

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
FEBRUARY 7, 2018**

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, February 7, 2018, 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:

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

Council Members Carol Stroker and Robert Parkin II were 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 Mr. Todd, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mr. Aubuchon	
Mr. Ryan	

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to discuss negotiations with employee groups in accordance with the provisions of RSMo 610.021(9) and to discuss a proprietary matter in accordance with the provisions of RSMo 610.021(15), was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Mr. Todd, to approve the minutes of the January 3 and January 17 regular Council meetings and the January 3 closed Council meeting 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.

BOARD OATH

Mrs. Thomas administered the oath of office to Darryl Chandler, Jr., who was appointed to the Architectural Board of Review/Board of Adjustment.

EMPLOYEE INTRODUCTION

Public Works Director David Stewart introduced newly hired Maintenance Worker Corey Uhle.

EMPLOYEE PROMOTIONS

Fire Chief Dave Herman introduced newly promoted Fire Captain Ted Naughton.

Police Chief Gregg Hall introduced newly promoted Police Sergeant Brendon Gilbert.

PROCLAMATIONS AND RESOLUTIONS

BLACK HISTORY MONTH PROCLAMATION

Mayor Robinson called for the reading of a proclamation designating the month of February 2018 as Black History Month.

There were no objections and Proclamation 1805 was read.

Mr. Todd moved, seconded by Mrs. Hendon, the adoption of Proclamation 1805 designating the month of February 2018 as Black History Month in the City of Hazelwood, Missouri, and urging citizens to celebrate our diverse heritage and culture and continue efforts to promote a just, peaceful and prosperous world for all. The motion passed unanimously.

The proclamation was presented to Community Enrichment Commission Chair Helena Clark Smith.

BAT. CHIEF THEISEN RETIREMENT

Mayor Robinson called for the reading of a proclamation expressing recognition and appreciation to retired Battalion

Resolution 1801 was unanimously adopted.

CITIZENS 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.

3746 DUNN ROAD Mark Behlmann stated, as a North County leader, he would like to address the communication from Green Street Development Group, LLC, relative to a proposed low income housing development at 3746 Dunn Road.

Four times, from 1995 to 2012, Mr. Behlmann led efforts to oppose low income housing developments in North County and was successful. He stated the developer needs a letter of support from the Mayor and Council in order to fulfill their application to the Missouri Housing Development Commission (MHDC) for funds to finance construction of the low income housing project. Mr. Behlmann stated City Hall is in Missouri Senate District 13, Senator Gina Walsh's district. Senator Walsh has adamantly opposed such subsidized funding in the past. Since 1995, subsidized housing has not been constructed in North County utilizing MHDC funding. In addition, Mr. Behlmann stated, in 1997 he chaired a St. Louis County ad hoc committee to study subsidized housing. At that time, 73% of all subsidized housing vouchers handled by St. Louis County Housing Authority were in far North St. Louis County. He stated he believes we need to foster home ownership in North County. He stated the sources of MHDC funding are the Federal government and the State of Missouri, taxpayer dollars. Finally, he stated, he will oppose the application on behalf of North County if it continues through the process.

BURGLARIES Jan Thomason, 6130 Fee Fee Road, expressed concerns relative to burglaries that have taken place in Airshire Acres neighborhood.

Mrs. Thomason stated she is afraid and feels in danger and that there is not enough police presence. She explained there have been four burglaries in the last month within a block radius. Mrs. Thomason stated she was a victim and lost 60 years of heirlooms and precious jewelry worth over \$20,000. Mrs. Thomason stated she has not received any updates from the police on progress. She stated she wants more protection in her neighborhood.

Mayor Robinson stated Mrs. Thomason will be contacted by the Police Department and Mr. Zimmerman will provide a report.

PUBLIC HEARINGS

SUBDIVISION Mayor Robinson called to order the public hearing to consider the petition from Park 370 Investors, LLC; TM 370, LLC; and Bangle Lead, LLC for subdivision of 4847 Park 370
4847 PARK 370

Boulevard from one lot into two lots.

City Planner Earl Bradfield stated the petition is to divide one lot into two lots. The site is located in an I-1 Light Industrial District. The existing use of the building is a warehouse/distribution facility. Mr. Bradfield explained the subdivision plat divides a 13.233 acre parcel into two parcels, 11.190 acres and 2.043 acres.

Tim Crowley, Park 370 Investors, LLC representative, gave a brief PowerPoint presentation. Mr. Crowley stated the 156 foot by 569 foot finger portion of the lot is useless to the 11 acre main property. The proposal is to make it a separate lot so that it can possibly be joined with one or both of the small 1.5 acre adjoining lots to the south that are currently for sale. He stated small lots in Park 370 haven't sold and been developed. The ability to create a larger lot or lots would add value and marketability.

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 subdivision lot division plat located in an I-1 Light Industrial District, at 4847 Park 370 Boulevard, Ward 7." She stated the motion passed unanimously.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to approve the subdivision of 4847 Park 370 Boulevard from one lot into two lots 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.a.

COMMUNICATIONS

EWGCG
LOCAL BRIEFINGS The January 18 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

EWGCG
LOCAL BRIEFINGS The January 25 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

3746 DUNN ROAD Mrs. Thomas stated Communication #69 is a request from Green Street Development Group for a letter of support for a 48-unit, 2-bedroom, low income housing project at 3746 Dunn Road.

Green Street hopes to fund the proposed development, in part, through the Low Income Housing Tax Credit Program which is a competitive program. The Council's support is critical to their success.

Mr. Aubuchon and Mr. Ryan stated they are not in favor of this request.

Mr. Bradfield explained Green Street first came to the City with a proposal for a senior housing development, but changed it to low income housing. He stated they would need two variances. The first variance would be for density as the lot only allows for 32 units and their proposal is for 48. The second variance would decrease parking requirements from 96 spaces to 80 spaces.

Mr. Aubuchon asked how many apartments are in Hazelwood. Mr. Bradfield replied there is an abundance of apartments available for rent for less than \$900.

Mr. Taylor moved, seconded by Mr. Ryan, not to support the proposed low income housing project at 3746 Dunn Road.

Joel Oliver, Green Street Development Group representative, stated the proposal is for 48 two bedroom apartments. Mr. Oliver explained there are no vouchers of any type and the rent would be approximately \$900 a month with utility allowances. An average tenant's annual income would be approximately \$35,000. Mr. Oliver stated senior housing was proposed at first but a market study showed a need for young family and retiree housing.

Mayor Robinson called for the vote and the motion passed unanimously.

Mr. Taylor moved, seconded by Mr. Todd, 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 March 14 Council work session agenda.

APPOINTMENTS TO BOARD OF REVIEW Mrs. Thomas had provided the Council with notice of the need to appoint four Council members to the 2018 Board of Review.

Traditionally, the Council has alternated between members of the evenly and unevenly numbered wards. In 2017, the members of the evenly numbered wards served.

Mr. Aubuchon moved, seconded by Mr. Taylor, to appoint the Council members of Wards 1, 3, 5, and 7 to serve as the 2018 Board of Review, with one Council member to serve as the alternate. The motion passed unanimously.

GREEN SALES TAX HOLIDAY Mrs. Thomas had provided the Council with notice that the ordinance authorizing ongoing participation in the annual Green Sales Tax Holiday was adopted with the condition the subject is placed on the agenda every year to assure the Council's continued support.

The sales tax holiday is from April 19 through April 25. No action by the Council is needed to continue participation.

There were no objections from the Council and the City will participate.

APPOINTMENT TO EXTENSION COUNCIL A request from the University of Missouri for the reappointment of City representative, Margo McNeil, to the St. Louis County Extension Council was received.

Mayor Robinson stated Ms. McNeil has declined reappointment, but he has a prospect for a new representative who he will contact.

CITY MANAGER'S REPORT

HLC AMENDED DEVELOPMENT AGREEMENT Mr. Zimmerman reported staff recommends approving an amended and restated development agreement in connection with the NP Hazelwood 353 redevelopment area.

Mr. Zimmerman stated this is companion legislation to Resolution 1801 passed early this evening.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the staff recommendation to approve an amended and restated development agreement 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.

PURCHASE DUMP TRUCKS Public Works Director David Stewart reported staff recommends the purchase of a 2018 Ford F-650 dump truck with a Knapheide 10 foot salt spreader and 10 foot plow from Bommarito Ford at the cost of \$95,938, less \$6,500 for trade-in.

Mr. Stewart reported the current fiscal year Capital Improvement Fund budget includes funds to replace a 17 year old dump truck that includes a plow and salt spreader. Six bids were received from three dealerships in response to the request for bids.

Mr. Stewart stated staff does not recommend awarding the bid to the low bid, Lou Fusz Ford with Midwest Systems Truck Equipment (MSTE), due to issues with installation of MSTE equipment on trucks purchased in the past. Staff recommends awarding the bid to Bommarito Ford with Knapheide equipment, the second lowest bid.

Mrs. Hendon moved, seconded by Mr. Ryan, to concur with the staff recommendation to purchase one 2017 Ford F650 dump truck, with Knapheide plow and salt spreader, from Bommarito Ford at a net cost of \$89,438 with trade-in. The motion passed unanimously.

GRANT APPLICATION Police Chief Gregg Hall gave a presentation on a grant application for Traffic Safety Programs.

Chief Hall stated the grant is offered by the Missouri Department of Transportation's Traffic and Highway Safety Division and allows the Hazelwood Police Department to fund overtime and equipment in order to enforce specific traffic safety violations. The Police Department is applying for approximately \$146,000 for overtime reimbursement, \$1,500 for traffic safety conference reimbursement, and \$1,500 for maintenance of the BAT van/Mobile Command Center. One of the conditions of the grant application is City Council's authorization to enter into an agreement with Missouri Department of Transportation. The awards will be announced in August.

Mr. Taylor moved, seconded by Mrs. Hendon, to authorize participation in the Missouri Highway Safety Program. The motion passed unanimously.

AMEND LOAN AGREEMENT Mr. Zimmerman reported staff recommends authorizing an amendment to the loan agreement and note with Emerald Automotive, LLC, as authorized by Ordinance 4166-11.

Mr. Zimmerman stated the City and Missouri Technology Corporation (MTC) entered into a development agreement and loan for Emerald Automotive in 2011 that was amended in 2014. The agreement sets forth the expectation that Emerald would provide 300 jobs with a minimum starting wage of \$30,000. Mr. Zimmerman explained Emerald has recently changed its name to London EV Company (USA). They are a finalist for the contract to provide the new vehicle fleet for the United States Postal Service (USPS), which is estimated to be a \$6 billion contract. However, the USPS procurement process is extremely lengthy; therefore, London EV would like to amend the promissory note. The deadline would be moved from December 31, 2017 to December 31, 2021 or 30 months after being awarded the postal service contract. Mr. Zimmerman explained the terms of the loan would be different. If they don't build in Hazelwood, they would be required to pay the City loan back with interest. If they do get the contract and decide to move ahead with building a factory in Hazelwood, then the City would waive all interest. The loan would become forgivable once construction commenced. They have guaranteed a minimum of 800 jobs, but project 1,000 to 1,500 at full production.

Mr. Aubuchon moved, seconded by Mr. Todd, to concur with the staff recommendation to authorize an amendment to the loan agreement and note with London EV Company

(formerly Emerald Automotive) 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

DESTRUCTION OF RECORDS Mrs. Thomas had provided the Council with a record destruction report consisting of Record Destruction Forms from the Police, Fire and Finance Departments for records destroyed January 16, 2018.

The Missouri Secretary of State's Office provides schedules with the minimum retention periods for certain local government records. Upon expiration of the period, the records may be destroyed. Per state statute, the report must be made part of the Council's minutes or attached to the minutes.

Mrs. Hendon moved, seconded by Mrs. Singleton, to accept the records destruction report and attach it to the minutes. The motion passed unanimously.

The report is attached hereto.

COMMISSION AND BOARD REPORTS Mr. Taylor moved, seconded by Mr. Todd, to receive and file the minutes of the October 23 Historic Preservation Commission meeting, the November 6 and January 11 Hazelwood Pension Plan Board of Trustees meetings, the January 8 Neighborhood Watch Commission meeting, and the January 11 City Plan Commission meeting. The motion passed unanimously.

NEW BUSINESS

RFPD SUNSHINE LAW REQUEST Mayor Robinson stated the City has been requesting financial data from Robertson Fire Protection District (RFPD) to understand their budget and finances and the requests haven't been satisfactorily fulfilled over the past three years.

Mayor Robinson explained a new Sunshine Request will be drafted and sent to RFPD.

Mrs. Hendon asked if there is a deadline to respond to the request. Mr. O'Keefe explained a governmental body has to respond to a request within three days and specify when the request will be fulfilled.

Council agreed to move forward.

Mrs. Hendon asked why Bill 4702 continues to be postponed. Mr. Zimmerman responded the St. Louis Curling Club has not been able to work out an agreement with the owners of the building in terms of reimbursement cost for the roof.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED Mayor Robinson announced City Hall will be closed for Presidents' Day on February 19.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, February 21, 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 8:44 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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