

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
SEPTEMBER 5, 2018**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:35 p.m. on Wednesday, September 5, 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
Carol A. Stroker
Robert M. Aubuchon

Council members Robert Parkin II and Don Ryan 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

Mayor Robinson moved, seconded by Mrs. Stroker, to amend the agenda by the addition of a closed session as a consent item to consult with the City Attorney and to discuss contract negotiations after agenda item 6.d, Resolution Approving a Term Sheet for the Proposed POWERPlex Project. The motion passed by a vote of six in favor and one opposed with Mr. Aubuchon casting the dissenting vote.

Mrs. Singleton moved, seconded by Mr. Todd, to adopt the agenda as amended. 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	

Mrs. Stroker
Mr. Aubuchon

The motion passed unanimously and the agenda was adopted, as amended.

CONSENT AGENDA Mr. Todd moved, seconded by Mrs. Stroker, the adoption of the consent agenda. 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	
Mrs. Stroker	
Mr. Aubuchon	

The motion passed unanimously and the consent agenda, including closed sessions to consult with the City Attorney in accordance with the provisions of RSMo 610.021(1) and discuss contract negotiations in accordance with the provisions of RSMo 610.021(12), was adopted.

APPROVAL OF MINUTES Mr. Todd moved, seconded by Mrs. Stroker, to approve the minutes of the August 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.

EMPLOYEE INTRODUCTION Public Works Director David Stewart introduced new Code Enforcement Officer Heather Wright.

COUNCIL SERVICE AWARD As his biography was read, Council Member Russ Todd was presented with a 10 year service award.

EMPLOYEE SERVICE AWARDS As her biography was read, Prosecuting Attorney's Assistant Angie Bland was presented with a 10 year service award.

As his biography was read, Firefighter Mark Wellman was presented with a 30 year service award.

PROCLAMATIONS AND RESOLUTIONS

CELEBRATE SAFE COMMUNITIES PROCLAMATION Mayor Robinson called for the reading of a proclamation supporting participation in the Celebrate Safe Communities event on September 27.

There were no objections and Proclamation 1812 was read.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Proclamation 1812 urging all citizens, government agencies, public and private institutions, and businesses to support our Celebrate Safe Communities event on Thursday, September 27, 2018, and calling upon everyone to invest in the power of prevention and community cooperation to ensure the City remains a safe, strong, and caring community where all may safely live, learn, work, and play. The motion passed unanimously.

The proclamation was presented to Police Chief Gregg Hall.

F.Y. 2018 BUDGET APPROPRIATIONS TRANSFER RESOLUTION Mayor Robinson called for the reading of a resolution to amend the fiscal year 2018 budget by transferring unencumbered appropriations as requested by the City Manager.

Finance Director Dave Tuberty stated the Council passed an appropriations transfer resolution for fiscal year 2018 on August 1. Since that time, additional invoices have been received and additional appropriation transfers are necessary. Additional transfers totaling \$48,000 include a \$42,000 decrease in full-time pay and a \$3,000 decrease in social security for the Police Department, a decrease of \$3,000 in professional services for the City Manager's office, an increase of \$1,000 in Finance Department professional services, a \$41,000 increase in Legal Division professional services, and an increase of \$6,000 in Fire Department vehicle maintenance. The General Fund balance is not affected.

There were no objections and Resolution 1812 was read by title only:

A RESOLUTION PROVIDING FOR THE TRANSFER OF ADDITIONAL UNENCUMBERED APPROPRIATIONS FOR FISCAL YEAR 2018 AS REQUESTED BY THE CITY MANAGER.

Mr. Todd moved, seconded by Mr. Aubuchon, the adoption of Resolution 1812. 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
Mrs. Stroker
Mr. Aubuchon

Resolution 1812 was unanimously adopted.

CHAPTER 100
INDUCEMENT
RESOLUTION

Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions with respect to a proposed project for Artur Express at 4812, 4824 and 4832 Park 370 Boulevard.

Economic Developer David Cox reported the proposal is to create Chapter 100 tax abatement for construction of a new facility in the Park 370 industrial park. Artur Express is a trucking company. They propose to bring 334 jobs to Hazelwood and add 70 jobs within the first three years of opening. The 70 new jobs must maintain an average salary of \$47,000. Mr. Cox explained the terms of the inducement resolution. He stated Artur must invest at least \$8 million in new construction and equipment in their new facility. If they maintain at least 334 jobs, they are eligible for tax abatement in a declining schedule over 10 years. Artur would receive more tax abatement by creating and filling more jobs and would not receive any tax abatement if they do not invest at least \$8 million in new buildings and equipment. Artur would pay the City a Payment in Lieu of Taxes for the remaining real property tax owed and the City would distribute the appropriate amount to each taxing agency. Artur agrees to reimburse the City for any payments to the Robertson Fire Protection District (RFPD) based on RFPD's higher tax rate. Mr. Cox stated the second incentive proposed is a \$400,000 forgivable loan from the City's Economic Development Fund to offset the cost of moving and construction. To qualify for loan forgiveness, Artur must add 50 jobs to the initial 334 jobs within the first year of opening and another 20 jobs over the next two years. With the 70 new jobs, payroll must be a minimum of \$14 million with a minimum average wage of \$47,000. The new jobs must be maintained for a period of eight years. Artur plans to open at the end of 2019. Therefore, the jobs must be maintained through 2027. If the jobs aren't maintained as required, Artur would be required to pay the City the annual amounts not forgiven at maturity date of the loan on April 1, 2028. Mr. Cox noted the ordinance approving an Economic Development Loan agreement with Artur is on this agenda for consideration under City Manager's Report.

Artur Express Director of Operations Kristi Randall gave an overview of the company. She stated Artur Express has been operating since 1998. They are a nationwide company and currently provide services to 48 states.

Artur Express Controller Michelle Siebert explained the company's revenue and employment goals. She stated they have outgrown their current facility and would like to consolidate their St. Louis offices to be more efficient.

Ms. Randall showed a floor plan of the building and a site layout plan.

There were no objections and Resolution 1813 was read by title only:

A RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT AT 4812, 4824 AND 4832 PARK 370 BOULEVARD.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1813. 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	
Mrs. Stroker	
Mr. Aubuchon	

Resolution 1813 was unanimously adopted.

RECESS/RECONVENE The meeting was recessed for a closed Council meeting at 8:16 p.m. and reconvened at 8:45 p.m. with all Council members except Messrs. Parkin and Ryan in attendance.

POWERPLEX PROJECT RESOLUTION Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions with respect to the proposed redevelopment of St. Louis Outlet Mall.

Dan Buck of Big Sports Properties (BSP) gave a presentation and showed the proposed site plan. Mr. Buck stated the proposed plan would make POWERplex the most fully integrated amateur sports venue in America. It will offer more focused space for indoor sports than any facility in America. At completion, the campus would provide 1.95 million square feet of sports' venues, restaurants, retail stores and hotels all designed and built to serve youth sports families all across the United States. Mr. Buck stated Ameren Electric has taken the naming rights to the stadium and they plan to install renewable energy and energy smart technology. There would be a basketball/volleyball zone with 26 volleyball courts, three NCAA regulation sized basketball courts and four three-on-three basketball courts. This area could convert to accommodate 46 wrestling matches or 60 pickleball courts. The dance and cheer zone would contain a major performance stage in a 2,250 seat arena for large competitions, a smaller dance venue with 490 seats, and three practice studios. There would also be an e-sports and gaming zone with an electronic gaming competition zone and virtual reality experiences. Pickle Beach would be the focal point of the entire campus, complete with palm trees and water features. It would include six indoor beach volleyball courts, three outdoor volleyball courts and 10 pickleball courts. Mr. Buck explained there would also be

unique offerings for the athletes with team dorms and a training/fitness center. There would be an on-site medical facility, in partnership with BJC HealthCare/Christian Hospital. Mr. Buck stated the “why” behind the project is the Base Foundation which is an organization dedicated to building game changing athletes, not just in sports but in life. Rachel Hanson, former Stanford University head softball coach, is executive director of the Base Foundation. The foundation received a \$6 million contribution from Rex and Jeanne Sinquefield and will have an auditorium and education space with classrooms as part of the Sinquefield Center for Human Development. The proposal includes 16 on-campus restaurants, seven on-campus hotel lots, and 23 retailers and sports focused retail shops. Mr. Buck stated the visitor impact on the community would be immense. It is projected POWERplex would draw an estimated 2.7 million visitors annually with more than 50 weekends of tournaments and big events.

Mr. Aubuchon asked if the Maryland Heights ice rink would impact this project. Mr. Buck replied he thinks it would be a good compliment to the POWERplex project and the hockey families can come and enjoy all the amenities offered at this facility.

St. Louis County Councilman Mark Harder stated the St. Louis Convention and Visitors Bureau is committing \$6 million to the ballfields in Hazelwood and surrounding area. Mr. Harder stated the project will be under capacity for hotel rooms initially, but he’s hopeful the marketplace will take over.

Mr. Zimmerman stated the POWERplex project is a cooperative venture and, in negotiating the term sheet, BSP worked to minimize risk to the City. The term sheet lays the groundwork, but a development agreement must still be negotiated and funding commitments must be obtained. The term sheet allows the developer and the City to obtain these commitments from lenders. The City’s commitment, for an almost \$60 million project, is \$5.6 million which includes a \$5 million forgivable loan if they meet the job, investment and tax generation requirements and \$600,000 from the Capital Improvement Fund which is for a prelease of the ballfields. The City will have the right to use the fields Monday through Thursday, from 5 p.m. to 11 p.m., April 1 to July 15. Additional field time can be negotiated. Until the hotel rooms are ready for occupancy and hotel taxes are being paid, BSP will pay a fee to the City. Initially, there will be 100% tax abatement, with a Payment in Lieu of Taxes due in the latter years. They will pay a fee to cover the City’s policing costs. They will have their own medical assistance with on-site urgent care, medical offices and an ambulance. Finally, Mr. Zimmerman stated, the term sheet covers all the terms and conditions that focus on phase one. Phase two will concentrate on the appurtenant uses such as hotels, a convention center, etc.

There were no objections and Resolution 1814 was read by title only:

A RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO THE PROPOSED REDEVELOPMENT OF ST. LOUIS OUTLET MALL.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1814. 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	
Mrs. Stroker	
Mr. Aubuchon	

Resolution 1814 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.

RICHWOOD LANE VEHICLE BREAK-INS Paulette Wilkes, 8329 Richwood Lane, expressed concerns with vehicle break-ins and a need for stricter law enforcement in her neighborhood.

Ms. Wilkes stated her vehicle was broken into on August 19 and her iPhone and credit card were stolen. She called the police and they viewed video from her security camera that showed the men, who had a gun, searching her car. Other neighbors' vehicles were also broken into that night. The next weekend a suspicious person loitering outside her neighbor's house and three suspicious men in a vehicle were seen and the police were called, but they weren't able to apprehend the suspects. In addition, cars are parked overnight on the wrong side of the street. Large groups of kids gather at the street corner by a rental house cussing and intimidating people. Kids play basketball in the street and baseball on the rooftops. Ms. Wilkes stated this activity looks bad to prospective home buyers. She suggested the parents should be ticketed for the kids' behavior. She stated she's a homeowner and expressed concern that the value of her property will decline and she'll be unable to sell her house. Ms. Wilkes stated she understands the situation with protests and claims of racial discrimination. However, the law should be enforced and she will support any person, regardless of whether they're black or white, who does the right thing.

Mrs. Hendon asked if the kids' parents are in the homes when the kids are in the street or on the rooftops.

Ms. Wilkes replied she hasn't seen any parents.

Mayor Robinson stated the Police Department will respond to Ms. Wilkes' concerns and provide a report to the Council.

SLUP EXTENSION A request to amend Ordinance 4577-17 by extending the
7008 N. HANLEY RD. Special Land Use Permit deadline to commence operation of
Miami Grill, a fast food restaurant at 7008 North Hanley
Road, to March 20, 2019 was received.

City Planner Earl Bradfield explained the owner of Miami Grill first received a Special Land Use Permit on September 20, 2017. The Special Land Use Permit required the restaurant to be in operation within six months or the permit would lapse. The Special Land Use Permit was extended in March for six months, to September 20, 2018. The project has been delayed due to the septic system not meeting MSD requirements for a restaurant.

The architect representing Miami Grill, Matt Wolfe, stated when renovation began and the basement was torn up they discovered the septic system was not sufficient for a restaurant. They have made an application with MSD to get access to the sewer system and are awaiting approval.

Mr. Zimmerman explained due to cancellation of the September 19 regular Council meeting, a first reading and emergency second reading is necessary to meet the September 20, 2018 deadline. Mr. Zimmerman stated approving the extension will provide the owner an opportunity to repurpose this building into a productive use and make improvements to the site.

Mr. Taylor moved, seconded by Mr. Todd, to amend 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 March 20, 2019 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

2018 PROPERTY TAX Mayor Robinson called to order the public hearing to
RATES consider establishment of the 2018 property tax rates.

Mr. Tuberty explained Missouri statutes require that the City establish the tax rates for all real and personal property every year. These rates are to be reported to St. Louis County by October 1. The rates presented this evening are based on final assessments with Board of Equalization adjustments. Therefore, the bill establishing the rates will not need to be amended prior to second reading. Mr. Tuberty stated Hazelwood is ranked 13th of 88 St. Louis County municipalities and 3rd in North County. Total assessed valuation for 2018 is \$511 million which reflects a 3.3% decrease from 2017. The taxable amount is \$486 million because of TIF and new construction amounts included in the total assessments. At a 98% collection rate, these rates will generate an estimated \$3.64 in General Fund revenue and an estimated \$1.06 million in Debt Fund revenue. Mr. Tuberty stated there is no change in residential, commercial, and personal

property tax rates or the debt levee. Due to a decrease in the total assessed valuation for agricultural property, that tax rate will increase from \$.564 to \$.570 per \$100 assessed valuation.

The sewer lateral fee was increased from \$10 per household to \$20 per household by ordinance at the August 15 Council meeting.

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. Singleton, to establish the 2018 real and personal property tax rates 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.b.

COMMUNICATIONS

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

BOARD RESIGNATION A letter of resignation from the Neighborhood Watch Commission was received from John Judy.

A letter thanking Mr. Judy for his service to the City was sent.

CHARTER CHANNEL LINE-UP CHANGES Notification was received from Charter Communications of the addition of NBA TV to basic programming and NBA League Pass to HD Pay-Per-View to become effective after October 1 and deletion of English Premier Channels from basic programming effective after August 24.

FEMA A Conditional Letter of Map Revision comment document on a project in the Missouri Bottoms Levee District, Bridgeton sub-district, was received from the Federal Emergency Management Agency.

REZONING PETITION 3971 DUNN ROAD A petition for change of zoning at 3971 Dunn Road from R-4 Single-Family Dwelling District to Planned District, Mixed Use (PDM), was received from Alpha Tulip, LLC.

PROPOSAL TO AMEND ZONING REGULATIONS A proposal to amend Zoning Code *Section 405.240: Minimum District Size* to reduce the Planned District, Mixed Use (PDM) size requirement was received from City

Planner Earl Bradfield.

PUBLIC PROTECTION CLASSIFICATION A letter regarding Hazelwood's new Public Protection Classification was received from ISO.

Mr. Todd moved, seconded by Mrs. Stroker, 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 Mrs. Stroker removed Presentation by St. Martin de Porres Social Justice Committee from the September 12 work session agenda and moved, seconded by Mr. Aubuchon, to cancel the September 12 work session. The motion passed unanimously.

SEPTEMBER 26 SPECIAL COUNCIL MEETING Since the September 19 regular Council meeting was canceled and the 2018 property tax rates must be submitted to St. Louis County by October 1, the Council discussed scheduling a meeting on September 26 for second reading of the bill establishing the 2018 property tax rates.

Mr. Tuberty noted it's usually necessary to amend the bill establishing the property tax rates before second reading because final total assessed valuations aren't generally received from St. Louis County until mid-September and the rates are subject to change. Final assessed valuations were received and the property tax rates presented this evening and included in the draft bill will not change.

Mrs. Hendon suggested giving the bill second reading this evening, as an emergency measure, rather than scheduling a special meeting.

Mr. O'Keefe stated the circumstances qualify for emergency passage of the bill and he will modify it to include the appropriate text.

CITY MANAGER'S REPORT

ED LOAN AGREEMENT Mr. Zimmerman reported staff recommends approving an Economic Development Loan Agreement with Artur Express for 4812, 4824 and 4832 Park 370 Boulevard.

A presentation on the proposal was given earlier in this meeting.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to approve an Economic Development Loan Agreement with Artur Express 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.

**BILLBOARD
8995 DUNN ROAD**

Mr. Zimmerman reported staff recommends authorizing a sign location lease with Outfront Media, LLC, for a billboard at 8995 Dunn Road.

Mr. Zimmerman stated when the City purchased the property at 8995 Dunn Road, the former credit union site, it included the existing lease for the billboard on the property. The owner of the billboard, Outfront Media, requested the City consider a new lease. The current lease has an expiration of February 2020 and the current lease payment is \$27,370. The proposed lease would commence February 2018 and expire February 2037 with payments as follows: \$12,000 per year for years two through ten, \$14,000 per year for years 11 through 15, and \$15,840 per year for years 16 through 20. Payments will be credited to the Capital Improvement Fund to offset the purchase cost of the property.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the staff recommendation to authorize a sign location lease with Outfront Media, LLC, for a billboard at 8995 Dunn 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.d.

FIRE HYDRANTS

Fire Chief Dave Herman reported staff recommends approval of the installation of one fire hydrant at 6800 Howdershell Road and installation of a minimum of 14 new fire hydrants at the TradePort development.

Chief Herman explained Missouri American Water requires authorization by ordinance to install fire hydrants. Currently there is a hydrant at Firehouse #2, located at 6800 Howdershell Road, which has not worked for many years. The location of the hydrant will be on the south side of the building between the rear pavement and the fence, approximately 96 feet east from the curb on Howdershell Road.

Chief Herman stated the second request is to install a minimum of 14 new fire hydrants located at the TradePort development as part of phase one of the project. The hydrants will be located on Trade Access Boulevard, Commerce Boulevard, and TradePort Drive.

Mrs. Hendon moved, seconded by Mr. Aubuchon, to concur with the staff recommendation to install one fire hydrant at 6800 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.e.

Mrs. Hendon moved, seconded by Mr. Taylor, to concur with the staff recommendation to install a minimum of 14 fire hydrants at Hazelwood TradePort 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.

PURCHASE DUMP TRUCK Mr. Stewart reported staff recommends the purchase of a 2019 Ford F-650 dump truck with Knapheide equipment from Bommarito Ford at the cost of \$99,155, less \$9,500 for trade-in.

Mr. Stewart stated the current fiscal year Capital Improvement Fund budget includes \$105,000 to replace an existing 15-year-old dump truck with a snowplow and spreader. Requests for bids were sent to twelve prospective companies, advertised on the City website, and sent to the Post-Dispatch for publication, but the ad failed to be published. On August 16, 2018, six bids were received from three dealerships. Mr. Stewart stated the low bid is not recommended due to the issues with installation of MSTE equipment on trucks purchased in the past. Mr. Stewart stated staff recommends waiving the publication requirement since the bidding process was not harmed.

Mrs. Hendon moved, seconded by Mr. Todd, to concur with the staff recommendation to waive the publication requirement and authorize the purchase of one 2019 Ford F-650 dump truck, with Knapheide equipment, from Bommarito Ford at a net cost of \$89,655 with trade-in. The motion passed unanimously.

PURCHASE POLICE IN-CAR COMPUTERS Police Chief Gregg Hall reported staff recommends the purchase of 12 Dell Latitude 14 Rugged 5414 Laptops, 12 Havis DS Dell 402-3 Advanced Port Docking Stations, and 12 4G White Combo XF Antennas from Dell, Inc., at the total cost of \$31,734.96.

Chief Hall stated the proposed purchase is part of an ongoing replacement program. The majority of the computer systems currently utilized in police vehicles are out-of-date, cumbersome and unsafely mounted. In November 2017, bids to install new systems in several new cars were sought. The vendors were informed of the City's intention to purchase a total of 29 systems over the next couple of years. The bids received included two types of systems that could be used with two officers in a vehicle. One was a Panasonic Toughbook and the other was the Dell 5414. The Dell was considerably less expensive with the same specs. Both systems were tested in vehicles and the officers reported they performed equally. Therefore, Mr. Zimmerman approved the purchase of the Dell 5414 with a docking station and antennae from Dell, Inc. This fiscal year's Capital Improvement Budget includes an allocation of \$33,240 to purchase 12 systems. Chief Hall recommended the purchase of 12 computer systems including the Dell 5414 laptop, docking station and antennae from Dell Inc., based on the previous bid, for a total of \$31,734.96. In addition, he requested a waiver of the requirement for written bids.

Mrs. Hendon moved, seconded by Mrs. Stroker, to concur with the staff recommendation to waive the bidding requirements and authorize the purchase of 12

Dell Latitude 14 Rugged 5414 Laptops, 12 Havis DS Dell 402-3 Advanced Port Docking Stations, and 12 4G White Combo XF Antennas from Dell, Inc., at the total cost of \$31,734.96. The motion passed unanimously.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS

Mr. Todd moved, seconded by Mrs. Stroker, to receive and file the minutes of the May 15 and June 28 Pension Plan Board of Trustees meetings, the May 31 and July 7 Economic Development Sales Tax Board meetings, the July 10 Community Enrichment Commission meeting, and the August 13 Neighborhood Watch Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP EXTENSION
7008 N. HANLEY RD. Mayor Robinson called for the first reading of a bill to amend 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.

There were no objections and Bill 4751 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 MARCH 20, 2019 AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

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

Mr. Taylor moved, seconded by Mrs. Hendon, 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.

Bill 4751 was read for a second time 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 MARCH 20, 2019 AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

Mr. Taylor moved, seconded by Mr. Aubuchon, the adoption of Bill 4751 as an ordinance. 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	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4751 was unanimously adopted as Ordinance 4638-18.

2018 AD VALOREM TAX RATES Mayor Robinson called for the first reading of a bill to set the 2018 ad valorem tax rates.

Mr. O'Keefe stated a motion to amend the bill by amending the title to include "and declaring an emergency exists for immediate passage" and amending the text to include a prefatory clause specifying the basis for immediate passage. Mr. O'Keefe read the clause.

Mr. Aubuchon moved, seconded by Mr. Taylor, to amend the title and text of the bill as stated. The motion passed unanimously.

There were no objections and Bill 4752 was read by title only:

AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF AD VALOREM TAXES LEVIED FOR THE YEAR 2018 FOR GENERAL AND OTHER MUNICIPAL PURPOSES ON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF HAZELWOOD, MISSOURI, AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

Mr. O'Keefe stated there's a statute that establishes a four day meeting notice requirement for certain meetings including those at which a vote to increase taxes will be taken. He stated days when City Hall isn't open don't count. The notice was posted on Friday. Monday, September 3, was a holiday. Therefore, it was only posted for three days.

After additional discussion and review of the statute by Mr. O'Keefe, he recommended the Council schedule a special meeting for second reading of Bill 4752 which is the more cautious option.

Mayor Robinson stated Mrs. Thomas will poll the Council for their availability for a meeting in the late afternoon on September 26.

Mr. Todd moved, seconded by Mrs. Singleton, to withdraw the amendments to Bill 4752 and to defer second reading of the bill to a special meeting to be held at the call of the chair. The motion passed unanimously.

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

There were no objections and Bill 4753 was read by title only:

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

Bill 4753 will be on the agenda for second reading on October 3.

LEASE AGREEMENT Mayor Robinson called for the first reading of a bill to authorize a sign location lease with Outfront Media, LLC, for a billboard at 8995 Dunn Road.

There were no objections and Bill 4754 was read by title only:

AN ORDINANCE AUTHORIZING A SIGN LOCATION LEASE WITH OUTFRONT MEDIA, LLC FOR A BILLBOARD AT 8995 DUNN ROAD.

Bill 4754 will be on the agenda for second reading on October 3.

FIRE HYDRANT Mayor Robinson called for the first reading of a bill to
6800 HOWDERSHELL authorize the installation of one fire hydrant at 6800 Howdershell Road.

There were no objections and Bill 4755 was read by title only:

AN ORDINANCE ORDERING THE INSTALLATION OF ONE FIRE HYDRANT AT 6800 HOWDERSHELL ROAD.

Bill 4755 will be on the agenda for second reading on October 3.

FIRE HYDRANTS Mayor Robinson called for the first reading of a bill to
TRADEPORT authorize the installation of a minimum of 14 fire hydrants at Hazelwood TradePort.

There were no objections and Bill 4756 was read by title only:

AN ORDINANCE ORDERING THE INSTALLATION OF A MINIMUM OF 14 FIRE HYDRANTS AT HAZELWOOD TRADEPORT.

Bill 4756 will be on the agenda for second reading on October 3.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL WORK Mayor Robinson announced the Council work session scheduled for Wednesday, September 12, was canceled.

REGULAR COUNCIL MEETING CANCELED Mayor Robinson announced the regular Council meeting scheduled for Wednesday, September 19, was canceled.

SPECIAL COUNCIL MEETING Mayor Robinson announced a special Council meeting will be held Wednesday, September 26, with the time to be determined.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 10:15 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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