

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
NOVEMBER 2, 2022**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Pro Tempore Don W. Ryan at 7:31 p.m. on Wednesday, November 2, 2022 in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Pro Tempore Ryan 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:

Robert C. Smith
Mary G. Singleton
William C. Hoops, Jr.
Robert M. Aubuchon
Don W. Ryan
Daniel T. Herin
Lisa M. Matlock
Warren H. Taylor

Mayor Matthew Robinson was not present. City Clerk Julie Lowery declared a quorum was present. Also present were City Manager Matt Zimmerman and Associate City Attorney Robert Jones.

AGENDA

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

CONSENT AGENDA

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

AYE - 8

NAY - 0

Mr. Smith
Mrs. Singleton
Mr. Hoops
Mr. Aubuchon
Mr. Ryan
Mr. Herin
Ms. Matlock
Mr. Taylor

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to consult with City Attorneys in accordance with the provisions of RSMo 610.021(1), was adopted.

**APPROVAL OF
MINUTES**

Mr. Aubuchon moved, seconded by Mr. Hoops, to approve the minutes of the October 19 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTION**

Acting Police Chief Jim Hudanick introduced newly hired Police Officers Edward Meyer, Erik Eichoff and Jeffrey Lakebrink.

PROCLAMATIONS AND RESOLUTIONS - None

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Pro Tempore Ryan explained the procedures to be followed during a hearing. He invited anyone desiring to make a comment to come forward at this time.

**RFPD BOARD OF
DIRECTORS**

Rita Cromer of 1640 Carey Court expressed concerns with the Robertson Fire Protection District (RFPD) Board of Director's spending and the issues it has created for residents, and urged citizens to exercise their right to vote on November 8.

Leslie Henderson of 433 Coachway Lane concurred with Ms. Cromer. Ms. Henderson stated there is continued evidence of misspending by the RFPD Board of Directors. She stated the RFPD Board of Directors is giving misinformation to residents by stating that the firehouses will shut down if the Board is recalled, when that is not true.

**CRIME & SAFETY
CONCERNS**

James Smith who works at 5463 Phantom Drive expressed concerns with the amount of crime near his employer.

BROWN CAMPUS

Kevin Foley of 5274 Ville Rosa Lane expressed concerns about the amount of homeless people panhandling by Brown Campus and asked Code Enforcement to take better care of this area.

PUBLIC HEARINGS

**SLUP
6186 HOWDERSHELL**

Mayor Pro Tempore Ryan called to order the public hearing to consider a Special Land Use Permit for a restaurant at 6186 Howdershell Road.

City Planner Kate Crimmins stated at the October 13 City Plan Commission meeting, members of the commission asked City staff to compile additional data regarding emergency calls to area restaurants and tabled the petition to their November 10 meeting. Staff requests a motion to continue the public hearing to the December 7 Council meeting.

Mayor Pro Tempore Ryan 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.

The hearing was continued to the December 7 Council meeting.

SLUP	Mayor Pro Tempore Ryan called to order the public hearing
8784 PERSHALL RD.	to consider a Special Land Use Permit for a self-storage facility (mini warehouse) at 8784 Pershall Road.

Mrs. Crimmins stated the subject site has been operated as a self-storage warehouse since 1975, and at the time it was constructed, it did not require a Special Land Use Permit. Hazelwood Self Storage, LLC is purchasing the property, and the City has asked them to petition for a Special Land Use Permit. The 3.5-acre property has 12,500 square feet of storage units, which have direct access to the exterior. There are plans to renovate the facility, but the structure and layout will remain the same. An electric gate with key code access will be added for renters to access the property and their units. Access will be permitted from 6 a.m. to 10 p.m., seven days a week.

Owner Scott Emrick was available for questions. He stated the renovations should take approximately six months after taking ownership.

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

Carol Puckett of 13 Hazelwood Court is a tenant of the storage facility and asked if her belongings would have to be moved out while renovations are taking place.

Mr. Emrick replied that customers would not be required to move.

Anthony Chiello of 8279 Dunn Road expressed concerns with being able to see when exiting the property and asked if the fencing would be moved back.

Mr. Emrick responded affirmatively.

Mayor Pro Tempore Ryan declared the hearing closed.

Mrs. 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 self-storage facility (mini warehouse) at 8784 Pershall Road, Ward 5.” She stated the motion passed unanimously.

Ms. Matlock moved, seconded by Mr. Taylor, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a self-storage facility (mini warehouse) at 8784 Pershall 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.a.

COMMUNICATIONS

SLUP PETITION 5781 CAMPUS COURT	A petition for a Special Land Use Permit for a hotel at 5781 Campus Court was received from Prayosham, LLC d/b/a Motel 6.
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SUBDIVISION PETITION 6068 N. LINDBERGH & 6084 N. LINDBERGH	A petition for subdivision to consolidate two lots into one lot at 6068 and 6084 North Lindbergh Boulevard was received from The Clayton Engineering Company.
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EWGCG BRIEFINGS	The October 20 issue of Briefings was received from the East-West Gateway Council of Governments.
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VILLAGE SQUARE CID ANNUAL REPORT	The Village Square Community Improvement District annual report was received from Lewis Rice.
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370/MO BOTTOM ROAD TAUSSIG ROAD CID BUDGET	The 370/Missouri Bottom Road/Taussig Road Community Improvement District proposed budget for fiscal year ending June 30, 2024 was received from Armstrong Teasdale LLP.
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EWGCG BRIEFINGS	The October 27 issue of Briefings was received from the East-West Gateway Council of Governments.
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HCC CID ANNUAL CID REPORT	The Hazelwood Commerce Center Community Improvement District annual report was received from Development Dynamics, LLC.
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Mr. Aubuchon moved, seconded by Mr. Hoops, 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	After discussion Mr. Aubuchon moved, seconded by Mr. Taylor, to cancel the November 9 Council work session. The motion passed unanimously.
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RFPD FINANCIAL REPORT & RECORDS – No report was given.

COMMISSION
APPOINTMENTS

Mayor Pro Tempore Ryan appointed Bob Adams and Vik-Thor Scott Rose to the Neighborhood Watch Commission.

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

SCHOOL CONTRACTS

Mr. Smith stated he is disappointed with Hazelwood School District's expectations outlined in the proposed contract regarding School Resource Officers (SROs).

Mr. Smith stated due to these expectations, the new contract was rejected by all police departments involved. He stated numerous incidents have taken place without SROs in the schools and they are needed to create semblance of authority.

Mr. Zimmerman stated staff would reach out to the Hazelwood School District Board to reengage in discussions.

CITY MANAGER'S REPORT

AIR FILL STATIONS

Fire Chief Dave Herman reported staff recommends the purchase of two breathing air fill stations from Sentinel Emergency Solutions at a cost not to exceed \$104,998.

Chief Herman stated \$124,000 has been included in the current fiscal year Capital Improvement Fund budget to purchase two new breathing air fill stations. The stations allow the Fire Department to refill their breathing air tanks with quality breathable air at the appropriate pressure, while maintaining safety while filling. Chief Herman stated air tanks are used daily.

Mr. Herin asked if this would go on a truck.

Chief Herman replied no that they would be placed in the engine houses.

Ms. Matlock asked how safe the old equipment is.

Chief Herman responded the current equipment requires costly maintenance but is acceptable.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the staff recommendation to purchase two breathing air fill stations from Sentinel Emergency Solutions at a cost not to exceed \$104,998. The motion passed unanimously.

2023 EMPLOYEE
HEALTH & DENTAL
INSURANCE &

Assistant City Manager-Finance Dave Tuberty reported staff recommends purchasing employee health and dental insurance from United Healthcare and life and long-term

**LIFE & LTD
COVERAGE**

disability coverage from The Standard for the 2023 calendar year.

Mr. Tuberty stated United Healthcare presented the City with a renewal of a 14% increase in overall premium. United Healthcare provides dental insurance and there will be no increase in dental coverage rates.

Ms. Matlock asked if the insurance benefits cover all employees.

Mr. Tuberty responded insurance benefits cover all full-time employees.

Mr. Herin moved, seconded by Ms. Matlock, to concur with the staff recommendation to purchase health and dental insurance from United Healthcare. The motion passed unanimously.

Mr. Hoops moved, seconded by Mr. Herin, to concur with the staff recommendation to purchase life and long-term disability coverage from The Standard. The motion passed unanimously.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT

APRIL 4, 2023

ELECTION

CANDIDACY FILING

Mrs. Lowery announced filing for the April 4, 2023 election will open on December 6, 2022 at 8:00 a.m. and close on December 27, 2022 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. Aubuchon moved, seconded by Mr. Hoops, to receive and file the minutes of the September 8 City Plan Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP

8784 PERSHALL ROAD

Mayor Pro Tempore Ryan called for the first reading of a bill to grant a Special Land Use Permit for a self-storage facility (mini warehouse) at 8784 Pershall Road.

There were no objections and Bill 5045 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO HAZELWOOD SELF STORAGE, LLC D/B/A TRILINK STORAGE FOR STORAGE FACILITY (MINI WAREHOUSE) AT 8784 PERSHALL ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5045 will be on the agenda for second reading on November 16.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

ELECTION DAY Mayor Pro Tempore Ryan urged everyone to exercise their right to vote on Tuesday, November 8.

CITY HALL CLOSED City Hall will be closed November 11, 2022 for Veterans Day.

COUNCIL MEETING Mayor Pro Tempore Ryan announced the next regular Council meeting will be held Wednesday, November 16, 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 8:34 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Julie Lowery - City Clerk
City of Hazelwood, Missouri