

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
FEBRUARY 6, 2019**

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, February 6, 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:

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

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

There being no amendments proposed, Mr. Taylor moved, seconded by Mrs. Hendon, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

AYE - 8

NAY - 0

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

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

APPROVAL OF MINUTES

Mrs. Hendon moved, seconded by Mr. Taylor, to approve the minutes of the January 16 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

WHAT'S NEW

Communications Coordinator Tim Davidson provided the What's New in Hazelwood report.

PROCLAMATIONS AND RESOLUTIONS - None

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.

CITY MANAGER'S STATUS REPORT

Mr. Zimmerman reported on concerns expressed by Jean Dantzler of 7206 Berkridge Drive, during the January 16 Council meeting, relative to the house located at 7225 Boellner Drive.

Mr. Zimmerman stated the house located at 7225 Boellner Drive has been in poor condition for years. He stated the City has issued several citations to bring the house into compliance. The owner at that time, an out-of-state LLC, did not respond to the citations and has a court date scheduled in February. The property has been sold to another out-of-state LLC and citations have been sent to them as well. Mr. Zimmerman explained the property's taxes have gone unpaid for the last three years and the property could go up for auction by St. Louis County later this year if one year's taxes are not paid. Mr. Zimmerman stated the house is currently tagged as unfit for occupancy and the owner will have to bring the property into compliance before it is occupied. Mr. Zimmerman spoke with Ms. Dantzler and she understands the City must follow the legal enforcement process.

Mrs. Singleton asked if Habitat for Humanity would be interested in the property. Mr. Zimmerman replied Habitat can't find buyers for the other properties already renovated and has not received a grant for the last two years.

PUBLIC HEARINGS

SLUP
6101 N. LINDBERGH

Mayor Robinson called to order the public hearing to consider a petition for a Special Lane Use Permit by Next Gen Liquid Wraps, LLC, for a vehicle service and repair facility and vehicle painting at 6101 North Lindbergh Boulevard.

City Planner Earl Bradfield reported the property is in a C-2 General Commercial District. The vehicle spraying is classified as vehicle painting because it requires a paint booth. The proposed use of a vehicle service and repair facility and vehicle painting is consistent with the Comprehensive Plan.

Dexter Chambers, owner of Next Gen Liquids Wraps, LLC, stated his business focuses on the exterior of cars. He explained they specialize in vinyl wraps and liquid wraps. Vinyl wraps are used on vehicles such as police cars. Liquid wraps are a sprayed on application that will reach areas the vinyl wrap couldn't cover such as a break caliper or a wheel. Mr. Chambers stated other available services include window tinting and ceramic coating. He added there will be a paint booth and fire suppression for liquid wrap application.

Mrs. Hendon asked if the liquid wraps keep cars from rusting. Mr. Chambers responded affirmatively and explained the wraps mimic paint and are removable. He stated the wraps last five to seven years.

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 Special Lane Use Permit for vehicle service and repair and vehicle painting with the following conditions: a) vehicles being repaired cannot remain on the property for more than a 30 day period, b) vehicles must be parked in a designated parking space that must be striped and site plan be presented showing striping that meets code, c) vehicles without current license plates cannot be parked at site, d) tires or vehicle parts or inventory for the vehicle service and repair facility cannot be stored and no vehicle repairs or maintenance work can be performed or goods delivered to customers at any location on the exterior of the premises." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit to Next Gen Liquid Wraps, LLC, for a vehicle service and repair facility and vehicle painting at 6101 North

Lindbergh Boulevard 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.a.

AMEND ZONING REGULATIONS RE: LAPSE OF A VARIANCE Mayor Robinson called to order the public hearing to consider the staff proposal to amend the Zoning Regulations by adding Section 405.778: Lapse of a Variance.

Mr. Bradfield explained it has been the practice of the Board of Adjustment to inform the applicant that an unused variance will lapse within one year if permits are not obtained and construction has not commenced. Mr. Bradfield stated this practice was not reinforced by the Zoning Regulations. The City Attorney's office recommended adding a new section which provides that unused variances lapse after six months. The Board of Adjustment would be able to approve an extension for up to one year if the applicant makes an application before the variance lapses.

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 to change the Zoning Regulations by adding Section 405.778: Lapse of a Variance, with the following recommendation: the last paragraph in Section 1 be removed from the proposed ordinance, which states, 'upon lapse of the variance, no request for a hearing upon the same or a substantially similar application will be accepted for a period of at least one year from the date of lapse.'" She stated the motion passed unanimously.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to amend the Zoning Regulations by adding Section 405.778: Lapse of a Variance 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.

COMMUNICATIONS

CHARTER COMMUNICATIONS Notification was received from Charter Communications of the agreement with Tribune Broadcasting relative to the provision of WGN America and multiple local channels.

CHARTER COMMUNICATIONS Notification was received from Charter Communications of the deletion of Cinemax and EPIX from the Silver and Gold TV packages effective February 15, 2019.

BOARD RESIGNATION A letter of resignation from the Board of Adjustment and Architectural Board of Review was received from Greg Garnier.

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

SLUP PETITION
7766 N. LINDBERGH A petition for a Special Land Use Permit for a vehicle service, repair and wash facility at 7766 North Lindbergh Boulevard was received from Midwest Auto Detail, LLC.

SLUP PETITION
6065 N. LINDBERGH A petition for a Special Land Use Permit amendment for a hotel at 6065 North Lindbergh Boulevard was received from CL OPCP, LLC, d/b/a Hometowne Studios by Red Roof.

SLUP PETITION
12202 MO. BOTTOM RD. A petition for a Special Land Use Permit for a convenience store with fuel dispensing facilities, fast food restaurant and amusement center/arcade at 12202A Missouri Bottom Road was received from Midwest Petroleum Company.

CHARTER
COMMUNICATIONS Notification was received from Charter Communications of the broadcast TV surcharge changing from \$9.95 to \$11.99 effective March 1, 2019.

COMMISSION
RESIGNATION A letter of resignation from the Historic Preservation Commission was received from Jaelithe Judy.

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

SLUP PETITION
4801 PARK 370 BLVD. A petition for a Special Land Use Permit for manufacturing of stone veneer and outdoor storage at 4801 Park 370 Boulevard was received from CSP II, LLC, d/b/a Castle Stone Products.

FLOODPLAIN
MAPPING A letter inviting the Council to meetings regarding the floodplain mapping and "Shaded Zone X" was received from the State Emergency Management Agency.

AMEND ZONING
REGULATIONS
RE: FEES A proposal to amend Chapter 405: Zoning Regulations pertaining to fees was received from City Planner Earl Bradfield.

AMEND LAND
DISTURBANCE CODE A proposal to amend Chapter 412: Land Disturbance Code was received from City Planner Earl Bradfield.

Mrs. Hendon moved, seconded by Mr. Taylor, to refer the petitions to the City Plan Commission and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

APPOINTMENTS TO BOARD OF REVIEW Mrs. Thomas had provided the Council with notice of the need to appoint four Council members to the 2019 Board of Review.

Traditionally, the Council has alternated between members of the even and odd numbered wards. In 2018, the members of the odd numbered wards served.

Mrs. Hendon moved, seconded by Mr. Aubuchon, to appoint the Council members of Wards 2, 4, 6, and 8 to serve as the 2019 Board of Review, with one Council member to serve as the alternate. The motion passed unanimously.

BOARD APPOINTMENT Mayor Robinson nominated Matthew Riley of 770 Lamplight Lane, Ward 1, for appointment to the Industrial Development Authority.

Mr. Todd moved, seconded by Mr. Taylor, to approve the preceding appointment. The motion passed unanimously.

Mrs. Thomas will invite Mr. Riley to the February 20 Council meeting to receive his oath of office and commission certificate.

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

GREEN SALES TAX HOLIDAY Mrs. Thomas had provided the Council with notice that the ordinance authorizing ongoing participation in the annual Green Sales Tax Holiday was adopted with the condition the subject is placed on the agenda every year to assure the Council's continued support.

The sales tax holiday is from April 19 through April 25. No action by the Council is needed to continue participation.

There were no objections from the Council and the City will participate.

CITY MANAGER'S REPORT

CITY HALL CARPET REPLACEMENT Public Works Director David Stewart reported staff recommends authorizing a contract with Classic Carpet Co., d/b/a Classic Carpet & Flooring, for removal and disposal of the existing carpet and VCT tile and purchase and installation of new carpet in the Hazelwood City Hall at a cost not to exceed \$26,720.

Mr. Stewart reported the current fiscal year Capital Improvement Fund budget includes \$35,000 to replace the existing flooring in City Hall. The existing carpet and tile is 20 years old and would be replaced with new carpet tiles and cove base. Mr. Stewart stated three bids were received and he recommends awarding the contract to Classic Carpet Co., the low bidder. Mr. Stewart stated Classic Carpet has previously completed work in the Police Department and performed to our satisfaction. In order to reduce cost, Public Works Department employees would be moving furniture for the contractor.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the staff recommendation to authorize a contract with Classic Carpet Co., for removal and disposal of the existing carpet and VCT tile and purchase and installation of new carpet in the City Hall at a cost not to exceed \$26,720 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.

PICK-UP TRUCK PURCHASE Mr. Stewart reported staff recommends purchasing one 2019 Ford Ranger Crew Cab from Bommarito Ford at a cost of \$26,789 with trade-in.

Mr. Stewart reported the current fiscal year Capital Improvement Fund budget includes \$30,000 to replace an existing pick-up truck in the Parks and Recreation Division. The state contract price for a Ford Ranger four wheel drive crew cab is \$27,689. Mr. Stewart stated Bommarito Ford of Hazelwood will match the state contract and provide a \$900 trade-in value for a 2006 Ford F250. Mr. Stewart explained, in light of Bommarito's proximity and the logistical benefits realized for both the acquisition and disposal of the vehicles, staff recommends purchase of the truck from Bommarito Ford of Hazelwood.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the staff recommendation to purchase one 2019 Ford Ranger Crew Cab from Bommarito Ford at a cost of \$26,789 with trade-in. The motion passed unanimously.

AGREEMENT FOR DESIGN SERVICES Mr. Zimmerman reported staff recommends authorizing an agreement with PGAV Planners, LLC, for design services for signage at the McDonnell Boulevard bridge at a cost not to exceed \$25,000.

Mr. Zimmerman stated \$100,000 has been allocated for the project in the current fiscal year. To date, \$5,000 has been expended for initial design services which will be completed by June 30, 2019.

John Brancaglione with Peckham, Guyton, Albers & Viets, Inc., stated they would refine the design and look for ways to save money. Mr. Brancaglione explained PGAV would solicit proposals for fabrication and supervise the installation of the signage.

Mrs. Hendon moved, seconded by Mr. Aubuchon, to concur with the staff recommendation to authorize an agreement with PGAV Planners, LLC, for design

AMEND ZONING REGULATIONS RE: LAPSE OF A VARIANCE Mayor Robinson called for the first reading of a bill to amend Chapter 405: Zoning Regulations regarding the lapse of an unused variance granted by the Board of Adjustment.

There were no objections and Bill 4775 was read by title only:

AN ORDINANCE AMENDING ARTICLE XVI OF CHAPTER 405: ZONING REGULATIONS OF THE HAZELWOOD CITY CODE TO ADD A SECTION REGARDING THE LAPSE OF AN UNUSED VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT.

Bill 4775 will be on the agenda for second reading on February 20.

CONTRACT CARPET INSTALLATION Mayor Robinson called for the first reading of a bill to authorize a contract with Classic Carpet Co., d/b/a Classic Carpet & Flooring, for removal and disposal of existing flooring and purchase and installation of new carpet in City Hall.

There were no objections and Bill 4776 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH CLASSIC CARPET CO., D/B/A CLASSIC CARPET & FLOORING, FOR REMOVAL AND DISPOSAL OF THE EXISTING CARPET AND VCT TILE AND PURCHASE AND INSTALLATION OF NEW CARPET IN THE HAZELWOOD CITY HALL AT A COST NOT TO EXCEED \$26,720.

Bill 4776 will be on the agenda for second reading on February 20.

AGREEMENT DESIGN SERVICES Mayor Robinson called for the first reading of a bill to authorize an agreement with PGAV Planners, LLC, for design services.

There were no objections and Bill 4777 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH PGAV PLANNERS, LLC, FOR DESIGN SERVICES FOR SIGNAGE AT THE MCDONNELL BOULEVARD BRIDGE AT A COST NOT TO EXCEED \$25,000.

Bill 4777 will be on the agenda for second reading on February 20.

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.

BILL 4773
AMEND ORD 4646-18

Mayor Robinson called for the second reading of Bill 4773 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.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4773 as an ordinance. The following vote was recorded on the motion:

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

Bill 4773 was unanimously adopted as Ordinance 4659-18.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED Mayor Robinson announced City Hall will be closed for Presidents' Day on February 18.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, February 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 8:10 p.m.

ATTEST:

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

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri