

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
NOVEMBER 20, 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, November 20, 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 Tyler Wilson was not present. City Clerk Christine Thomas declared a quorum was present.

Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

AGENDA

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

CONSENT AGENDA

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

AYE - 7

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

NAY - 1

Mayor Robinson

The motion passed by a vote of seven in favor and one opposed, with Mayor Robinson casting the dissenting vote. 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 a personnel matter in accordance with the provisions of RSMo 610.021(3) and to discuss proprietary matters in accordance with RSMo 610.021(15), was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Mr. Todd, to approve the minutes of the November 6 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

EMPLOYEE INTRODUCTION

Public Works Director David Stewart introduced newly promoted Building Inspector Steve Welsh.

PRESENTATION 2019 CAFR

Lindsey Ruhr of Botz, Deal and Company, briefly reviewed the fiscal year 2019 Comprehensive Annual Financial Report and audit.

Ms. Ruhr 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. Ruhr gave an overview of each section.

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.

PUBLIC HEARINGS

SLUP 6101 N. LINDBERGH

Mayor Robinson called to order the public hearing to consider the petition received from Next Gen Liquid Wraps, LLC for a Special Land Use Permit 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. Mr. Bradfield explained Next Gen's previously approved Special Land Use Permit (SLUP) lapsed because the property was not brought into compliance. The building permit for operation of the facility, including the paint booth, has been approved. The proposed floor plan shows two service bays, an office and a lobby. Mr. Bradfield noted vehicle spraying is classified as vehicle painting because it requires a paint booth.

In response to the Council's request, Mr. Zimmerman reported staff verified the business was operating without a commercial occupancy permit and it has again been tagged with a "No Occupancy" notice.

Dexter Chambers, owner of Next Gen Liquid Wraps, LLC, stated he removed the tags from the door because he understood the work he was performing was compliant with safety regulations. Mr. Chambers stated he ordered the fire suppression system and it will arrive in approximately 15 days.

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 Land Use Permit for vehicle service and repair and vehicle painting located at 6101 North Lindbergh Boulevard 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 must 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 premise."

She stated the motion passed unanimously.

Mrs. Singleton asked if the fire suppression system is the last inspection needed. Mr. Zimmerman responded affirmatively.

Mr. Bradfield stated the business cannot operate until the SLUP and the fire suppression system are approved.

Mr. Chambers explained he was told by Code Administrator/Building Official Dave Clemens he could resume work before the fire suppression system was completed. Mr. Chambers asked the Council to consider allowing him to perform business operations that don't require the paint booth and fire suppression system before the SLUP is granted.

Mr. Zimmerman stated Mr. Chambers was told he could work on bringing the business into compliance, not vehicles.

Mr. Aubuchon stated he believes the fire suppression system should be installed before operation resumes.

Mrs. Hendon stated the same rules apply for all similar SLUP applicants.

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 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.

COMMUNICATIONS

EWGCG 2020 BUDGET	The East-West Gateway Council of Governments' proposed 2020 budget was received.
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EWGCG LOCAL BRIEFINGS	The October 31 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.
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MLMSL NEWSLETTER	The Municipal League of Metro St. Louis' November 2019 newsletter was received.
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CHARTER COMMUNICATIONS	Notice of the removal of adult pay-per-view channels effective December 13, 2019 was received from Charter Communications.
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EWGCG LOCAL BRIEFINGS	The November 7 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.
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Mr. Taylor moved, seconded by Mr. Todd, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

CONSIDERATION OF RESCHEDULING JANUARY 1 MEETING	After discussion, the Council agreed to cancel the January 8 work session and reschedule the January 1 regular Council meeting to January 8. The motion passed unanimously.
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WORK SESSION AGENDA ITEMS	The January 8 work session was canceled and no items were added to the March 11 work session.
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PARKING AT GATEWAY 820 MCDONNELL BLVD.	Mrs. Hendon asked about vehicles being parked at the vacant Gateway Buick GMC property at 820 McDonnell Boulevard.
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Mr. Zimmerman stated paid parking is a permitted use in that zoning district and the City is waiting on a copy of the lease between Gateway and Amazon.

CITY MANAGER'S REPORT

**LOCAL #2665
COMPANY OFFICERS'
AGREEMENT** Mr. Zimmerman reported staff recommends authorization of an agreement with company officers of Local #2665 of the International Association of Firefighters for the period from January 1, 2020 through June 30, 2021.

Mr. Zimmerman stated the agreement with the fire officer's expired in 2018, along with the previous firefighters' agreement. The officers requested the City table negotiations until the firefighters' agreement was completed. Mr. Zimmerman stated there are no substantive changes from the previous agreement with the exception of Article 14, which permits Captains to get Battalion Chief pay while serving as acting Battalion Chief. The other proposed changes mirror the terms in the firefighters' current contract.

Mrs. Hendon moved, seconded by Mr. Todd, to concur with the staff recommendation to authorize an agreement with company officers of Local #2665 of the International Association of Firefighters 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.

**AGREEMENT
ST. LOUIS COUNTY
COMMUNICATIONS
COMMISSION** Police Chief Gregg Hall reported staff recommends authorization of an agreement with the St. Louis County Emergency Communications Commission for an interoperable radio system.

Chief Hall stated this agreement outlines the guidelines which govern the City's continued participation in the county-wide emergency communications system.

Mr. Ryan moved, seconded by Mr. Taylor, to concur with the staff recommendation to authorize the agreement with the St. Louis County Emergency Communications Commission for an interoperable radio system 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT

**APRIL 7, 2020
ELECTION
CANDIDACY FILING** Mrs. Thomas announced filing for the April 7, 2020 election will open on December 17, 2019 at 8:00 a.m. and close on January 21, 2020 at 5:00 p.m.

Petitions for three year terms for Council members of Wards 2, 4, 6 and 8 can be picked up from the City Clerk's office during regular business hours. Candidates must be 21 years of age, a registered voter, have lived in the City of Hazelwood for at least two

years immediately prior to the election, and reside in the ward for which they seek office.

**COMMISSION AND
BOARD REPORTS**

Mr. Taylor moved, seconded by Mr. Todd, to receive and file the minutes of the October 8 Community Enrichment Commission meeting and the November 5 Parks and Recreation Board meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP
6101 N. LINDBERGH Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit to Next Gen Liquid Wraps, LLC for a vehicle service and repair facility and vehicle painting.

There were no objections and Bill 4839 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT 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 PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 4839 will be on the agenda for second reading on December 4.

AGREEMENT
WITH LOCAL #2665
COMPANY OFFICERS Mayor Robinson called for the first reading of a bill to authorize an agreement with company officers of Local #2665 of the International Association of Firefighters.

There were no objections and Bill 4840 was read by title only:

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH COMPANY OFFICERS OF LOCAL #2665 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS FOR THE PERIOD FROM JANUARY 1, 2020 THROUGH JUNE 30, 2021.

Bill 4840 will be on the agenda for second reading on December 4.

USER AGREEMENT
INTEROPERABLE
RADIO SYSTEM Mayor Robinson called for the first reading of a bill to authorize a user agreement with the St. Louis County Emergency Communications Commission for an interoperable radio system.

There were no objections and Bill 4841 was read by title only:

AN ORDINANCE AUTHORIZING A USER AGREEMENT WITH THE ST. LOUIS COUNTY EMERGENCY COMMUNICATIONS COMMISSION FOR AN

INTEROPERABLE RADIO SYSTEM FOR THE HAZELWOOD PUBLIC SAFETY DEPARTMENTS FOR A TERM EXPIRING DECEMBER 31, 2024.

Bill 4841 will be on the agenda for second reading on December 4.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4835 Mayor Robinson called for the second reading of Bill 4835 to
SUBDIVISION authorize the subdivision of 412 and 416 Fee Fee Hills
412 & 416 FEE FEE HILLS Drive.

There were no objections and Bill 4835 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 412 AND 416 FEE FEE HILLS DRIVE TO ADJUST THE LOTS' BOUNDARIES.

Mr. Aubuchon moved, seconded by Mr. Todd, the adoption of Bill 4835 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 4835 was unanimously adopted as Ordinance 4721-19.

BILL 4836 Mayor Robinson called for the second reading of Bill 4836 to
AMEND CHAPTER 405 amend *Chapter 405: Zoning Regulations* pertaining to
mobile, manufactured and modular homes.

There were no objections and Bill 4836 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS OF THE HAZELWOOD CITY CODE PERTAINING TO MANUFACTURED, MODULAR AND MOBILE HOMES.

Mrs. Singleton moved, seconded by Mrs. Hendon, the adoption of Bill 4836 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 4836 was unanimously adopted as Ordinance 4722-19.

BILL 4837
AMEND CHAPTER 420
& CHAPTER 500

Mayor Robinson called for the second reading of Bill 4837 to amend *Chapter 420: Mobile Homes and Mobile Home Parks* and *Chapter 500: Building Codes and Building Regulations* pertaining to manufactured, modular and mobile homes.

There were no objections and Bill 4837 was read by title only:

AN ORDINANCE AMENDING CHAPTER 420: MOBILE HOMES AND MOBILE HOME PARKS AND CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS OF THE HAZELWOOD CITY CODE PERTAINING TO MANUFACTURED, MODULAR AND MOBILE HOMES.

Mr. Taylor moved, seconded by Mr. Ryan, the adoption of Bill 4837 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 4837 was unanimously adopted as Ordinance 4723-19.

BILL 4838
FEE & LEASEHOLD
DEED OF TRUST AND
SECURITY AGREEMENTS

Mayor Robinson called for the second reading of Bill 4838 to approve Fee and Leasehold Deed of Trust and Security Agreements in connection with the Tradeport Industrial Development Project.

There were no objections and Bill 4838 was read by title only:

AN ORDINANCE APPROVING FEE AND LEASEHOLD DEED OF TRUST AND SECURITY AGREEMENTS IN CONNECTION WITH THE HAZELWOOD TRADEPORT INDUSTRIAL DEVELOPMENT PROJECT.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4838 as an ordinance. 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

Bill 4838 was unanimously adopted as Ordinance 4724-19.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

THANKSGIVING

Mayor Robinson announced City Hall will be closed on November 28 and November 29 for the Thanksgiving holiday.

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting will be held Wednesday, December 4, 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 8:16 p.m.

ATTEST:

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

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri