CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
AUGUST 2, 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, August 2, 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:

Robert C. Smith
Jen Hatton
William C. Hoops, Jr.
Robert M. Aubuchon
Don W. Ryan
Kelly Wadlow
Matthew G. Robinson
Lisa M. Matlock
Warren H. Taylor

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

AYE - 9	NAY - 0
Mr. Smith	
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	

The motion passed unanimously and the consent agenda was adopted.

APPROVAL OF MINUTES Mr. Taylor moved, seconded by Mr. Hoops, to approve the minutes of the July 19 Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

EMPLOYEE INTRODUCTION Director of Public Works David Stewart introduced newly hired Permit Technician Lauren Price.

CALEA ACCREDITATION Police Chief James Hudanick stated the Hazelwood Police Department has received reaccreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA).

Chief Hudanick stated the purpose of CALEA's accreditation program is to improve the delivery of public safety services by maintaining standards covering a wide range of up-to-date public safety initiatives, establishing and administering an accreditation process, and recognizing professional excellence. National reaccreditation through CALEA indicates that our agency has adhered to 91 Chapters containing 484 different standards in which our agency had to provide a written directive and proof of compliance each year. This is a time-consuming task and would not be possible if not for the professionalism from staff and dedication to providing excellent police services to the community served.

COMMISSION OATHS Ms. Lowery administered oaths of office to James Roberts, Jr. and Yolanda Brown, who were recently appointed to the Community Enrichment Commission, and Lesli Henderson, who was recently appointed to the Neighborhood Watch Commission.

PROCLAMATIONS AND RESOLUTIONS

FINANCIAL DISCLOSURE RESOLUTION Mayor Robinson called for the reading of a resolution to readopt and reaffirm Chapter 125: Conflicts of Interest relative to financial disclosure.

City Clerk Julie Lowery stated the Missouri Ethics Commission requires that the City reaffirm, by resolution, the Conflicts of Interest ordinance every two years. Otherwise, all appointed and decision making personnel as well as elected officials and candidates must file a Personal Financial Disclosure form.

There were no objections and Resolution 2307 was read by title only:

A RESOLUTION READOPTING AND REAFFIRMING CHAPTER 125: CONFLICTS OF INTEREST, OF THE HAZELWOOD CITY CODE, RELATIVE TO THE FILING OF FINANCIAL INTEREST STATEMENTS.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Resolution 2307. The following vote was recorded on the motion:

AYE - 9	NAY - 0
Mr. Smith	
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	

Resolution 2307 was unanimously adopted.

PARK GRANT — Mayor Robinson called for the reading of a resolution authorizing an application to the Municipal Park Grant Commission for grant-in-aid for public park improvements.

Parks and Recreation Superintendent Doug Littlefield gave a brief presentation and stated in 2022, Hazelwood was awarded a Park Planning Grant from the Municipal Park Grant Commission. The grant was utilized to create a new master plan for Pershall Park. The master plan looks at the park and all its components, including greenspaces, paths, amenities, and activities. The process included two public meetings to acquire feedback from residents regarding what they would like to include in the master plan. At the conclusion of the plan, $1.6 million of potential improvements were identified. The municipal park grant is paid in full by the City, and upon completion, reimbursed at 95% of the total project cost, up to a maximum of $525,000. Mr. Littlefield stated there are two options the City can utilize, the first option includes a new steel pavilion, new restrooms, and the removal of two existing amenities with the City contributing $26,250. The second option includes the removal and replacement of the existing playground and removal of the tennis courts which would be replaced with new pickleball courts with the City contributing $475,244. Mr. Littlefield stated the grant, if successful, would be awarded in December 2023 or January 2024. Anticipated completion of the project should be the summer of 2024 for either option.

Ms. Matlock asked what type of surface would be under the playground.

Mr. Littlefield responded wood fiber would be used.

Mr. Smith asked if the grant proposal would be dependent upon the Council's decision this evening and could the City propose option one and later go with option two.

Mr. Littlefield responded affirmatively, although it would make the process more complex regarding construction.

Mr. Smith asked how long the City has to spend the grant money.

Mr. Littlefield responded one year to complete the project. If there were complications, asking for an extension would be necessary.

Kevin Foley of 5274 Ville Rosa Lane expressed his opposition to the Park Grant.

Clara Faatz of 8 Bon Vue Drive expressed opposition to the Park Grant.

Jessica Pratt of 512 Foxtrail Drive asked if the park would be wheelchair accessible.

Mr. Littlefield responded there would be no other accessibility additions than what is already there.

Mr. Smith asked how long ago the last park grant was awarded and when the next grant would be.

Mr. Littlefield responded in 2019 and there is a two to three year cycle. A new master plan would need to be done before applying for more funding.

Mr. Zimmerman stated half of the funding would come from the current year's budget, and half from next year's budget along with the reimbursement from the grant.

Mayor Robinson stated he would like a full report on all park locations and possibly add them to the master plan in the future.

Mr. Smith stated he is willing to move forward with option one.

Ms. Matlock stated if the park is to be updated, she feels everything needs to be updated, and is in favor of option two.

There were no objections and Resolution 2308 was read by title only:

A RESOLUTION IN SUPPORT OF AN APPLICATION TO THE MUNICIPAL PARKS GRANT COMMISSION FOR A GRANT-IN-AID FOR PUBLIC PARK IMPROVEMENTS.

Mr. Aubuchon moved, seconded by Mr. Hoops, to move forward in support of option two, and the adoption of Resolution 2308. The following vote was recorded on the motion:

AYE - 5	NAY - 4
Mr. Hoops	Mr. Smith
Mr. Aubuchon	Mayor Robinson
Mr. Ryan	Mrs. Hatton
Ms. Matlock	Ms. Wadlow
Mr. Taylor	

Resolution 2308 was adopted by a vote of five in favor, and four opposed, with Mr. Smith, Mayor Robinson, Mrs. Hatton and Ms. Wadlow casting the dissenting votes.

CHAPTER 100 WAIVER RESOLUTION

Mayor Robinson called for the reading of a resolution granting a one-year extension for Chapter 100 incentives regarding the Marson Foods Project.

Assistant City Manager-Economic Development David Leezer stated Marson Foods would not be able to reach the initial job target due to reasons outside of their control.

Steadfast City Project Manager Evan Glantz was available for questions.

Mr. Smith asked why there were issues with hiring people.

Mr. Glantz responded he would have to ask Marson Foods.

There were no objections and Resolution 2309 was read by title only:

RESOLUTION AUTHORIZING APPROVING CERTAIN ACTIONS RELATED TO INCENTIVES FOR MARSON FOODS, LLC.

Ms. Matlock moved, seconded by Mr. Smith, the adoption of Resolution 2309. The following vote was recorded on the motion:

AYE - 9	NAY - 0
Mr. Smith	
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	

Resolution 2309 was unanimously adopted.

CHAPTER 100 WAIVER RESOLUTION — Mayor Robinson called for the reading of a resolution granting a one-year extension for Chapter 100 incentives regarding the 8th Avenue Food & Provisions Project.

Mr. Leezer stated staff recommends a one-year extension to bring the company into compliance. Due to unexpected issues during the Covid pandemic and global supply shortages, the company had to delay its initial production until all equipment was received and installed. They currently have 154 employees with an annual wage of $46,397. According to the agreement this number should be 314, and the company believes they will meet the projected employment numbers by June of 2024.

There were no objections and Resolution 2310 was read by title only:

RESOLUTION AUTHORIZING APPROVING CERTAIN ACTIONS RELATED TO INCENTIVES FOR 8TH AVENUE FOOD & PROVISIONS, INC.

Mr. Hoops moved, seconded by Mr. Smith, the adoption of Resolution 2310. The following vote was recorded on the motion:

AYE - 9	NAY - 0
Mr. Smith	
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	

Resolution 2310 was unanimously adopted.

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.

MEETING NOTICES — Clara Faatz of 8 Bon Vue Drive commended the council for being transparent in political processes and asked how the citizens would be notified of public park meetings.

Mayor Robinson stated notices are posted at City facilities and on bulletin boards in the parks, in addition to the City website and social media pages.

PARK GRANT — Roseann Courtois of 2410 Calle Vista Drive stated she is in favor of the park grant.

PARK ACCESSABILITY Jessica Pratt of 512 Foxtrail Drive stated the City should be considerate of any individuals with disabilities when building the parks so that all members of the community have access.

CITY MANAGER'S STATUS REPORT Mr. Zimmerman reported on concerns expressed at the July 19 Council meeting.

Regarding Frances Roy's concerns, Mr. Zimmerman stated he conducted an investigation and found no merit to her claims.

SLUP EXTENSION A request for an extension of the Special Land Use Permit deadlines to commence construction and full operation of the Cement Masons Local 527 Building Corporation, at 1 Park 370 Terrace, was received.

City Planner Darren May stated a change in contractors at the beginning of construction has created a delay due to the need for revised plans.

President of Ahal Construction Bill Ahal was present for questions on behalf of Cement Masons Local 527.

Mr. Hoops moved, seconded by Mr. Smith, to extend the Special Land Use Permit deadlines to commence construction and full operation of the Cement Masons' Local 527 Building Corporation at 1 Park 370 Terrace 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.

PUBLIC HEARINGS - None

COMMUNICATIONS

STLCO LETTER HOWDERSHELL & I-270 TO UTZ LANE A letter from St. Louis County Transportation to St. Louis County requesting consulting engineering services for Howdershell Road and I-270 to Utz Lane was received.

EWGCG BRIEFINGS The July 20 issue of Briefings was received from the East-West Gateway Council of Governments.

PARK COMMISSION ANNUAL REPORT The 2022-23 annual report was received from the Municipal Park Grant Commission of St. Louis County.

Mr. Taylor moved, seconded by Mr. Hoops, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

CELEBRATE SAFE COMMUNITIES — Ms. Lowery stated the Neighborhood Watch Commission has suggested holding a Celebrate Safe Communities event at Howdershell Park on September 28, from 6 p.m. to 9 p.m.

Chief Hudanick was present for questions.

Mr. Aubuchon asked how many events have been set up so far in the communities.

Chief Hudanick replied none.

Chief Hudanick gave a brief history of the event.

The Mayor and Council were all in favor of holding a citywide event.

75TH ANNIVERSARY COMMITTEE — Mr. Zimmerman stated the City would be celebrating its 75th anniversary in September 2024.

Mr. Zimmerman stated $2500 is available in the Economic Development Fund and asked that a committee be established to create plans to honor the City in this milestone. The Council is authorized to establish interim committees. The Mayor with the consent of the Council would appoint members. Possible members could include representatives from other Boards and Commissions. Non-Board members could be included or be the sole make-up of the Committee. If the Council desires to create a committee, and begin to appoint members, staff will serve as a liaison to the 75th Anniversary Committee to help implement any programs and advertise events.

Mr. Aubuchon moved, seconded by Mr. Hoops, to create a committee to help implement programs and advertise events for the City of Hazelwood 75th anniversary. The motion passed unanimously.

CITY MANAGER'S REPORT

PURCHASE OF AMBULANCE — Fire Chief Dan Luley stated staff recommends approval to purchase a 2022 Ford F550 diesel 4x4 ambulance from ARV at a cost of $363,211, including trade-in.

Chief Luley stated there is $375,000 budgeted for the purchase of a new ambulance. He stated the new ambulance would be replacing a 2014 Ford ambulance, which currently has over 130,000 miles.

Mr. Aubuchon moved, seconded by Mrs. Hatton, to concur with the staff recommendation to authorize the purchase of a 2022 Ford F550 diesel 4x4 ambulance from ARV at a cost of $336,211. The motion passed unanimously.

CHAPTER 100 BONDS
600 MCDONNELL BLVD.

Mr. Zimmerman reported staff recommends issuance of Chapter 100 taxable industrial bonds for 600 James S. McDonnell Boulevard.

Stephanie Bogue of Gilmore and Bell, the City's bond counsel, stated the proposed Chapter 100 transaction would result in 15 years of real property tax abatement and annual fixed Payments in Lieu of Taxes (PILOT) payments.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the staff recommendation for issuance of Chapter 100 taxable industrial bonds for 600 James S. McDonnell 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.b.

CHAPTER 100 BONDS
TRADEPORT LOT 8

Mr. Zimmerman reported staff recommends issuance of Chapter 100 taxable industrial bonds for Hazelwood TradePort, Lot 8.

Ms. Bogue stated the proposed Chapter 100 transaction would result in $50,000 annual PILOT payments for years 2023 through 2027, provided stability in the face of unexpected increases to assessed valuation, and keep the property feasible for future industrial development.

Mr. Smith moved, seconded by Mrs. Hatton, to concur with the staff recommendation for issuance of Chapter 100 taxable industrial bonds for Hazelwood TradePort, Lot 8 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 - None

COMMISSION AND BOARD REPORTS - None

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP EXTENSION
1 PARK 370 TERRACE

Mayor Robinson called for the first reading of a bill to extend the Special Land Use Permit deadlines to commence construction and full operation of the Cement Masons Local 527 Building Corporation for a vocational/trade school.

There were no objections and Bill 5090 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4943-23 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINES TO COMMENCE CONSTRUCTION AND FULL

OPERATION OF CEMENT MASONS' LOCAL 527 BUILDING CORPORATION, AT 1 PARK 370 TERRACE.

Bill 5090 will be on the agenda for second reading on August 16.

CHAPTER 100 BONDS 600 MCDONNELL BLVD.	Mayor Robinson called for the first reading of a bill to authorize the issuance of Chapter 100 bonds for 600 James S. McDonnell Boulevard

There were no objections and Bill 5091 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (600 JSM, LLC PROJECT), SERIES 2023, IN A PRINCIPAL AMOUNT NOT TO EXCEED $7,000,000 FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Bill 5091 will be on the agenda for second reading on August 16.

CHAPTER 100 BONDS TRADEPORT LOT 8	Mayor Robinson called for the first reading of a bill to authorize the issuance of Chapter 100 bonds for Hazelwood TradePort, Lot 8.

There were no objections and Bill 5092 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (NP HAZELWOOD 370 INDUSTRIAL, LLC PROJECT), SERIES 2022, IN A PRINCIPAL AMOUNT NOT TO EXCEED $7,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Bill 5092 will be on the agenda for second reading on August 16.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5089 CONTRACT UPDATE COMP PLAN	Mayor Robinson called for the second reading of Bill 5089 to authorize a contract with Peckham Guyton Albers & Viets, Inc. for development and preparation of an update to the Comprehensive Master Plan.

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).

Mr. Ryan moved, seconded by Mr. Hoops, the adoption of Bill 5089 as an ordinance. The following vote was recorded on the motion:

AYE - 9	NAY - 0
Mr. Smith	
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	

Bill 5089 was unanimously adopted as Ordinance 4971-23.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING — Mayor Robinson announced the next regular Council meeting would be held Wednesday, August 16, 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 8:14 p.m.

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Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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