CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
NOVEMBER 1, 2023

CALL TO ORDER A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:30 p.m. on Wednesday, November 1, 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 M. Aubuchon
Don W. Ryan
Kelly Wadlow
Matthew G. Robinson
Lisa M. Matlock
Warren H. Taylor
Robert C. Smith
Jen Hatton
William C. Hoops, Jr.

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

The motion passed unanimously and the consent agenda was adopted.

APPROVAL OF MINUTES — Mr. Aubuchon moved, seconded by Mr. Hoops, to approve the minutes of the October 18 Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

GFOA CERTIFICATE OF ACHIEVEMENT FOR FINANCIAL REPORTING — Assistant City Manager-Finance David Tuberty presented the Government Financial Officers Association's Certificate of Achievement for Financial Reporting to Mayor Robinson on behalf of the City of Hazelwood.

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.

PROPERTY CONCERNS — Donald Davidson of 4921 Rose Blossom Lane expressed concerns regarding neighboring properties.

Mr. Davidson stated that two properties in his neighborhood have trampolines in their front yards. He stated that he is encountering problems with raccoons and opossums in his yard. Mr. Davidson thanked the Police Department for their assistance in removing a derelict vehicle, and inquired if there is a limit to the number of occupants allowed in homes.

CIVIC CENTER ELEVATOR — Clara Faatz of 8 Bon Vue Drive asked when the elevator at Civic Center East would be operable.

VILLAGE SQUARE — Karen Ebberson of 562 Candlelight Lane inquired about the possibility of a new vegan restaurant and workout facility opening up in the Village Square Shopping Center.

RESIDENT CONCERNS — Marvin Davis of 677 Coachway Lane stated he has concerns with cars parked on the sidewalk at Olian Drive and Burke Drive.

Mr. Davis also asked the for the outcome of an ongoing investigation in the Police Department.

Mr. Zimmerman replied once the investigation had been completed the City would provide him with a report.

AMEND PDM RE: SIGNAGE	City Planner Darren May reported staff recommends an amendment to the Planned District, Mixed Use, (PDM) regulations for Aviator Business Park pertaining to signage.

Mr. May stated Aviator Business Park is requesting an amendment to the existing zoning ordinance that approved regulations for the business park relative to the maximum height of exterior building signs. The current ordinance states, "signage shall not exceed 4 feet in height."

Mr. Aubuchon asked if we have size limits for signs.

Mr. May stated there are no restrictions on sign height.

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 permitted sign regulations 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 - None

COMMUNICATIONS

EWGCG BRIEFINGS	The October 12 issue of Briefings was received from the East-West Gateway Council of Governments.
CID ANNUAL REPORT	The Village Square Community Improvement District's annual report was received from Lewis Rice, LLC.
EWGCG BRIEFINGS	The October 19 issue of Briefings was received from the East-West Gateway Council of Governments.
PARK GRANT	A notice of grant approval was received from the Municipal Park Grant Commission of St. Louis County.
EWGCG BRIEFINGS	The October 26 issue of Briefings was received from the East-West Gateway Council of Governments.

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

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	Ms. Hatton requested Council's staff responsibilities be added to the November 8 work session.

There were no objections and discussion of the Council's staff responsibilities will be added to the November 8 Council work session agenda.

MASTER COMP. PLAN COMMITTEE	Mayor Robinson appointed Adam Arseneau and Amanda Arseneau to the Comprehensive Master Plan Committee.
75TH ANNIVERSARY COMMITTEE	Mayor Robinson appointed Amanda Arseneau and Adam Arseneau to the 75th Anniversary Committee.

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

HCC CID APPOINTMENTS	Mayor Robinson nominated J.J. Jenkins as successor director to the board of directors, replacing R.J. Agee, to the Hazelwood Commerce Community Improvement District Board of Directors with a term expiring April 18, 2026.

Mr. Hoops moved, seconded by Ms. Wadlow, to approve the preceding appointment. The motion passed unanimously.

PROVISIONAL JUDGE APPOINTMENT	Mr. Zimmerman stated Brandi Miller has stepped down as the City's Provisional Municipal Judge.

Mr. Zimmerman stated that Section 140.230 of the City Code states that the City Council has the authority to appoint one or more provisional Municipal Judges in case of disqualification or unavailability. In 2021, the Council appointed Judge Monahan as Municipal Judge and Brandi Miller as Provisional Judge. Both were reappointed for 3-year terms in 2022. Mr. Zimmerman inquired whether the Council requires staff assistance to coordinate the application process and schedule interviews.

Mayor Robinson stated he would like a recommendation from Judge Monahan before making a decision.

6186 HOWDERSHELL SCREENING PLAN	Mr. Zimmerman stated the Council approved a Special Land Use Permit in July for Dub Vision Investments, LLC d/b/a E's Spot Bar & Grill at 6186 Howdershell Road.

Mr. Zimmerman stated a condition in the ordinance requires the tenant to install an opaque fence around the outdoor patio that can effectively screen the patio from the adjacent childcare center. However, the landlord for the strip center has requested the Council review a different screening plan, which proposes to install a black wire mesh around the patio, except for the rear of the building, which is not visible from the childcare center. Mr. Zimmerman stated landscaping grasses that would grow to approximately four

to six feet in height and four feet in diameter at maturity and would supplement the black wire mesh.

Scout Realty Group representative Chris Zoellner was present for questions and gave a brief presentation.

The Council was in favor of the new screening plan. An amendment to the Special Land Use Permit will be brought before the Council at their next meeting.

WARD 4 REPORT — Mr. Zimmerman gave an updated report on Ward 4 parks and the Sports Complex.

Mr. Zimmerman provided a report on the history of the park improvements in the Ville Maria subdivision and the City's procedures for project selection to submit to the St. Louis County Parks Commission for grant funding. Staff conducted research to track down the events that happened 26 years ago in the Ville Maria neighborhood and reported that the City accepted the common ground from the developers for the areas where the park improvements are located. Information from the August 16 meeting was incorrect, and the City had accepted all of the property owned by the developers, including the undeveloped sections. All of the lots dedicated to parks and open spaces in Villa Maria are owned by the City. Staff discovered that the amount of money thought to have gone to the parks grant was the full $533,836 mentioned in the master plan. However, the Council did not authorize all the improvements. Regarding inquiries relative to the Sports Complex, the City acquired the Sports Complex from the Hazelwood Youth Athletic Association in December 1999 for $120,636. Later the City also acquired the adjacent lot on Teson in approximately 2013 for approximately $200,000. One seasonal worker maintains the grounds from May to the end of October. In the spring and late fall, Mr. Littlefield mows and sets up the fields. In fiscal year 2022, the Sports Complex generated $2,379 in revenue from rentals. The rental income was significantly lower compared to previous years. One full-time employee was assigned to the Sports Complex and earned a wage of $53,598. Operational costs such as gas for mowers, seed, and fertilizer, or maintenance of the fields were not included in this calculation. The area where the Sports Complex is located has issues with flooding, which often results in the fields being too wet or underwater to utilize. During the Ward 4 and 7 meeting, a resident raised concerns about erosion and overgrowth on the property behind her home. Mr. Zimmerman has confirmed that this lot belongs to the defunct Ville Maria Homeowners Association. The lot is severely overgrown and would require professional mitigation with equipment that the city does not have. Mr. Zimmerman clarified that the City does not mitigate properties it does not own. However, if the Council wishes to address the issue, the City can determine the cost of resolving the problem.

Ms. Wadlow expressed gratitude towards residents who are cleaning up the parks in the area.

Mrs. Hatton asked what actions the City could take to mitigate and clean up the affected properties.

Mayor Robinson stated that citizens are entitled to know about any activities occurring in their green spaces, such as clean-up or additional work.

Mr. Smith asked about the need to check overgrown areas for dead trees that could fall in residents' yards instead of park areas.

Ms. Matlock suggested that the Council clean up the park locations to demonstrate their willingness to assist with mitigation efforts in the community.

Mr. Smith inquired about the requirements to use the little league ballfields again.

CITY MANAGER'S REPORT

AGREEMENT LEGISLATIVE SERVICES	Mr. Zimmerman reported staff recommends authorization to enter into an agreement with AT Government Strategies for strategic government affairs and legislative services, for a period from December 2023 through May 2024, at a cost of $9,000 per month.

Mr. Zimmerman stated the proposed fee is $9,000 per month, which is an increase of $1,000 per month from last year. AT Government Strategies held the price for the two previous years. The City is working with Senator Beck and other interested parties in developing legislation for the 2024 legislative year to be filed on or near December 1.

Special Counsel John Dalton provided a brief legislative overview and was available for questions.

Mr. Smith inquired about other communities in similar economic positions as our city with fire protection services.

Mr. Dalton responded that while Hazelwood is the most extreme case, many municipalities across the state are also dealing with similar issues.

Mr. Ryan moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize an agreement for strategic government affairs and legislative 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.b.

CITY ATTORNEY'S REPORT – None

CITY CLERK'S REPORT

APRIL 2, 2024 ELECTION CANDIDACY FILING	Ms. Lowery announced filing for the April 2, 2024 election will open on December 5, 2023, at 8:00 a.m. and close on December 26, 2023, at 5:00 p.m.

Petitions for three-year terms for Mayor can be picked up from the City Clerk's office during regular business hours. Candidates must have lived in the City of Hazelwood for at least two years immediately prior to the election and must be 21 years of age and a registered voter.

COMMISSION AND BOARD REPORTS — Mr. Aubuchon moved, seconded by Mr. Hoops, to receive and file the minutes of the October 11 Pension Plan Board of Trustees meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

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

There were no objections and Bill 5102 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 PERMITTED SIGNS.

Bill 5102 will be on the agenda for second reading on November 15.

AGREEMENT LEGISLATIVE SERVICES — Mayor Robinson called for the first reading of a bill to authorize an agreement for legislative services.

There were no objections and Bill 5103 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH AT GOVERNMENT STRATEGIES FOR STRATEGIC GOVERNMENT AFFAIRS AND LEGISLATIVE SERVICES.

Bill 5103 will be on the agenda for second reading on November 15.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

WORK SESSION MEETING — Mayor Robinson announced the Council work session meeting will take place on November 8 at 6 p.m.

CITY HALL CLOSED — City Hall will be closed on November 10 in observance of Veterans Day.

COUNCIL MEETING — Mayor Robinson announced the next regular Council meeting would be held Wednesday, November 15, 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 7:56 p.m.

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Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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