

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 6, 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, June 6, 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:

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

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

Mayor Robinson moved, seconded by Mr. Taylor, to add a closed session for negotiations with employee groups to the agenda as a consent item.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of the agenda as amended. The motion passed unanimously.

CONSENT AGENDA

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

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

Mr. Taylor
Mrs. Hendon

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to consult with the City Attorney and discuss litigation in accordance with the provisions of RSMo 610.021(1), to discuss personnel in accordance with the provisions of RSMo 610.021(3), to discuss negotiations with employee groups in accordance with the provisions of RSMo 610.021(9) and to discuss proprietary matters in accordance with the provisions of RSMo 610.021(15), was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Mrs. Hendon, to approve the minutes of the May 16 regular 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/COMMISSION OATHS

Mrs. Thomas administered the oath of office to Beverly Paulson who was reappointed to the Parks and Recreation Board.

Ms. Paulson was presented with a commission certificate.

PROCLAMATIONS AND RESOLUTIONS

PHANTOM ROAD GRANT RESOLUTION

Mayor Robinson called for the reading of a resolution in support of an application for grant funds for the reconstruction of Phantom Road.

Public Works Director David Stewart explained the total cost to reconstruct Phantom Road is \$2.4 million dollars. Staff is requesting a 50/50 cost share. The federal and City portions would be \$1.2 million dollars.

There were no objections and Resolution 1807 was read by title only:

ENDORING APPROVAL OF THE APPLICATION OF THE CITY OF HAZELWOOD, MISSOURI, FOR FUNDING FOR STABILIZATION OF THE MISSOURI BOTTOM ROAD SLOPE THROUGH THE SURFACE TRANSPORTATION PROGRAM – SUBALLOCATED (STP-S) OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Resolution 1807. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Resolution 1807 was unanimously adopted.

MISSOURI BOTTOM RD. Mayor Robinson called for the reading of a resolution in support of an application for grant funds for stabilization of the Missouri Bottom Road slope.

Mr. Stewart explained the total cost to stabilize the Missouri Bottom Road slope is \$4.8 million. The City's application requests \$2.9 million in federal funding with a \$1.9 million contribution from the City.

There were no objections and Resolution 1808 was read by title only:

A RESOLUTION ENDORSING APPROVAL OF THE APPLICATION OF THE CITY OF HAZELWOOD, MISSOURI, FOR FUNDING FOR THE RECONSTRUCTION OF PHANTOM ROAD, BETWEEN MISSOURI BOTTOM ROAD AND HAZELWOOD LOGISTICS CENTER, THROUGH THE SURFACE TRANSPORTATION PROGRAM – SUBALLOCATED (STP-S) OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1808. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Resolution 1808 was unanimously adopted.

PARKS & RECREATION Mayor Robinson called for the reading of a resolution establishing fees and deposits for park permits, facility usage and facility rentals.
FEES & DEPOSITS
RESOLUTION

Parks and Recreation Superintendent Doug Littlefield stated when developing the new fees they considered the local competition. Mr. Littlefield explained the proposed fees move the City more in line with the competition. They also increase patron and staff safety and help cover the increasing cost of providing these services.

There were no objections and Resolution 1809 was read by title only:

A RESOLUTION OF THE CITY OF HAZELWOOD, MISSOURI, ESTABLISHING FEES AND DEPOSITS FOR PARK PERMITS, FACILITY USAGE AND FACILITY RENTALS.

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Resolution 1809. The following vote was recorded on the motion:

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

Resolution 1809 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.

TASTING LICENSE An application for a Tasting License was received from
7927 N. LINDBERGH Royals Liquor at 7927 North Lindbergh Boulevard.

The requisite record check had been performed and Police Chief Gregg Hall has recommended approval of the application.

Mayur Patel, owner of Royals Liquor, explained he currently holds a package liquor license and he would like to add a Tasting License.

Mrs. Hendon asked for further explanation. Mr. Patel explained if a customer wanted to taste a bottle of wine, liquor or a malt beverage before they purchased it, the tasting license would allow them to do so.

Mr. Ryan moved, seconded by Mr. Todd, to approve the application by Mayur Patel for a Tasting License, for Royals Liquor, at 7927 North Lindbergh Boulevard. The motion passed unanimously.

PUBLIC HEARINGS

SUBDIVISION Mayor Robinson called to order the public hearing to
AUBUCHON ROAD & consider the petition by NP Hazelwood 370 Industrial, LLC,
HOWDERSHELL ROAD for subdivision of 4656, 4670, a portion of 4720, 4738,
4808, 4816, 15225, 15229, 15235, and 15237 Aubuchon
Road and 6439 Howdershell Road from 11 lots into four lots
and common ground areas.

City Planner Earl Bradfield stated the proposal includes construction of nine buildings, not to exceed 4.5 million square feet, and the building sizes range from 216,000 to 737,000 square feet. Phase one will include construction of warehouse buildings on lots one, two and three. The subject site will have access to Aubuchon Road, which is inadequate due to periodic flooding. TradePort Access Boulevard, which provides access to Park 370 Boulevard, will also provide access to this site. All of the interior roads proposed for the industrial park will be built to City standards and dedicated to the City. Mr. Bradfield explained a large portion of the site is in the 100-year flood plain and the petitioner proposes to fill the floodplain to at least one foot above the 100-year floodplain level and obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. A LOMR would require an extensive amount of fill and several detention ponds to handle storm water runoff.

Dan Ehlmann, engineer with Stock and Associates, showed a photograph of the site and pointed out the larger lot will be subdivided to accommodate larger buildings in the future.

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 petition for approval of a final subdivision plat called "Hazelwood TradePort Plat 1," located on the east side of Aubuchon Road, north of Park 370 Industrial Park, Ward 7. She stated the motion passed unanimously.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to authorize the subdivision of 4656, 4670, a portion of 4720, 4738, 4808, 4816, 15225, 15229, 15235, and 15237 Aubuchon Road and 6439 Howdershell Road from 11 lots into four lots and common ground areas 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.

SUBDIVISION & Mayor Robinson called to order the public hearing to
SLUP consider petitions by BRG NLD Development, LLC, d/b/a
5951 HOWDERSHELL Burger King, for subdivision of 5951 Howdershell Road from
one lot into two lots and for a drive-in, fast food restaurant at
5951 Howdershell Road.

Mr. Bradfield stated the petition is for subdivision of an 8.8 acre parcel into a 7.93 acre lot, that is to remain vacant, and a .85 acre lot for a drive-in, fast food restaurant in a C-2 General Commercial District. The proposed use of the site is a Burger King restaurant. It would be 2,820 square feet and have 42 dine-in seats, 27 parking spaces and nine employees on a maximum shift. The proposal includes a cul-de-sac, which is required by the subdivision regulations for all dead end streets.

Rick Rohlfig, an engineer with BFA, stated at the City Plan Commission meeting he requested the square footage be changed to 3,000. Mr. Rohlfig showed a site plan for the proposal. He explained the City Plan Commission requested a sidewalk and it has been added at the western and northern sides of the lot.

Mrs. Singleton asked if there will be a lot of dirt moved from the site. Mr. Rohlfig responded affirmatively.

Mrs. Singleton asked if there will be access from Howdershell Road. Mr. Rohlfig stated access to the site is at the traffic signal across from QuikTrip or from the cul-de-sac.

Mr. Ryan asked for a project timetable. Mr. Rohlfig explained details are still being worked through with St. Louis Metropolitan Sewer District and the owner who will be removing the dirt. Mr. Rohlfig stated construction would probably be during the first quarter of next year.

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 petition for a subdivision called "QUIKTRIP 615R PLAT II," which includes the address of 5951 Howdershell Road, Ward 2, with the condition that an escrow for a future sidewalk is held by the City or that a sidewalk is part of the development, with its location approved by staff. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the City Plan Commission recommendation to authorize the subdivision of 5951 Howdershell Road from one lot into two lots 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.

Mrs. Thomas read the City Plan Commission motion to recommend approval to the City Council of the petition for a Special Land Use Permit for a drive-in, fast food restaurant at 5951 Howdershell Road, Ward 2. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a drive-in fast food restaurant at 5951 Howdershell Road 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.

REZONE &
SUBDIVISION
DUNN RD, TAYLOR RD.
& MCGUIRE LN.
PROPERTIES

Mayor Robinson called to order the public hearing to consider the petitions by ARV2, LLC, d/b/a Apache Village RV Center, for rezoning of 7113 and 7114 McGuire Lane and 160 Taylor Road from R-5 Single-Family Dwelling District to C-3 Highway Commercial District and subdivision of 9001, 9009, 9015, 9023, 9051 Dunn Road; 130, 156 and 160 Taylor Road; and 7101, 7102, 7106, 7109, 7113, and 7114 McGuire Lane from 14 lots into one lot.

Mr. Bradfield stated the request is to rezone three parcels from R-5 Single-Family Dwelling District to C-3 Highway Commercial District for a vehicle service and sales dealership. The three residential homes located on McGuire Lane would be demolished, leaving one garage on the three parcels. Mr. Bradfield explained the concept plan shows the addition of a durably paved surface for employee parking and a 35 foot buffer with landscaping consistent with the City's buffer and landscape requirements. One of the parcels, 160 Taylor Road, shows an entrance to Taylor Road, which is a Missouri Department of Transportation road and approval would be required for that curb cut. Mr. Bradfield explained the purpose of the lot consolidation is to assist in bookkeeping and utility billing. The subdivision plat consolidates 14 parcels into one for a total of 6.74 acres. The City Engineer reviewed the subdivision plat and requested the vacation of McGuire Lane. A vacation plat will be presented to Council at a future meeting.

Mr. Aubuchon asked how many lots Apache Village owns. Mr. Bradfield responded 11 lots. They are purchasing three lots.

Doug Tiemann, engineer for Pickett, Ray & Silver Inc., gave a brief presentation. He pointed out the homes that would be demolished and the garage that will remain on the property. He reiterated McGuire Lane will be vacated at a later date.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

John Pentz owner of 7113 Fordshire Lane, a rental property, asked what this project will do to the rest of the neighborhood. He is concerned about break-ins, traffic and looking at the back of a development with no screening. Mayor Robinson stated there are screening requirements that will be met. Mr. Pentz stated he would like a fence to screen the residences from Apache Village.

Mr. Bradfield explained there will be a 35 foot buffer with landscaping between the parked RV vehicles and the residences instead of a fence to provide better aesthetics.

Mr. Tiemann showed a site plan and pointed out where the buffer is located.

President of Apache Village, John Meyer, stated he was not aware of any break-ins for the past three years.

No one else 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 petition for a rezoning from R-5 Single-Family Dwelling District to C-3 Highway Commercial District for 160 Taylor Road, 7114 McGuire Lane and 7113 McGuire Lane, Ward 2. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to rezone 160 Taylor Road and 7114 McGuire Lane and 7113 McGuire Lane from R-5 Single-Family Dwelling District to C-3 Highway Commercial 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.d.

Mrs. Thomas read the City Plan Commission motion “to recommend approval to the City Council of the Petition for approval of a final subdivision called “Apache Village RV Plat One,” located at the southwest corner of the intersection of Taylor Road and Dunn Road, Ward 2, with the condition that there will be no PA system put in use.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to authorize the subdivision of 9001, 9009, 9015, 9023, 9051 Dunn Road; 130, 156 and 160 Taylor Road; and 7101, 7102, 7106, 7109, 7113, and 7114 McGuire Lane to consolidate 14 lots into one lot 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.e.

2018-2019 BUDGET Mayor Robinson called to order the public hearing to consider the proposed fiscal year 2018-2019 budget.

Finance Director David Tuberty presented an overview of the proposed budget.

Mr. Tuberty explained the proposed budget reflects a decrease in General Fund revenues and an increase in expenditures. The reserve balance has been a concern for many years. City policy requires a General Fund reserve of no less than 17% of revenues. The reserve is expected to be close to 17% by the end of fiscal year 2018. With a beginning fund balance of \$4.6 million, revenues of \$25 million, expenses of \$22 million, and a surplus of \$3 million, fiscal year 2018 is expected to end with a fund balance of \$7.7 million. With estimated revenues of \$24 million, expenses of \$23 million, and a surplus of \$676,215, fiscal year 2019 is expected to end with a fund balance at \$8.4 million.

For fiscal year 2019, revenue assumptions include no growth in sales tax, a 2% decrease in parks and storm water sales tax, a 2% decrease in fire sales tax, no increase in economic development sales tax, no increase in capital improvement sales tax, a 4% decrease in real estate tax, no increase in personal property, and a 1% increase in utility franchise tax. An 82% decrease in miscellaneous revenue due to one-time revenues received in fiscal year 2018 and a 210% increase in ambulances fees due to the addition of a third fire house are also projected.

Personnel assumptions include \$200,000 for pay increases for all employees, but no cost of living adjustments. Twelve fire and six ambulance positions have been added for the second half of fiscal year 2019. An estimated 20% increase in health insurance, 7% increase in dental insurance, and 50% increase in the worker's compensation insurance rate are projected.

Proposed Economic Development Fund expenditures include a fountain and monument sign at the City entrance, Missouri Bottom Road and Phantom Road reconstruction studies, and \$25,500 for long-term planning. The Local Incentive Program is expected to be down from \$3 million to \$1.8 million. Fiscal year 2019 Economic Development Fund revenues are estimated to decrease 8.5% and expenditures are expected to increase 23%.

Fiscal Year 2019 Capital Improvement Fund revenues are budgeted at \$1.9 million, or 68% more than 2018, due to loan proceeds for a fire house and fire equipment. Major expenditures in 2019 include the purchase of a firehouse and firetruck, two ambulance replacements, annual vehicle/motorcycle replacements and Civic Center East gymnasium roof replacement.

In 2018, the sewer lateral fund line repair fee was increased from \$5 to \$10 and is proposed to increase in 2019 to \$20. In fiscal year 2019, Sewer Lateral Fund revenues are estimated to increase to \$140,000 and expenditures are estimated to increase to \$125,000. Fiscal year 2019 is expected to end with a fund balance of \$181,556.

The Debt Service Fund balance will drop from \$14.6 million in fiscal year 2018 to \$12.9 million in 2019. The fund includes the following outstanding debt: Lambert Point

Neighborhood Improvement District, general obligation street bonds, Cabela's museum, aquatic center, and the energy efficiency project.

Mr. Zimmerman emphasized the only reason the City is generating a surplus is because the City Council took the bold step to terminate the Robertson Fire Protection District (RFPD) contract. He stated the termination will save the City approximately \$1.8 million while continuing to provide excellent services.

Karen Pearlman, 6670 Cortina Drive, questioned breaking the contract with RFPD and asked why a new firehouse would need to be built. Mayor Robinson explained the City tried to negotiate with RFPD and offered to purchase their firehouse, but has not received a response. The RFPD has two firehouses and will continue to service Bridgeton area of their district. Mayor Robinson stated it is costing the City too much continue with the RFPD contract.

Ms. Pearlman asked if the City was breaking the contract. Mayor Robinson responded the RFPD was given notice and the matter is being handled by the courts.

Mr. Zimmerman stated the issue is whether or not the City has the right to terminate the contract and how to provide service.

Ms. Pearlman asked for clarification on how the City is involved with development projects. Mayor Robinson stated economic development funds can only be spent on economic development projects. With economic development funds, the City assists businesses with relocation and start-up costs. Mayor Robinson offered to have Mr. Zimmerman meet with her and review the economic development budget.

Mr. O'Keefe clarified the City is not facilitating property purchases, those are private transactions. However, when someone has acquired property and wishes to make use of it in a manner that would create economic development, the City is responsive to opportunities to provide jobs and growth in the community.

RFPD Fire Chief Don Miner stated he believes the City is in violation of their contract with the RFPD and state law and a motion was filed that the City is in contempt.

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. Hendon moved, seconded by Mrs. Stroker, to approve the fiscal year 2018-2019 budget 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.f.

COMMUNICATIONS

MLMSL NEWSLETTER	The Municipal League of Metro St. Louis' May 2018 newsletter was received.
MCDONNELL BLVD. RESURFACING PROJECT	A request for authorization of a contract, by the County Executive, for engineering services for the McDonnell Boulevard Resurfacing Project was received from St. Louis County Department of Transportation.
CHARTER CHANNEL LINE-UP CHANGES	Notification was received from Charter Communications of the addition of the Jewish Broadcasting Service to Tier 1 programming to become effective in the near future.
APPRECIATION FOR COMMISSION DINNER	A letter of appreciation for their annual dinner was received from the Neighborhood Watch Commission.
EWGCG LOCAL BRIEFINGS	The May 24 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.
REZONE CITY OWNED PROPERTIES	A petition for a change of zoning for City properties located at 8975 and 8995 Dunn Road, 7029 and 7043 Howdershell Road, and 1730 Teson Road was received from City Planner Earl Bradfield.

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 - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	No items were added to the July 11 Council work session agenda.
BOARD/COMMISSION APPOINTMENTS	Mayor Robinson nominated Tony Soukenik for reappointment to Board of Appeals.

Mayor Robinson nominated Ciarra DeBoise of 1135 Martin Manor Place, Ward 7, for appointment to the Community Enrichment Commission.

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

Mrs. Thomas will invite the newly appointed and reappointed board and commission members to the June 20 Council meeting to receive their oaths of office and commission certificates.

CITY MANAGER'S REPORT

LIABILITY INSURANCE Mr. Zimmerman reported staff recommends approval
SLAIT to purchase liability insurance through St. Louis Area Insurance Trust (SLAIT).

Mr. Zimmerman stated SLAIT provides liability and worker's compensation coverage for many municipalities in the St. Louis region, including Hazelwood. SLAIT is changing insurance providers to Chubb and their attorney has recommended each member approve the new coverage policy. The proposed policy has been approved by SLAIT's attorney and the City's attorney. The new policy takes effect July 1, 2018.

Mrs. Hendon moved, seconded by Mr. Taylor, to concur with the staff recommendation to purchase liability insurance through SLAIT 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.g.

CONTRACT Mr. Stewart reported staff recommends emergency
MOSQUITO passage of an ordinance to authorize a contract with
ABATEMENT St. Louis County for mosquito abatement services.

Mr. Stewart stated the upcoming fiscal year budget includes \$8,500 to contract with St. Louis County for vector control services. The proposed contract with the county is for five years and gives either party the right to terminate at any time with 30 days notice.

Vector Control Specialist Neil Patterson, St. Louis County Department of Public Health, gave a presentation. He stated St. Louis County uses an integrated pest management system where they identify the mosquito problems, target problem areas and limit excessive use of chemicals. Samples are collected at night in traps and taken back to the office to be tested for diseases and population count. Standing water is treated for larva (larviciding) and adulticiding (fogging) is performed at night. Mr. Patterson stated larviciding is the most efficient way to kill mosquitos, as it is cost effective and eliminates unnecessary pesticide use. Fogging would be performed on Monday nights if testing showed it was needed. Mr. Patterson showed an example of trap setting. Trapping is performed May through October.

Mrs. Singleton asked if a neglected swimming pool can be treated. Mr. Patterson responded they do not treat occupied homes and leave the City to handle them, but they will treat vacant properties.

Mr. Zimmerman explained the City would be spending less money and getting greater services through the county. The City can call for service when necessary.

Mrs. Singleton asked if the entire City would be treated on Monday's if needed. Mr. Patterson replied they would target problem areas. Treating everywhere every week is not environmentally friendly and it tends to breed resistance in the mosquitos.

Mr. Zimmerman asked the Council to consider emergency reading of the bill authorizing the contract so the county can place it on their agenda for three readings, which would allow service to start in July.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the staff recommendation to authorize a contract with St. Louis County for mosquito abatement services 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.h.

CONTRACT NEXT GEN 9-1-1	Police Chief Gregg Hall reported staff recommends authorization of a contract with St. Louis County for Next Generation 9-1-1 service.
----------------------------	--

Chief Hall explained the City has contracted with St. Louis County since 1979 to enable the communications center to participate in the 9-1-1 emergency calls service system. St. Louis County has changed service providers from AT&T to St. Louis County Emergency Communications Commission, which is a General Dynamics affiliate, and the contract needs to reflect the update.

Mr. Ryan moved, seconded by Mrs. Hendon, to concur with the staff recommendation to authorize a contract with St. Louis County for Next Generation 9-1-1 service 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.i.

MO BOTTOM RD. SLOPE FAILURE REPORT	Civil Engineer/Geotechnical Engineer/Senior Project Manager John Shively of Millennia Professional Services (MPS) gave an engineering report and presentation on the Missouri Bottom Road slope failure.
--	--

Mr. Shively explained the technical aspects of the slope failure report. Mr. Shively stated the stabilization concept is to place a layer of fill over a portion of the slope, go to the edge of Park 370 and reestablish the slope as it was before the mall was built and construct flexible retaining walls anchored in shale to anchor the slope. The cost of the project is \$4.8 million dollars. Mr. Shively also recommended monitoring the location of the slope and measuring the water levels in the borings.

Mr. Zimmerman asked why the other repairs have not been successful. Mr. Shively responded the previous study did not find these conditions. Mr. Shively stated the concept proposed is the most direct and cost effective way to stabilize the slope.

Mrs. Hendon asked if MPS would be doing the work. Mr. Stewart responded MPS would do the engineering and design and then would bid out for construction.

Mrs. Hendon asked if there is a guarantee with this solution. Mr. Shively replied in his professional opinion it will work.

Mr. Todd asked what type of fill would be used. Mr. Shively replied compacted earthen fill.

AMENDMENT Mr. Zimmerman reported staff recommends amendment of
CHAPTER 500 Chapter 500: Building Codes and Building Regulations
RELATIVE TO FEES relative to building permit fees.

Mr. Zimmerman explained the proposed changes would allow the City to establish special fees for projects that have extraordinary costs such as special inspectors or engineers.

Mrs. Hendon moved, seconded by Mr. Aubuchon, to concur with the staff recommendation to amend Chapter 500: Building Codes and Building Regulations relative to building permit fees 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.j.

ED LOAN AGREEMENT Economic Developer David Cox reported staff recommends
MAJOR CUSTOM approval of an economic development loan agreement with
ASSEMBLIES, INC. Major Custom Assemblies, Inc.

Mr. Cox explained the Economic Development Sales Tax Board has recommended approval of the loan and the corporate guarantee. He stated City Attorney Mike Kern is reviewing the agreement and if there are any changes they will be presented at second reading on June 20.

Clark Hurrell, President of Major Custom Assemblies, Inc., stated they are the parent company to Buse Industries located in Bridgeton. Mr. Hurrell gave a brief presentation on the company and its history. They have been in their current building since 1995 and would like to relocate to Hazelwood. The company builds cable assemblies and has customers all over the country.

Mrs. Hendon asked if the loan is due in full if the company doesn't meet the requirements. Mr. Cox responded loans are forgiven on a yearly basis and if the criteria are not met in a particular year they pay for that year. He stated 50% of the forgiveness is in the last two years.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize the economic development loan agreement with Major Custom Assemblies, Inc., 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.k.

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 March 13 Pension Plan Board of Trustees meeting, the April 10 Community Enrichment Commission meeting, and the April 12 and May 10 City Plan Commission meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SUBDIVISION AUBUCHON ROAD & HOWDERSHELL ROAD PROPERTIES Mayor Robinson called for the first reading of a bill to authorize the subdivision of 4656, 4670, a portion of 4720, 4738, 4808, 4816, 15225, 15229, 15235, and 15237 Aubuchon Road and 6439 Howdershell Road from 11 lots into four lots and common ground areas.

There were no objections and Bill 4729 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 4656, 4670, A PORTION OF 4720, 4738, 4808, 4816, 15225, 15229, 15235, AND 15237 AUBUCHON ROAD AND 6439 HOWDERSHELL ROAD FROM ELEVEN LOTS INTO FOUR LOTS AND COMMON GROUND AREAS.

Bill 4729 will be on the agenda for second reading on June 20.

SUBDIVISION 5951 HOWDERSHELL ROAD Mayor Robinson called for the first reading of a bill to authorize the subdivision of 5951 Howdershell Road from one lot into two lots.

There were no objections and Bill 4730 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 5951 HOWDERSHELL ROAD FROM ONE LOT INTO TWO LOTS.

Bill 4730 will be on the agenda for second reading on June 20.

SLUP 5951 HOWDERSHELL ROAD Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a drive-in, fast food restaurant at 5951 Howdershell Road.

There were no objections and Bill 4731 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO BRG NLD DEVELOPMENT, LLC, D/B/A BURGER KING, FOR A DRIVE-IN FAST FOOD RESTAURANT AT 5951 HOWDERSHELL ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4731 will be on the agenda for second reading on June 20.

REZONE Mayor Robinson called for the first reading of a bill to rezone
7113 MCGUIRE LANE, 7113 and 7114 McGuire Lane and 160 Taylor Road from
7114 MCGUIRE LANE, R-5 Single-Family Dwelling District to C-3 Highway
AND 160 TAYLOR RD. Commercial District.

There were no objections and Bill 4732 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF HAZELWOOD, MISSOURI, BY REZONING 160 TAYLOR ROAD, 7113 MCGUIRE LANE AND 7114 MCGUIRE LANE, FROM R-5 SINGLE-FAMILY DWELLING DISTRICT TO C-3 HIGHWAY COMMERCIAL DISTRICT.

Bill 4732 will be on the agenda for second reading on June 20.

SUBDIVISION Mayor Robinson called for the first reading of a bill to
DUNN ROAD, authorize the subdivision of 9001, 9009, 9015, 9023, 9051
MCGUIRE LANE & Dunn Road; 130, 156 and 160 Taylor Road; and 7101, 7102,
TAYLOR ROAD 7106, 7109, 7113 and 7114 McGuire Lane from 14 lots into
PROPERTIES one lot.

There were no objections and Bill 4733 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 9001, 9009, 9015, 9023, 9051 DUNN ROAD; 130, 156 AND 160 TAYLOR ROAD; AND 7101, 7102, 7106, 7109, 7113, AND 7114 MCGUIRE LANE FROM 14 LOTS INTO ONE LOT.

Bill 4733 will be on the agenda for second reading on June 20.

F.Y. 2019 BUDGET Mayor Robinson called for the first reading of a bill to
approve the fiscal year 2018-2019 budget.

There were no objections and Bill 4734 was read by title only:

AN ORDINANCE APPROVING THE BUDGET OF THE CITY OF HAZELWOOD, MISSOURI, FOR FISCAL YEAR 2018-2019 AND APPROPRIATING THE SUMS CONTAINED THEREIN FOR THE PURPOSES AND OBJECTS THEREIN.

Bill 4734 will be on the agenda for second reading on June 20.

PURCHASE Mayor Robinson called for the first reading of a bill to
LIABILITY INSURANCE authorize the purchase of liability insurance through St.
Louis Area Insurance Trust.

There were no objections and Bill 4735 was read by title only:

AN ORDINANCE AUTHORIZING THE PURCHASE OF LIABILITY INSURANCE THROUGH ST. LOUIS AREA INSURANCE TRUST FOR FISCAL YEAR 2018-2019.

Bill 4735 will be on the agenda for second reading on June 20.

CONTRACT Mayor Robinson called for the first reading of a bill to
MOSQUITO authorize a contract with St. Louis County for mosquito
ABATEMENT abatement services.

Mr. O'Keefe noted the draft bill includes a clause for emergency passage.

Mr. Aubuchon moved, seconded by Mr. Ryan, to find and declare an emergency exists with respect to the adoption of the bill, in accordance with Section 8 of Article II of the City Charter, and to give it second reading and consideration for adoption this evening. The motion passed unanimously.

There were no objections and Bill 4736 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH ST. LOUIS COUNTY FOR MOSQUITO ABATEMENT AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

Bill 4736 was read for a second time by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH ST. LOUIS COUNTY FOR MOSQUITO ABATEMENT AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

Mrs. Hendon moved, seconded by Mr. Aubuchon, the adoption of Bill 4736 as an ordinance. The following vote was recorded on the motion:

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

Mr. Todd
Mr. Taylor
Mrs. Hendon

Bill 4736 was unanimously adopted as Ordinance 4614-18.

CONTRACT Mayor Robinson called for the first reading of a bill to
NEXT GENERATION authorize a contract with St. Louis County for Next
9-1-1 Generation 9-1-1 service.

There were no objections and Bill 4737 was read by title only:

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR NEXT GENERATION 9-1-1 SERVICE.

Bill 4737 will be on the agenda for second reading on June 20.

AMEND CHAPTER 500 Mayor Robinson called for the first reading of a bill to amend
RE: FEES Chapter 500: Building Codes and Building Regulations of the
City Code pertaining to building permit fees.

There were no objections and Bill 4738 was read by title only:

AN ORDINANCE AMENDING CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS OF THE HAZELWOOD, MISSOURI, CITY CODE PERTAINING TO BUILDING PERMIT FEES.

Bill 4738 will be on the agenda for second reading on June 20.

ED LOAN AGREEMENT Mayor Robinson called for the first reading of a bill to
approve an Economic Development Forgivable Loan
Agreement with Major Custom Assemblies, Inc.

There were no objections and Bill 4739 was read by title only:

AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT AND NEW EMPLOYMENT TRAINING AND OPPORTUNITIES FORGIVABLE LOAN AGREEMENT WITH MAJOR CUSTOM ASSEMBLIES, INC., AND AUTHORIZING EXECUTION OF DOCUMENTS RELATING THERETO.

Bill 4739 will be on the agenda for second reading on June 20.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4727 Mayor Robinson called for the second reading of Bill 4727 to
BOND ISSUANCE authorize the issuance of taxable industrial revenue bonds

TRADEPORT, BLDG. II for Hazelwood TradePort, Building II.

There were no objections and Bill 4727 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (NP HAZELWOOD 370 BUILDING II, LLC PROJECT), SERIES 2018, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$17,500,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Mrs. Hendon moved, seconded by Mr. Aubuchon, the adoption of Bill 4727 as an ordinance. The following vote was recorded on the motion:

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

Bill 4727 was unanimously adopted as Ordinance 4615-18.

BILL 4728
BOND ISSUANCE
TRADEPORT, BLDG. III

Mayor Robinson called for the second reading of Bill 4728 to authorize the issuance of taxable industrial revenue bonds for Hazelwood TradePort, Building III.

There were no objections and Bill 4728 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (NP HAZELWOOD 370 BUILDING III, LLC PROJECT), SERIES 2018, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$34,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Mrs. Hendon moved, seconded by Mr. Aubuchon, the adoption of Bill 4728 as an ordinance. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Bill 4728 was unanimously adopted as Ordinance 4616-18.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, June 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 9:56 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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