

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JULY 19, 2023**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:31 p.m. on Wednesday, July 19, 2023 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
Robert C. Smith
Jen Hatton
William C. Hoops, Jr.
Robert M. Aubuchon
Don W. Ryan
Kelly Wadlow
Matthew G. Robinson

Council Member Lisa Matlock was not present. 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 Mr. Smith, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

AYE - 8

NAY - 0

Mr. Taylor
Mr. Smith
Mrs. Hatton
Mr. Hoops
Mr. Aubuchon
Mr. Ryan
Ms. Wadlow
Mayor Robinson

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Aubuchon moved, seconded by Mr. Ryan, to approve the minutes of the July 5 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
SERVICE AWARD**

As his biography was read, Police Detective Timothy Snipes received his 15-year service award.

**CERTIFICATE OF
RECOGNITION**

A certificate of recognition was presented to Drake Automotive for their continued commitment to the citizens of Hazelwood for over 40 years.

PROCLAMATIONS AND RESOLUTIONS

**BAMBOO EQUITY
PARTNERS
CHAPTER 100
INDUCEMENT**

Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions with respect to a proposed project for Bamboo Equity Partners.

Mark Spykerman of Gilmore & Bell, the City's Bond counsel, stated Bamboo Equity Partners intends to acquire and renovate a 130,000 square foot office building for \$6.5 million. The Company has requested that the City consider the issuance of industrial revenue bonds according to Chapter 100 of the Revised Statutes of Missouri to facilitate 15 years of tax abatement and a sales tax exemption on construction materials. Bamboo anticipates the project will be completed by spring 2024.

Vice President of Development Jason Thorburg gave a brief overview of their business plan and was present for questions.

Mr. Smith asked how many tenants would utilize the space.

Mr. Thorburg replied one.

Ernesto Segura with Husch Blackwell and Counsel for Bamboo Equity Partners was present for questions.

Ms. Wadlow asked if there was a potential client for the building.

Mr. Thorburg replied they have spoken to several prospects.

There were no objections, and Resolution 2305 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT LOCATED AT 600 JAMES S. MCDONNELL BOULEVARD.

Ms. Wadlow moved, seconded by Mr. Ryan, the adoption of Resolution 2305. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Taylor	
Mr. Smith	
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Ms. Wadlow	
Mayor Robinson	

Resolution 2305 was unanimously adopted.

HZ TRADEPORT	Mayor Robinson called for the reading of a resolution
LOT 8	authorizing City staff and consultants to take certain actions
CHAPTER 100	with respect to a proposed project for Hazelwood TradePort
INDUCEMENT	Lot 8.

Mr. Spykerman stated in January 2018 the City Council adopted an ordinance approving a plan for an Industrial Development Project related to the Hazelwood TradePort Industrial Park. He stated nine buildings have been completed and due to the uniqueness of lot 8, challenges exist for development. The proposal for lot 8 is a Chapter 100 Industrial Revenue Bond Transaction facilitating five years of real property tax abatement, during which the Company will make a \$50,000 annual Payments in Lieu of Taxes (PILOT). If during the five-year abatement period an industrial building is developed on lot 8, the abatement described in this term sheet will end and the 18-year abatement and PILOT schedule available for other Hazelwood TradePort properties will apply.

Development Manager of NorthPoint Mark Militzer gave a brief overview of the project. He stated lot 8 is approximately 20 acres and is too shallow to build a typical industrial building.

There were no objections and Resolution 2306 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO LOT 8 OF THE HAZELWOOD TRADEPORT INDUSTRIAL PARK.

Mr. Smith moved, seconded by Ms. Wadlow, the adoption of Resolution 2306. The following vote was recorded on the motion:

AYE - 7

Mr. Taylor
Mr. Smith
Mrs. Hatton
Mr. Aubuchon
Mr. Ryan
Ms. Wadlow
Mayor Robinson

NAY – 0

ABSTAIN - 1

Mr. Hoops

Resolution 2306 passed by a vote of seven in favor, with one abstention cast by Mr. Hoops.

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.

**SENIOR CITIZEN
CONCERNS**

Clara Faatz of 8 Bon Vue Drive asked if the City has any thoughts regarding St. Louis County's vote to freeze real estate taxes for senior citizens.

Mr. Zimmerman stated the bill did not pass.

**CODE ENFORCEMENT
CONCERNS**

Frances Roy of 633 Holiday Avenue expressed concerns regarding code violations.

Mr. Zimmerman stated he would look into this matter and have a report at the next Council meeting.

VACANT HOMES

Karen Ebberson of 562 Candlelight Lane expressed concerns about the amount of vacant and abandoned homes in her area.

PUBLIC HEARINGS - None

COMMUNICATIONS

**EWGCG
BRIEFINGS**

The June 29 issue of Briefings was received from the East-West Gateway Council of Governments.

**CHARTER
COMMUNICATIONS**

Notice of upcoming monthly price changes effective August 9, 2023 has been received from Charter Communications.

**EWGCG
BRIEFINGS**

The July 6 issue of Briefings was received from the East-West Gateway Council of Governments.

TIF COMMISSION

A letter of procedure for appointments to Bel-Ridge TIF Commission has been received from the City of Bel-Ridge.

MLMSTL TIF COMMISSION	A ballot has been received for the Bel-Ridge TIF Commission from the Municipal League of Metro St. Louis.
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MLMSTL ANNUAL REPORT	Municipal League of Metro St. Louis received their Annual Report of League Activities and Dues statement.
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SLUP PETITION 318 TAYLOR ROAD	A petition for a Special Land Use Permit for a hotel at 318 Taylor Road was received from Hazelwood MRSS, LLC d/b/a La Quinta.
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EWGCG BRIEFINGS	The July 13 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Aubuchon moved, seconded by Mr. Ryan, to refer the petition to the City Plan Commission, and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

COUNCIL RETREAT	The Council retreat is scheduled for August 9, 6 p.m. at the Knobbe House.
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COMMISSION APPOINTMENT	Mayor Robinson appointed Lesli Henderson to the Neighborhood Watch Commission.
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Mr. Ryan motioned, seconded by Mr. Aubuchon, to approve the preceding appointment. The motion passed unanimously.

CITY MANAGER'S REPORT

COMPREHENSIVE PLAN UPDATE CONTRACT	Mr. Zimmerman stated staff recommends authorization of a contract with Peckham Guyton Albers & Viets, Inc. (PGAV) for development and preparation of an update to the Comprehensive Master Plan.
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Mr. Zimmerman stated the City's current Comprehensive Plan was adopted in 2008 and the budget includes \$90,000 for the comprehensive plan study. PGAV estimates the project will take approximately 12 months to complete. The City's purchasing policy states that the City shall seek bids for any expenses over \$35,000. Staff recommends that due to the unique long-standing history and knowledge PGAV has in the Hazelwood market, the Council waive the bidding requirement.

President of Peckham Guyton Albers & Viets, Inc. Andy Struckhoff was present for questions and gave a brief overview of their organization.

Urban Planner of Peckham Guyton Albers & Viets, Inc. Catherine Hamacher gave a brief overview of what the Comprehensive Master Plan details.

Mr. Smith asked how public sessions would take place.

Ms. Hamacher replied three public meetings would take place, potentially some pop-up meetings to engage the community, and stakeholder meetings for business owners.

Mr. Smith asked who is responsible for getting residents involved.

Ms. Hamacher replied yard signs, decals and any other devices necessary for public engagement and knowledge of meetings.

Mr. Ryan asked if having a pop-up meeting at Hazelwood Day would be appropriate.

Mr. Zimmerman replied affirmatively.

Ms. Wadlow moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize a contract with Peckham Guyton Albers & Viets, Inc. for development and preparation of the City's Comprehensive Master Plan 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS	Mr. Aubuchon moved, seconded by Mr. Ryan, to receive and file the minutes of the April 26, May 18 and July 6 Pension Plan Board meetings. The motion passed unanimously.
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NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

CONTRACT COMPREHENSIVE MASTER PLAN UPDATE	Mayor Robinson called for the first reading of a bill to authorize a contract with Peckham Guyton Albers & Viets, Inc. for development and preparation of an update to the Comprehensive Master Plan.
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There were no objections and Bill 5089 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH PECKHAM GUYTON ALBERS & VIETS, INC. FOR DEVELOPMENT AND PREPARATION OF THE CITY OF HAZELWOOD COMPREHENSIVE MASTER PLAN UPDATE AT A COST NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000).

Bill 5089 will be on the agenda for second reading on August 2.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5088 Mayor Robinson called for the second reading of Bill 5088 to
SLUP grant a Special Land Use Permit for a restaurant at 6186
6186 HOWDERSHELL Howdershell Road.

There were no objections and Bill 5088 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO DUB VISION INVESTMENTS, LLC D/B/A E'S SPOT BAR & GRILL FOR A RESTAURANT AT 6186 HOWDERSHELL ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5088 as an ordinance. The following vote was recorded on the motion:

AYE - 8

NAY - 0

Mr. Taylor
Mr. Smith
Mrs. Hatton
Mr. Hoops
Mr. Aubuchon
Mr. Ryan
Ms. Wadlow
Mayor Robinson

Bill 5088 was unanimously adopted as Ordinance 4970-23.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, August 2, at 6:30 p.m. in the Council Chambers.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 7:36 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Julie Lowery, CMC - City Clerk
City of Hazelwood, Missouri