

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
APRIL 3, 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, April 3, 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:

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

Council member Robert Parkin II was not present. Deputy City Clerk Julie Lowery declared a quorum was present. Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

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 Mrs. Singleton, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

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 March 20 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.

APRIL 2 ELECTION

Jonathan Fowler of 6887 Amanda Lynn congratulated Mrs. Hendon on her victory and stated he would run again in three years.

AMEND PDM AVIATOR BUSINESS PARK

City Planner Earl Bradfield reported staff recommends amending the Planned District, Mixed Use, regulations for Aviator Business Park, established by Ordinance 4042-09, relative to structure setback requirements.

Mr. Bradfield stated the request is to vary the front yard setback requirement for Aviator Business Park Lot 8, a corner lot, from 30 feet to 20 feet along Ford Lane for a proposed industrial warehouse building. The proposal does not represent a substantive change to the Planned District, Mixed Use, regulations.

Steve Quigley, president of The Clayton Engineering Company, gave a presentation and showed the site development plan. Mr. Quigley explained Ford Lane encroaches 10 feet into the private property. The solution is to dedicate this 10 feet to the City as Ford Lane right-of-way and to reduce the 30 foot front yard setback requirement along Ford Lane to 20 feet.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with staff recommendation to amend the Planned District, Mixed Use, regulations for Aviator Business Park, established by Ordinance 4042-09, relative to structure setback requirements 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

AMEND CHAP. 405 Mayor Robinson called to order the public hearing to
ZONING REGULATIONS consider amending *Chapter 405: Zoning Regulations* to
RE: FEES increase fees.

Mr. Bradfield stated it's been several years since zoning fees have been reviewed. The proposal is to remove the fee table from the zoning code and direct readers to a fee schedule available in the City Planner's office. No increases are proposed for change of zonings, Special Land Use Permits (SLUP), SLUP Expansions, planned districts, zoning amendments, subdivisions and overlay districts. Fence permits would increase from \$25 to \$35. Fees of \$150 are proposed for SLUP transfers and SLUP extensions. In addition, fees for appeals of the zoning code would increase from \$75 to \$200 for residential and from \$100 to \$300 for commercial.

Mrs. Hendon commented the fees for appeals seem high.

Mr. Todd stated, compared to other municipalities, the proposed fees are appropriate.

Mr. Zimmerman stated the proposed fees would make the City more in line with surrounding municipalities.

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.

Ms. Lowery read the City Plan Commission motion "to recommend approval to the City Council of the amendments to the zoning code pertaining to fees as proposed by staff with the exception that Section 405.465 and 405.475 be \$150.00 instead of \$100.00." She stated the motion passed unanimously.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to amend *Chapter 405: Zoning Regulations* to increase 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.b.

SLUP
6053 N. LINDBERGH

Mayor Robinson called to order the public hearing to consider the petition by Haz MGMT Hospitality LLC, d/b/a Best Western Plus and Extended Stay, for a Special Land Use for a hotel (extended stay) at 6053 North Lindbergh Boulevard, in an I-1 Light Industrial District.

Mr. Bradfield stated the site has a vacant building that was a vehicle service and repair facility. The proposal is to construct a four-story hotel with 70 units. Mr. Bradfield described the site plan. Proposed parking is sufficient and sidewalks would be provided. The dumpster enclosure would be architecturally treated to match the hotel. The landscaping plan meets City requirements. Due to the ongoing increase in the number of calls for Police, Fire and Code Enforcement services at extended stay hotels in the City, conditions have been included in the SLUP to protect the health, safety and general welfare of the public. These conditions are standard for all new extended stay hotels or when a permit is transferred.

Mike Buescher of MB Engineering, representing the property owner, briefly described the proposal. He stated the Metropolitan Sewer District approval process is 95% complete.

In response to Mr. Aubuchon's inquiry, Mr. Buescher stated they have agreed to all the permit conditions.

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

Clara Faatz, 8 Bon Vue Drive, stated she's not in favor of another extended stay hotel because there's been problems with the existing hotel in that area. She stated she doesn't think the proposed hotel is a good fit for the area and would create traffic safety issues.

Jonathan Fowler, 6887 Amanda Lynn Drive, expressed his opposition to the proposed hotel and concerns it would impact local school districts.

Mr. Bradfield stated one of the permit conditions is no person may be an occupant or tenant in the hotel for more than 60 days in any six month period. He stated there are multiple conditions in the permit to protect the citizens of Hazelwood.

No one else spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Ms. Lowery read the City Plan Commission motion "to recommend approval to the City Council of the petition for a Special Land Use Permit for a hotel with extended stay conditions." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to concur with the City Plan Commission recommendation for a Special Land Use permit for a hotel with extended stay 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.

COMMUNICATIONS

CDBG
APPLICATION &
PROCESS Information concerning the fiscal year 2020 Community Development Block Grant application and application process was received from St. Louis County.

EWGCG
LOCAL BRIEFINGS The March 21 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

REZONING PETITION
7100 HAZELWOOD AVE. A petition for change of zoning at 7100 Hazelwood Avenue from I-1 Light Industrial District to I-2 Heavy Industrial District was received from 7100 Hazelwood LLC.

SLUP PETITION
7100 HAZELWOOD AVE. A petition for a Special Land Use Permit for manufacturing (wood products) and outdoor storage at 7100 Hazelwood Avenue was received from 7100 Hazelwood LLC, d/b/a USA Recycling and d/b/a Pallet Logistics Management Inc.

I-270 NORTH
DESIGN BUILD
PROJECT BRIEFING Notice of a briefing to be held on April 16 on the I-270 North Design/Build project was received from the Missouri Department of Transportation.

EWGCG
LOCAL BRIEFINGS The March 28 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

Mrs. Hendon moved, seconded by Mrs. Singleton, 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

WORK SESSION
AGENDA ITEMS No items were added to the July 10 Council work session agenda.

CITY MANAGER'S REPORT

PRINTING & BINDING NEWSLETTER/ACTIVITY GUIDE Public Works Director David Stewart reported staff recommends authorization of a contract with Messenger Print Group, LLC for printing and binding of the Hazelwood Newsletter and Parks and Recreation Activity Guide flipbooks for a three year period at a total cost of \$40,050.

Mr. Stewart reported staff advertised for bids for printing services and three bids were received, with Messenger Print Group being the lowest at \$40,050 for a three year contract.

Mr. Ryan moved, seconded by Mrs. Hendon, to concur with the staff recommendation to authorize a contract with Messenger Print Group for printing and binding of the City Newsletter/Activity Guide 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.

WEBSITE SERVICES Assistant City Manager Lisa Powers reported staff recommends authorization of an agreement with Civic Plus, LLC for website development and hosting services at a one-time cost of \$29,750 and maintenance for three years at an annual cost of \$7,250.

Ms. Powers stated staff is excited for Civic Plus to provide a new look for the City's website in six to eight months.

Mrs. Singleton asked if it would be easier to do a search on the new website.

Ms. Powers replied affirmatively. She stated Civic Plus focuses solely on county and municipal governments.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize the agreement with Civic Plus for website 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.e.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file the minutes of the February 12 Community Enrichment Commission meeting and the February 14 City Plan Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

AMEND PDM Mayor Robinson called for the first reading of a bill
AVIATOR BUSINESS to amend the Planned District, Mixed Use, regulations
PARK established for Aviator Business Park relative to structure
setback requirements.

There were no objections and Bill 4788 was read by title only:

AN ORDINANCE AMENDING THE PLANNED DISTRICT, MIXED USE, REGULATIONS ESTABLISHED FOR AVIATOR BUSINESS PARK, BY ORDINANCE 4042-09, RELATIVE TO STRUCTURE SETBACK REQUIREMENTS.

Bill 4788 will be on the agenda for second reading on April 17.

AMEND *CHAP. 405* Mayor Robinson called for the first reading of a bill to
ZONING REGULATIONS amend *Chapter 405: Zoning Regulations* relative to
RE: FEES fees.

There were no objections and Bill 4789 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS OF THE HAZELWOOD CITY CODE REGARDING FEES ASSESSED IN VARIOUS ZONING ISSUES.

Bill 4789 will be on the agenda for second reading on April 17.

SLUP Mayor Robinson called for the first reading of a bill to
6053 N. LINDBERGH grant a Special Land Use Permit for a hotel at 6053 North
Lindbergh Boulevard.

There were no objections and Bill 4790 was read by title only:

AN ORDINANCE GRANTING A PERMANENT SPECIAL LAND USE PERMIT FOR A HOTEL (EXTENDED STAY) AT 6053 NORTH LINDBERGH BOULEVARD TO HAZ MGMT HOSPITALITY LLC, D/B/A BEST WESTERN PLUS AND EXTENDED STAY, AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4790 will be on the agenda for second reading on April 17.

MESSENGER PRINTING Mayor Robinson called for the first reading of a bill to
CONTRACT authorize a contract for printing and binding of the City
Newsletter/Activity Guide.

There were no objections and Bill 4791 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH MESSENGER PRINT GROUP, LLC FOR PRINTING AND BINDING OF THE HAZELWOOD NEWSLETTER AND PARKS AND RECREATION ACTIVITY GUIDE FLIPBOOKS FOR A THREE YEAR PERIOD AT A COST OF \$40,050.

Bill 4791 will be on the agenda for second reading on April 17.

CIVIC PLUS Mayor Robinson called for the first reading of a bill to
AGREEMENT authorize an agreement for website development and
hosting services.

There were no objections and Bill 4792 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH CIVIC PLUS, LLC FOR WEBSITE DEVELOPMENT AND HOSTING SERVICES AT A ONE-TIME COST OF \$29,750 AND MAINTENANCE FOR THREE YEARS AT AN ANNUAL COST OF \$7,250.

Bill 4792 will be on the agenda for second reading on April 17.

SECOND READING OF BILLS AND ACTION ON BILLS

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

BILL 4783 Mayor Robinson called for the second reading of Bill 4783 to
12202A MO. BOTTOM. grant a Special Land Use Permit at 12202A Missouri Bottom
Road to Midwest Petroleum Company.

Mr. O’Keefe noted the Council has been provided with a revised bill, identified as Bill 4783.1.

Mr. Aubuchon moved, seconded by Mr. Todd, to amend Bill 4783 by the text of Bill 4783.1. The motion passed unanimously.

There were no objections and Bill 4783, as amended, was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO MIDWEST PETROLEUM COMPANY FOR A CONVENIENCE STORE WITH FUEL DISPENSING FACILITIES AND FAST FOOD RESTAURANT AT 12202A MISSOURI BOTTOM ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Aubuchon moved, seconded by Mrs. Stroker, the adoption of Bill 4783, as amended, as an ordinance. The following vote was recorded on the motion:

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

Bill 4783, as amended, was unanimously adopted as Ordinance 4670-19.

BILL 4786
AMEND TITLE V

Mayor Robinson called for the second reading of Bill 4786 to amend *Title V. Building and Construction* of the City Code by the addition of a chapter regulating small wireless facilities.

Mr. O'Keefe noted a scrivener's error on the bottom of page 2, in the definition of Communications Facility, will be corrected.

There were no objections and Bill 4786 was read by title only:

AN ORDINANCE AMENDING TITLE V. BUILDING AND CONSTRUCTION OF THE HAZELWOOD CITY CODE BY THE ADDITION OF A NEW CHAPTER REGARDING STANDARDS FOR SMALL WIRELESS FACILITIES.

Mr. Todd moved, seconded by Mr. Taylor, the adoption of Bill 4786 as an ordinance. The following vote was recorded on the motion:

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

Bill 4786 was unanimously adopted as Ordinance 4671-19.

BILL 4787
COMPUTER

Mayor Robinson called for the second reading of Bill 4787 to authorize a contract for computer network services.

There were no objections and Bill 4787 was read by title only.

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH CDS OFFICE SYSTEMS, INC., FOR COMPUTER NETWORK SERVICES FOR A ONE YEAR TERM, WITH A ONE YEAR RENEWAL OPTION, AT A COST NOT TO EXCEED \$81,996.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4787 as an ordinance. The following vote was recorded on the motion:

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

Bill 4787 was unanimously adopted as Ordinance 4672-19.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting will be held Wednesday, April 17, 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 8:13 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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