

**CITY OF HAZELWOOD  
SPECIAL COUNCIL MEETING  
JUNE 27, 2018**

**CALL TO ORDER**

A special meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 4:02 p.m. on Wednesday, June 27, 2018, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

On roll call the following members of the Council were present:

Mary G. Singleton  
Carol A. Stroker  
Robert M. Aubuchon  
Don W. Ryan  
Robert Parkin II\*  
Matthew G. Robinson  
Russell Todd  
Warren H. Taylor

Council Member Rosalie Hendon was not present. Mrs. Thomas declared a quorum was present.

Also present were City Manager Matt Zimmerman, Associate City Attorney Carl Lumley, and City Clerk Christine Thomas.

\*Mr. Parkin arrived at 4:17 p.m.

**SPECIAL ORDER OF BUSINESS**

**SLUP PETITION**

A petition for a Special Land Use Permit for an amusement center/arcade at 5900 North Lindbergh Boulevard and 183 McDonnell Boulevard had been received from Carrbs, LLC, d/b/a QUIK RACE.

Mr. Aubuchon moved, seconded by Mr. Ryan, to refer the petition to the City Plan Commission for a recommendation. The motion passed unanimously.

**SLUP REVOCATION  
7350 N. HANLEY RD.**

Code Administrator/Building Official Travis Ham reported staff recommends revocation of the Special Land Use Permits (SLUP) for the Days Inn and Extend-A-Stay hotels located at 7350 North Hanley Road.

Mr. Ham stated both hotels have a history of code issues including fire, electrical, plumbing, bed bugs, unsanitary conditions and hoarding. He explained the hotel rooms were designed as temporary housing and are being used as permanent residences. Mr. Ham showed pictures of various violations from September of 2016 when Code Enforcement did room by room inspections. He stated similar situations are occurring today. Mr. Ham explained the balcony support po, but did not go through the permit process and a stop work order was issued. From 2014 through 2016, the Extend-A-Stay has accounted for 32% of the Police Department's calls for service to the hotels/motels in Hazelwood. The calls consisted of assaults, disturbances and domestics. During the same period, 28% of the Fire Department's calls for service to City hotels/motels were to this address. Calls consisted of medical and trauma. Mr. Ham stated the most recent reports from the Police Department and Fire Department show a consistent increase in calls over the last two years. The hotel consumes an inordinate amount of City resources.

Mrs. Singleton asked how quickly the owner rectifies the violations after being cited. Mr. Ham responded they are given 30 days and they generally request an extension. They have never gotten to the point where it was necessary to issue a summons.

Mr. Zimmerman explained SLUPs were granted to the Days Inn in 1993 and to the Extend-A-Stay in 2008. The owners are not compliant with the conditions listed in the SLUPs. Mr. Zimmerman stated the City must give a minimum of 10 days' notice of a revocation hearing to the owners. The Council may appoint a subcommittee to conduct the hearing and report back to the Council with a recommendation. If the SLUPs are revoked, the hotels would no longer have the right to operate and would be shut down. Mr. Zimmerman explained the City would work with the tenants on a relocation plan and with Hazelwood School District on arrangements for those with school-age children. The goal would be to finalize the process before the cold weather. If Council authorizes staff to start the process today, it is estimated the hearing would be held in a month. The residents would be given 30 to 60 days to relocate and the hotel could be closed before the cold weather sets in.

Mr. Todd moved, seconded by Mr. Taylor, to hold a hearing to consider revocation of the Special Land Use Permits for Days Inn and Extend-A-Stay hotels located at 7350 North Hanley Road. The motion passed unanimously.

After discussion, Mrs. Singleton moved, seconded by Mr. Aubuchon, to appoint Mr. Todd, Mr. Ryan, and Mr. Taylor to the Special Land Use Permit Revocation Committee. The motion passed unanimously.

SECOND READING OF BILL 4734 - APPROVING FY '19 BUDGET  
The Council had been provided with data on revenue, expenditure, and reserve fund trends; fiscal year 2018 additions to the Police Department budget as a result of the passage of Proposition P; and options for employee pay increases.

Mayor Robinson explained in 2014 a quarter cent sales tax (Proposition S) for operation of the Fire Department was approved by Hazelwood voters and last year St. Louis County voters approved Proposition P for public safety. Hazelwood expects to receive \$1.2 million from Proposition P in fiscal year 2019. Mayor Robinson stated the Council is committed to looking at options for use of the funds. He stated, due to termination of the contract with the Robertson Fire Protection District (RFPD), there is some flexibility in the fiscal year 2019 budget. He explained staff expects to be successful in the litigation with RFPD involving the contract. If the outcome isn't successful, significant adjustments to the budget will need to be made. He stated at the time the Proposition S and Proposition P taxes were approved, the City couldn't afford to provide salary increases to the firefighters or police officers and he expressed a commitment to provide increases when circumstances allowed. He stated the Council has considered the pay increase options provided by Mr. Zimmerman and he believes the Council would feel comfortable with amending the proposed fiscal year 2019 budget by including a 1.75% cost of living adjustment (COLA) for all employees plus an additional 1.75% increase for fire and police. The total estimated cost of these increases would be \$476,000.

For clarification, Mrs. Stroker asked if all employees would receive a 1.75% COLA and firefighters and police officers would receive an additional 1.75%.

Mayor Robinson responded affirmatively.

Mrs. Singleton asked how this will impact the pay plan study. Mayor Robinson replied the Pay Plan Committee decided not to perform a market study at this time. Instead, they recommended a COLA for all employees effective July 1, 2018. A market study and pay plan update will be performed for implementation at the start of fiscal year 2020.

Mrs. Singleton asked if failing to perform the pay study would be in violation of the City Charter.

Mayor Robinson replied it would not. The Personnel Rules and Regulations require that every three years the City Manager will perform a pay plan study and update.

Mr. Zimmerman stated the proposed increases would take effect the first full pay period in July which begins July 9.

Mrs. Stroker moved, seconded by Mr. Ryan, to amend the pay plan and fiscal year 2019 budget to reflect a 1.75% COLA for all employees and an additional 1.75% for firefighters and police officers. The motion passed unanimously.

Mr. Taylor moved, seconded by Mrs. Singleton, to further amend the fiscal year 2019 budget to reflect a 1.75% COLA for the City Manager. The motion passed unanimously.

Mrs. Singleton moved, seconded by Mr. Taylor, to further amend the fiscal year 2019 budget to reflect a 1.75% COLA for the City Clerk. The motion passed unanimously.

Mrs. Stroker moved, seconded by Mr. Ryan, to amend Bill 4734 by substituting the amended fiscal year 2019 budget as the attachment. The motion passed unanimously.

There were no objections and Bill 4734, as amended, 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.**

<u>AYE - 7</u>	<u>NAY - 0</u>	<u>ABSTAIN - 1</u>
Mrs. Singleton		Mr. Parkin
Mrs. Stroker		
Mr. Aubuchon		
Mr. Ryan		
Mayor Robinson		
Mr. Todd		
Mr. Taylor		

Mr. Parkin abstained from the vote. Bill 4734, as amended, was adopted as Ordinance 4626-18 by a vote of seven in favor and one abstention.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 4:34 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