

**CITY OF HAZELWOOD  
REGULAR COUNCIL MEETING  
JANUARY 16, 2019**

**CALL TO ORDER**

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:34 p.m. on Wednesday, January 16, 2019, 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  
Russell Todd

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**

Mrs. Hendon moved, seconded by Mr. Taylor, to amend the agenda by the addition of a closed session as a consent item to discuss a matter of proprietary interest. The motion passed unanimously.

Mr. Taylor moved, seconded by Mrs. Singleton, to amend the agenda by the addition of consideration of a grant application as item 12.b. The motion passed unanimously.

Mrs. Stroker moved, seconded by Mr. Ryan, 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. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Taylor	
Mrs. Hendon	

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

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 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**

Mrs. Hendon moved, seconded by Mrs. Singleton, to approve the minutes of the January 2 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 SERVICE AWARDS**

As their biographies were read, Police Officer Tim Benning was presented with a 30 year service award and Preschool Instructor Anne Frese was presented with a 35 year service award.

**PRESENTATION OF 2018 CAFR**

Michelle Graham, of Botz, Deal and Company, briefly reviewed the fiscal year 2018 Comprehensive Annual Financial Report and audit.

Ms. Graham stated the City received a clean opinion, which means the financial statements include accurate amounts, all significant disclosures, all additional statistical information and the required supplementary information in accordance with generally accepted accounting principles. Ms. Graham explained the City was required to implement GASB 75 this year. The objective of GASB 75 is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions. She explained how the liability is recorded.

**GREEN COMMITTEE ANNUAL REPORT**

Ron Darling, chairman of the Green Committee, gave the annual committee report and summarized the past year's activities.

Mr. Darling stated this is the eighth year for the Green Committee. He explained the committee is changing their recycling philosophy from quantity to quality due to changes in the market. Mr. Darling listed items that should and should not be recycled. He stated the committee also submitted a proposal to amend the weed ordinance in regards to growing native vegetation. Mr. Darling stated the City received a grant for the purchase of home composting bins. Residents can order them online at [hazelwoodcompostersale.ecwid.com](http://hazelwoodcompostersale.ecwid.com) for pickup in April.

## **PROCLAMATIONS AND RESOLUTIONS**

BLACK HISTORY MONTH PROCLAMATION	Mayor Robinson called for the reading of a proclamation designating the month of February 2019 as Black History Month.
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There were no objections and Proclamation 1903 was read.

Mr. Ryan moved, seconded by Mr. Todd, the adoption of Proclamation 1903 designating the month of February 2019 as Black History Month in the City of Hazelwood, Missouri, and calling upon all citizens, public officials, and educators to observe February with appropriate programs, ceremonies, and activities. The motion passed unanimously.

The proclamation was presented to several members of the Community Enrichment Commission.

REDEVELOPMENT ST. LOUIS OUTLET MALL RESOLUTION	Mayor Robinson called for the reading of a resolution requesting St. Louis County action relative to redevelopment of St. Louis Outlet Mall.
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Mr. Zimmerman reported the St. Louis Convention and Visitors Commission (CVC) previously adopted a resolution agreeing to commit \$6 million to the proposed POWERplex project in \$1 million increments over six years. He stated as the project continues to evolve the requirements evolve and the project will require the full \$6 million commitment from the CVC at the start. The proposed resolution includes a provision that the funding would be provided upon the request of the City and funneled through the City.

There were no objections and Resolution 1901 was read by title only:

### **A RESOLUTION REQUESTING ST. LOUIS COUNTY ACTION WITH RESPECT TO THE PROPOSED REDEVELOPMENT OF ST. LOUIS OUTLET MALL.**

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1901. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Resolution 1901 was unanimously adopted.

#### NID RESOLUTION

Mayor Robinson called for the reading of a resolution authorizing placement of a proposition to establish a Neighborhood Improvement District (NID) on the April 2 ballot.

Mr. O'Keefe explained a revised draft of the resolution has been distributed to Council. Mr. O'Keefe stated the City and Robertson Fire Protection District (RFPD) have been in difficult straits and in an intractable circumstance with one another for some time. He stated the proposed resolution is the first opportunity to allow the voters in Hazelwood, who receive RFPD service, to resolve this problem and to provide for the long-term stability of the fire district and the long-term financial health of the City. Mr. O'Keefe stated the proposition to create a Neighborhood Improvement District is a collaborative process and unique opportunity for two governmental bodies serving the same citizens to allow the voters to express their will with respect to how to move forward. The City has authority to submit this proposition to the voters of the affected area and it is not in the scope of any other jurisdiction's authority. Mr. O'Keefe stated, if this resolution is passed, staff's recommendation is to call for an election on April 2, 2019.

Mrs. Singleton asked if the tax applies to renters. Mr. O'Keefe replied it is an assessment against real property within the benefited area. He added the assessment to be levied would be less than other tax payers in the district. It would give all taxpayers in the NID area full credit for every penny they pay in real property taxes to the City.

There were no objections and Resolution 1902 was read by title only:

#### **A RESOLUTION SUBMITTING A PROPOSITION REGARDING THE CREATION OF A NEIGHBORHOOD IMPROVEMENT DISTRICT IN CONNECTION WITH FIRE PROTECTION, EMERGENCY AND AMBULANCE SERVICES PROVIDED BY ROBERTSON FIRE PROTECTION DISTRICT.**

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1902. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Resolution 1902 was unanimously adopted.

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

Public Works Director David Stewart reported the City was successful in obtaining federal funds for Phase 1 of the Phantom Road Reconstruction Project and is ready to proceed with a federal funding application for Phase 2. The estimated project cost is \$1.8 million versus \$2.4 million for Phase 1. Mr. Stewart stated the grant requires a 50/50 cost share at approximately \$900,000 for the federal and City portions.

There were no objections and Resolution 1903 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 MCDONNELL BOULEVARD AND HAZELWOOD LOGISTICS CENTER, THROUGH THE SURFACE TRANSPORTATION PROGRAM – SUBALLOCATED (STP-S) OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.**

Mr. Taylor moved, seconded by Mr. Ryan, the adoption of Resolution 1903. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Resolution 1903 was unanimously adopted.

MISSOURI BOTTOM RD. GRANT RESOLUTION 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 reported the City was not awarded funding last year for the Missouri Bottom Road slope stability project and would like to resubmit for this year's funding cycle. He explained the City will submit the same project as they did last year. The total project cost is \$4.8 million and the City's application requests \$2.9 million in federal funding with a \$1.9 million contribution from the City.

Mrs. Hendon asked if there are other parties responsible for funding the project. Mr. Stewart replied the original repair project was funded by the City, a private party and a federal grant. Any additional improvements are the City's responsibility.

Mr. Zimmerman noted record rainfalls caused the need for additional improvements.

There were no objections and Resolution 1904 was read by title only:

**A RESOLUTION ENDORSING 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.**

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Resolution 1904. The following vote was recorded on the motion:

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

Resolution 1904 was unanimously adopted.

KEVIN O'KEEFE  
25 YEAR SERVICE  
PROCLAMATION

Mayor Robinson called for the reading of a resolution recognizing Mr. O'Keefe for his 25 years of service to the City.

There were no objections and Proclamation 1904 was read.

Mr. Ryan moved, seconded by Mr. Taylor, the adoption of Proclamation 1904 expressing appreciation to City Attorney Kevin O'Keefe for 25 years of faithful service to the City of Hazelwood. The motion passed unanimously.

## **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.

7225 BOELLNER DR. Jean Dantzler of 7206 Berkridge Drive stated 7225 Boellner Drive has been in poor repair for years and asked the status of the code enforcement process.

Ms. Dantzler provided photos of the property for circulation among the Council.

Mr. Zimmerman stated the property changed ownership and staff had to start the process over. He stated he will provide an update to Ms. Dantzler and Council.

**PUBLIC HEARINGS** - None

## **COMMUNICATIONS**

MML MEMBERSHIP A letter citing the benefits of Missouri Municipal League membership was received.

COMMISSION RESIGNATION A letter of resignation from the Community Enrichment Commission was received from Jen Hatton.

A letter thanking Ms. Hatton for her service to the City was sent.

CHARTER COMMUNICATIONS A notice that KTVI-TV (FOX), DPLR-TV (CW), and WGN America are no longer available was received from Charter Communications.

MLMSTL NEWSLETTER The January 2019 issue of The Link newsletter was received from the Municipal League of Metro St. Louis.

NORTH COUNTY FIRE CHIEFS ASSOC. APPRECIATION A letter of appreciation for approving a contract with Central County Emergency 911 Dispatching Center was received from the North County Fire Chiefs Association.

Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file all communications. The motion passed unanimously.

**UNFINISHED BUSINESS** - None

## **MAYOR AND COUNCIL REPORTS**

WORK SESSION AGENDA ITEMS No items were added to the March 13 Council work session agenda.

**CID APPOINTMENTS** Mayor Robinson nominated the following for appointment to the 370/Missouri Bottom Road/Taussig Road Community Improvement District Board of Directors: Janet Reed, Frank Albert, and Jamica Nelson, each to serve terms expiring October 15, 2021.

Mr. Taylor moved, seconded by Mr. Ryan, to approve the preceding appointments. The motion passed unanimously.

## **CITY MANAGER'S REPORT**

**CHAPTER 100 BONDS** Mr. Zimmerman reported Ordinance 4646-18 authorizing the issuance of Chapter 100 bonds for development of 4812, 4824 and 4832 Park 370 Boulevard needs to be amended.

Mark Grimm of Gilmore & Bell, the City's bond counsel, explained the business deal from the City's standpoint is not being altered. Artur, through their affiliate STL Properties, LLC, is obtaining financing for the project through the Small Business Administration (SBA). The requirements of this federal loan program necessitate a change to the usual Chapter 100 structure. Mr. Grimm stated with most Chapter 100's the City takes title to the facility immediately and leases it back to the company. He explained title must stay with the company until after construction is complete due to SBA lending requirements. The amendment provides for a ground lease to the City and a lease back to STL Properties, LLC. When construction is complete, the ground lease would convert to a deed.

Robb Preston, attorney for Artur Express, stated the SBA had more favorable lending terms.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to amend Ordinance 4646-18 relating to an industrial development project for Artur Express, 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.a.

**POWERPLEX GRANT** Mr. Zimmerman reported Big Sports Properties proposes the City apply to Major League Baseball (MLB) and the MLB Players Association Youth Development Foundation for a grant to help fund a portion of the POWERplex project.

Mr. Zimmerman stated the grant would provide opportunities to children in distressed areas within the community.

Mrs. Hendon moved, seconded by Mr. Taylor, to authorize the City Manager to submit a grant application to Major League Baseball and MLB Payers Association Youth Development Foundation. The motion passed unanimously.



**CITY ATTORNEY'S REPORT** - None

**CITY CLERK'S REPORT** - None

**COMMISSION AND BOARD REPORTS** - None

**NEW BUSINESS** - None

**INTRODUCTION AND FIRST READING OF BILLS**

AMEND ORDINANCE 4646-18 Mayor Robinson called for the first reading of a bill to amend Ordinance 4646-18 relating to an industrial development project for Artur Express, Inc., at 4812, 4824 and 4832 Park 370 Boulevard.

There were no objections and Bill 4773 was read by title only:

**AN ORDINANCE AMENDING ORDINANCE NO. 4646-18 RELATING TO AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY FOR ARTUR EXPRESS, INC.**

Bill 4773 will be on the agenda for second reading on February 6.

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

BILL 4765 AMEND PDM CONDITIONS The second reading of Bill 4765, to amend the Planned District, Mixed Use, conditions for a retail shopping mall by establishing conditions for a sports facility, has been postponed.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

CITY HALL CLOSED TO PUBLIC Mayor Robinson announced City Hall will be closed to the public on January 21, Martin Luther King, Jr., day.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, February 6, 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 8:50 p.m.

ATTEST:

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

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Matthew G. Robinson - Mayor  
City of Hazelwood, Missouri