelwood Logistics Center Plat 2.

Mr. Zimmerman explained, when NorthPoint approached the City about taking over Hazelwood Logistics Center, they assumed the existing Planned District, Industrial, ordinance regulations. They have now identified an issue with the signage regulations that they would like changed. Mr. Zimmerman stated most of the proposed changes bring the regulations into conformance with the current sign code.

R.J. Agee, NorthPoint Development representative, stated the primary change addresses signage on short sides of a building. The current ordinance allows signs on three sides of a building. However, the amount permitted on a short side is limited because it's based on lineal footage rather than a percentage of the façade.

Mr. Aubuchon moved, seconded by Mr. Ryan, to amend Ordinance 4433-15 pertaining to building signs in the Planned District, Industrial, for Hazelwood Logistics Center Plat 2 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 - None

COMMUNICATIONS

EWGCG LOCAL BRIEFINGS The November 9 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

EWGCG LOCAL BRIEFINGS The November 16 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

SLUP PETITION 12523 MISSOURI BOTTOM ROAD A petition for a Special Land Use Permit for a private school at 12523 Missouri Bottom Road was received from St. Louis Job Resource Christ Ministry Bible Institute, d/b/a CM Bible Institute.

BOEING COMPANY Information on the approved final remedy and final Missouri Hazardous Waste Management Facility Part 1 Permit for The Boeing Company was received from the Missouri Department of Natural Resources.

BOUNDARY COMMISSION The five-year planning schedule for the St. Louis County Boundary Commission was received.

EWGCG
LOCAL BRIEFINGS

The November 30 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

Mr. Taylor moved, seconded by Mrs. Hendon, to refer the petition to the City Plan Commission and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS

FIRE DISTRICT
MERGER

Mrs. Hendon reported on the December 5 meeting of the Council Fire Services Merger Committee with the Robertson Fire Protection District (RFPD) Board of Directors.

Mrs. Hendon stated the survey results were presented and showed 32% in favor of a merger, 20% opposed, and 48% undecided. Mrs. Hendon explained the consultants stated the undecided vote was a positive. With education, there is a good chance to change those votes to favorable.

Mrs. Hendon explained the firefighters would obtain voter signatures on the petition and the petition would be submitted to a judge for approval and to the Election Board to be certified for the April 2018 election. Then, community meetings to educate residents could begin.

Mr. Ryan asked if the RFPD and Hazelwood Fire Department (HFD) would be going out to get signatures in pairs to show unity. Hazelwood Fire Chief Dave Herman responded he would suggest this approach to the firefighters.

Mrs. Singleton stated that approach would be good if voters have a question that a RFPD firefighter could answer better than a HFD firefighter or vice versa.

Mayor Robinson stated he wants a public hearing and wants to know when the residents will be notified that the Council supports an April election. Mrs. Hendon responded after the signatures are obtained.

Mayor Robinson stated he wants to have a public hearing to notify the public and address their concerns. He also wants the Council to take a vote on the proposal to put the merger on the April ballot.

Mr. Aubuchon stated the RFPD will have to vote on whether or not the merger goes on the April ballot.

Mr. O'Keefe explained the petition for annexation is presented to the RFPD Board of Directors for their consideration and, if they approve it, they petition the court for an election.

Mr. Aubuchon asked if both wheelchair lifts would be replaced. Mr. Stewart responded affirmatively.

Mr. Todd moved, seconded by Mr. Ryan, to concur with the staff recommendation to authorize a contract with Custom Home Elevators of St. Louis, Inc., for replacement of the wheelchair lift at the Community Center 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.

REPLACEMENT TASER PURCHASE Police Major Ken Jewson reported staff recommends the purchase of five X-26P Tasers from Axon Enterprise, Inc., at a cost of \$6,377.

Major Jewson stated from 2004 to 2007 each officer was issued a Taser. There were approximately 69 Tasers purchased. Major Jewson stated the life expectancy of the Tasers is five years and by 2013 they needed to start replacing them. Major Jewson explained instead of replacing them all at one time the command staff and detectives gave theirs to the road officers that needed replacements. This year is the fourth year of the plan and 44 of 69 Tasers have been replaced. The plan is to replace several per year for the next six years. Major Jewson stated the current fiscal year budget includes \$6,884 for the replacement of five Tasers. The sole source provider for this purchase is Axon Enterprise, Inc., in the amount of \$6,377.

Mrs. Hendon asked if there are 20 Tasers left to be replaced. Major Jewson responded they have been using parts from Tasers that are not in use to make the older Tasers function.

Mr. Ryan moved, seconded by Mrs. Hendon, to concur with the staff recommendation to purchase five X-26P Tasers from Axon Enterprise, Inc., at a cost of \$6,377. The motion passed unanimously.

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 10 Community Enrichment Commission meeting and the November 13 Neighborhood Watch Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

AMEND ORDINANCE Mayor Robinson called for the first reading of a bill to amend
PLANNED DISTRICT Ordinance 4433-15 pertaining to building signs in the
 Planned District, Industrial, for Hazelwood Logistics Center
 Plat 2.

There were no objections and Bill 4703 was read by title only:

AN ORDINANCE AMENDING ORDINANCE NO. 4433-15 OF THE CITY OF HAZELWOOD, MISSOURI, PERTAINING TO BUILDING SIGNS IN THE PLANNED DISTRICT, INDUSTRIAL, ESTABLISHED BY SAID ORDINANCE.

Bill 4703 will be on the agenda for second reading on December 20.

AMEND CHAPTER 397: Mayor Robinson called for the first reading of a bill to amend
RE: SNOW ROUTES *Chapter 397: Emergency Snow Routes* pertaining to parking
 on snow routes during ice storms.

There were no objections and Bill 4704 was read by title only:

AN ORDINANCE AMENDING CHAPTER 397: EMERGENCY SNOW ROUTES OF THE HAZELWOOD CITY CODE PERTAINING TO PARKING ON SNOW ROUTES DURING ICE STORMS.

Bill 4704 will be on the agenda for second reading on December 20.

CONTRACT Mayor Robinson called for the first reading of a bill to
WHEELCHAIR LIFT authorize a contract with Custom Home Elevators of
 St. Louis, Inc., for replacement of the wheelchair lift at the
 Community Center at a cost not to exceed \$32,535.

There were no objections and Bill 4705 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH CUSTOM HOME ELEVATORS OF ST. LOUIS, INC., FOR REPLACEMENT OF THE WHEELCHAIR LIFT AT THE COMMUNITY CENTER AT A COST NOT TO EXCEED \$32,535.

Bill 4705 will be on the agenda for second reading on December 20.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4699 Mayor Robinson called for the second reading of Bill 4699 to
SLUP EXTENSION extend the Special Land Use Permit deadline to commence
9044 PERSHALL RD. operation of a sanitary collection wet weather storage facility
 at 9044 Pershall Road to June 30, 2018.

There were no objections and Bill 4699 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4332-14 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE OPERATION OF A SANITARY COLLECTION WET WEATHER STORAGE FACILITY AT 9044 PERSHALL ROAD TO JUNE 30, 2018.

Mr. Aubuchon moved, seconded by Mr. Todd, the adoption of Bill 4699 as an ordinance. The following vote was recorded on the motion:

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

Bill 4699 was unanimously adopted as Ordinance 4587-17.

BILL 4700 CONTRACT VISION INSURANCE	Mayor Robinson called for the second reading of Bill 4700 to authorize a contract with Vision Benefits of America, Inc., for employee vision insurance.
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Mr. O'Keefe stated both this and the dental contract have been revised to address the City's concerns with such matters as indemnification and venue for disputes.

Mr. Todd moved, seconded by Mr. Ryan, to amend Bill 4700 by substituting the revised contract as the attachment. The motion passed unanimously.

There were no objections and Bill 4700, as amended, was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH VISION BENEFITS OF AMERICA, INC., FOR EMPLOYEE VISION INSURANCE FOR A TWO YEAR TERM BEGINNING JANUARY 1, 2018, WITH AN EXTENSION OPTION.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4700, as amended, as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Ryan	
Mayor Robinson	
Mr. Todd	

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, December 20, 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 8:54 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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