

**CITY OF HAZELWOOD  
REGULAR COUNCIL MEETING  
MARCH 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, March 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:

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

Council members Robert Parkin II and Russell Todd 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**

Mrs. Hendon moved, seconded by Mrs. Stroker, to add a resolution to the agenda to authorize the assignment of interest for the City's Industrial Revenue Bonds for 4847 Park 370 Boulevard. The motion passed unanimously.

Mayor Robinson suggested the addition of a discussion of the Robertson Fire Protection District (RFPD) Sunshine Law request under New Business. Mrs. Singleton moved, seconded by Mr. Ryan, to add Discussion of the RFPD Sunshine Law request to the agenda under New Business. The motion passed unanimously.

Mr. Taylor moved, seconded by Mrs. Hendon, to adopt the agenda as amended. 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:

AYE - 7

NAY - 0

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

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), 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**

Mrs. Hendon moved, seconded by Mrs. Singleton, to approve the minutes of the February 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**

**INDUSTRIAL REVENUE BONDS RESOLUTION** Mayor Robinson called for the reading of a resolution approving assignments of interest in certain documents relating to the City's taxable Industrial Revenue Bonds.

There were no objections and Resolution 1803 was read by title only:

**A RESOLUTION APPROVING ASSIGNMENTS OF INTERESTS IN CERTAIN DOCUMENTS RELATING TO THE CITY'S TAXABLE INDUSTRIAL REVENUE BONDS (4847 PARK 370 BOULEVARD PROJECT), SERIES 2017.**

Economic Developer David Cox explained the City was approached by the owners of the building at 4847 Park 370 Boulevard about selling the building. Last year the Council approved Chapter 100 bonds as part of constructing the building. The bonds were in the amount of \$4.1 million and the terms included providing a minimum of 28 jobs in the first year and 30 jobs in subsequent years. Mr. Cox stated the total tax abatement is limited to a maximum of \$600,000 and will be reduced or eliminated if the number of jobs falls below the minimum requirement. Those terms would stay the same the new owner. The sale requires the Council's approval to assign the interest for the

bonds and the accompanying real property tax abatement to the new owners. Mr. Cox stated the potential new owner, Sparrow Hawk, is an investment company who specializes in industrial real estate investing. Mr. Cox explained the City Manager will be authorized to sign necessary documents to transfer the rights to the new owners.

Tim Crowley of Park 370 Investors, LLC, the current owner, explained he just found out Monday the interest rate on the purchaser's loan would increase drastically on March 14.

Mrs. Hendon moved, seconded by Mr. Taylor, the adoption of Resolution 1803. The following vote was recorded on the motion:

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

Resolution 1802 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.

No one came forward to address the Council.

**PUBLIC HEARINGS** - None

### **COMMUNICATIONS**

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

GOLF COURSE PROPOSAL                      A proposal to develop a golf course in the area that was formerly Carrollton Subdivision, currently owned by St. Louis City, was received.

MSD MEETING INVITATION                      An invitation to attend one of five meetings hosted by Metropolitan St. Louis Sewer District to provide an update on Project Clear and to convey information on the Stormwater Capital Funding proposal was received.

PICNIC LICENSE  
ST. MARTIN  
DE PORRES

An application for a Picnic License for May 18, 19, and 20 and a request for a waiver of the \$37.50 license fee was received from St. Martin de Porres Catholic Church, 615 Dunn Road.

Mrs. Hendon moved, seconded by Mrs. Singleton, to approve the liquor license request and waive the fee and to receive and file the communications. The motion passed unanimously.

### **UNFINISHED BUSINESS**

595 ANGLUM ROAD  
BIOMERIEUX  
SIGN VARIANCE

Mr. Zimmerman reported a hearing on the BioMérieux sign variance request was held at the February 21 Council meeting, and Council requested a letter from the Brown Campus Board of Trustees stating the proposed sign meets indenture regulations.

A letter was received from Trustee Mark Palmer stating the signage is in compliance with the indentures.

Mr. Aubuchon moved, seconded by Mr. Ryan, to grant BioMérieux, Inc., variances for a monument sign at 595 Anglum Road as follows: 1) an 8 foot variance of the 21 foot setback requirement for a 12 foot tall sign, 2) a 4 foot variance of the 8 foot maximum height regulation, and 3) a 9.25 square foot variance of the 20 square foot maximum size regulation. The motion passed unanimously.

### **MAYOR AND COUNCIL REPORTS**

WORK SESSION  
AGENDA ITEMS

No items were added to the agenda and Mr. Ryan moved, seconded by Mrs. Singleton, to cancel the March 14 work session. The motion passed unanimously.

Mr. Zimmerman suggested the Council consider scheduling a budget work session for April 16. Mrs. Thomas will poll the Council for availability.

### **CITY MANAGER'S REPORT**

MOBILE MESSAGE  
BOARD PURCHASE

Police Chief Gregg Hall reported staff recommends purchasing a new mobile digital message board from K&K Systems at a cost of \$13,800.

Chief Hall stated the charging system on the message board that has been utilized for several years is not functional and the parts for repair are no longer available. He explained it can only be used if AC power is available. Chief Hall explained they included \$20,000 in the Capital Improvement budget for a new mobile digital message

board that is solar/AC/DC powered. Three bids were received and staff recommends acceptance of the bid from K&K Systems.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to purchase a new mobile digital message board from K&K Systems at a cost of \$13,800. The motion passed unanimously.

3746 DUNN ROAD  
SENIOR HOUSING  
PROJECT

Mr. Cox reported Green Street Development is seeking a letter of support from the Council for a revised low-income senior housing project at 3746 Dunn Road.

Mr. Cox stated Green Street revised their proposal to conform to the City's zoning code. The senior housing project proposal changed from 50 apartments and 11 villas to 32 apartments and no villas. The developer is seeking a letter of support to submit with the application for low-income housing tax credits that is due on March 16.

Vice President of Housing Development Joel Oliver, from Green Street Development, gave a presentation on the changes made to the site plan. Mr. Oliver stated by lowering the number of apartment units, it increases the demand. Estimates show a waiting list of 200 potential tenants and the building fully leased in three months. The proposal is a three-story building with two bedroom one bathroom units. The application is due next week and awards are announced approximately 90 days later. Construction would start in early 2019. Mr. Oliver showed a conceptual rendering of the project.

Mr. Aubuchon asked if they plan to have a bus service. Mr. Oliver responded they would not provide a bus service because the expectation is the majority of residents would be coming from within a three mile radius of the site. He stated he would expect residents to continue to use the same transportation as they utilize today.

Mr. Aubuchon asked if there would be an on-site manager. Mr. Oliver replied there will be a property manager on-site.

Mrs. Stroker asked if there would be an elevator. Mr. Oliver responded affirmatively and stated there will also be stairwells at each end of the building.

Mrs. Hendon expressed concerns with children living in a building designated as senior living. She also stated she believes the City does not need additional low-income housing.

Mr. Taylor expressed concerns with the parking not being sufficient. Mr. Oliver replied they redesigned the parking to meet code but are happy to add five to 10 more spaces.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to send a letter of support for Green Street Development's proposed low-income senior housing project. The following vote was recorded on the motion:

AYE - 5

Mr. Taylor  
Mrs. Stroker  
Mr. Aubuchon  
Mr. Ryan  
Mayor Robinson

NAY - 2

Mrs. Hendon  
Mrs. Singleton

The motion passed by a vote of five in favor and two opposed, with Mrs. Hendon and Mrs. Singleton casting the dissenting votes.

**ROOF REPLACEMENT CONTRACT** Public Works Director David Stewart reported staff recommends authorizing a contract with Geissler Roofing Company, Inc., for removal and replacement of the maintenance garage roof at a cost not to exceed \$113,950.

Mr. Stewart reported the current fiscal year Capital Improvement Fund budget includes \$150,000 to replace the roof at the maintenance garage. The roof is original to the building, dating back to 1981, with the exception of a part of the roof that was replaced in 1991 due to a wind storm. Mr. Stewart stated nine bids were received and he recommends awarding the contract to Geissler Roofing Company, Inc. Geissler Roofing replaced a portion of the Civic Center East roof and staff was satisfied with their work.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the staff recommendation to authorize a contract with Geissler Roofing Company, Inc., for removal and replacement of the maintenance garage roof at a cost not to exceed \$113,950 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.

**CITY ATTORNEY'S REPORT**

**LIQUOR LICENSE REPORT** Mr. O'Keefe stated the liquor license report for Jay's Classic Bar and Grill is forthcoming.

**CITY CLERK'S REPORT - None**

**COMMISSION AND BOARD REPORTS** Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file the minutes of the January 9 Community Enrichment Commission meeting, the February 6 Parks and Recreation Board meeting, and the February 12 Neighborhood Watch Commission meeting. The motion passed unanimously.

**NEW BUSINESS**

**RFPD SUNSHINE LAW REQUEST** The Council had been provided with draft letters to RFPD relative to Sunshine Law requests.

Mayor Robinson asked if the Council agreed to send the letters. There were no objections and the letters will be sent.

## **INTRODUCTION AND FIRST READING OF BILLS**

**CONTRACT** Mayor Robinson called for the first reading of a bill to  
**ROOF REPLACEMENT** authorize a contract with Geissler Roofing Company, Inc., for removal and replacement of the maintenance garage roof at a cost not to exceed \$113,950.

There were no objections and Bill 4716 was read by title only:

**AN ORDINANCE AUTHORIZING A CONTRACT WITH GEISSLER ROOFING COMPANY, INC., FOR ROOF REMOVAL AND INSTALLATION AT THE HAZELWOOD MAINTENANCE GARAGE AT A COST NOT TO EXCEED \$113,950.**

Bill 4716 will be on the agenda for second reading on March 21.

## **SECOND READING OF BILLS AND ACTION ON BILLS**

**BILL 4715** Mayor Robinson called for the second reading of Bill 4715 to  
**SLUP EXTENSION** extend the Special Land Use Permit deadline to commence operation of Miami Grill, a fast food restaurant at 7008 North Hanley Road, to September 20, 2018.

There were no objections and Bill 4715 was read by title only:

**AN ORDINANCE AMENDING ORDINANCE 4577-17 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE OPERATION OF MIAMI GRILL, A FAST FOOD RESTAURANT AT 7008 NORTH HANLEY ROAD, TO SEPTEMBER 20, 2018.**

Mr. Taylor moved, seconded by Mr. Aubuchon, the adoption of Bill 4715 as an ordinance. The following vote was recorded on the motion:

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

Bill 4715 was unanimously adopted as Ordinance 4602-18.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

**COUNCIL MEETING** Mayor Robinson announced the next regular Council meeting will be held Wednesday, March 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 8:22 p.m.

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Matthew G. Robinson - Mayor  
City of Hazelwood, Missouri

ATTEST:

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