

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JANUARY 17, 2024**

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, January 17, 2024, 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:

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

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. Hoops, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

AYE - 9

NAY - 0

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

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Aubuchon moved, seconded by Ms. Wadlow, to approve the minutes of the January 3 Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
SERVICE AWARDS**

As her biography was read, Battalion Chief Amanda Boyer received her 15-year service award.

PROCLAMATIONS AND RESOLUTIONS

**BLACK HISTORY
MONTH
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the month of February 2024 as Black History Month.

There were no objections and Proclamation 2401 was read.

Ms. Matlock moved, seconded by Ms. Wadlow, the adoption of Proclamation 2401 designating the month of February 2024 as Black History Month in the City of Hazelwood, Missouri, and calling upon all citizens, public officials and educators to observe February with appropriate programs, ceremonies, and activities. The motion passed unanimously.

Community Enrichment Commission members Stephanie Boykin, Yolanda Brown, and James Roberts were present to accept the proclamation.

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.

CITIZEN COMMENTS

Kevin Foley of 5274 Ville Rosa Lane presented a proposal to the Council.

Mr. Foley provided the Council with handouts that contained statistics on acreage, populations, and revenues from nearby cities in comparison to Hazelwood. He stated that this information highlights the need for change in how the City creates revenue and uses its funds. Mr. Foley shared his ideas about how he thought the City could save money by building a new maintenance facility at the sports complex. He suggested using the current firehouse as a new police substation to increase efficiency and response times.

**CITY MANAGER'S
STATUS REPORT**

Mr. Zimmerman reported on the concerns expressed at the January 3 Council meeting.

In response to concerns expressed by Mr. Foley, Mr. Zimmerman stated Hazelwood has limited access and acreage abutting 370, with only one interchange supporting the former St. Louis Outlet Mall, now Park 370 Industrial Park and Hazelwood TradePort Industrial Park. St. Charles and St. Peters have much more acreage and three interchanges. Regarding Hazelwood's new incentive program, Mr. Zimmerman stated this incentive is in addition to the \$3,500 offered to companies to relocate employees outside Missouri to Hazelwood, matching the State's program for new residents. In response to parks facilities in the City, Mr. Zimmerman stated the City's two community centers are older buildings, and Bridgeton and Florissant have invested more money into their facilities and have approved bond issues to upgrade those facilities. Mr. Foley suggested that Hazelwood invest in improving the existing facilities or building new ones given the age of both community centers and Mr. Zimmerman stated increasing the parks budget would require reducing other programs in the general fund, especially with deficit budgeting expected in the future. Mr. Zimmerman stated due to the implementation of the St. Peters levy, the area floods regularly, and there are no sewer services for the bathrooms at the sports complex.

Clara Faatz of 8 Bon Vue Drive asked about the status of the elevator at Civic Center East. The State and County inspections were scheduled for January 10. In preparing for the elevator inspection staff discovered an electrical shortage in the operating system. Repairs have been made except for one part and a new inspection date will be scheduled with the State and County.

Mr. Smith asked when the levy was implemented and how often the Sports Complex has flooded since it was built.

Mr. Zimmerman replied that he did not have that information, but stated that the sports complex had been flooded and unusable six or seven times in the past decade.

Mr. Smith asked if the City could take any action against the Army Corps of Engineers for not allowing the residents of Hazelwood to use the sports complex due to flooding, stating that the City had no sustainable recreation due to the levy.

Mr. O'Keefe replied that would be unlikely.

Ms. Wadlow asked about the Sports Complex restrooms not having sewer service.

Parks and Recreation Superintendent Doug Littlefield replied water is stored underground in privies and there is no sewer service running at the site.

PUBLIC HEARINGS - None

COMMUNICATIONS

EWGCG BRIEFINGS	The December 28 issue of Briefings was received from the East-West Gateway Council of Governments.
MLMSTL NEWSLETTER	The January issue of The Link was received from the Municipal League of Metro St. Louis.
CID AMENDED BUDGETS 2024 & 2025	The 370/Missouri Bottom Road/Taussig Road Community Improvement District amended budget for the 2024 and 2025 fiscal years were received from Armstrong Teasdale, LLP.
CHARTER COMMUNICATIONS	Notice of upcoming monthly price changes effective December 28, 2023, has been received from Charter Communications.
CHARTER COMMUNICATIONS	Notice of upcoming programming changes effective December 28, 2023, has been received from Charter Communications.
EWGCG BRIEFINGS	The January 4 issue of Briefings was received from the East-West Gateway Council of Governments.
EWGCG BRIEFINGS	The January 11 issue of Briefings was received from the East-West Gateway Council of Governments.
AMEREN MISSOURI	Information on severe weather tips was received from Ameren Missouri.

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

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	No items were added to the March 13 Council work session agenda.
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ORDINANCE UPDATE RE: ACCESSORY USES	Discussions regarding the regulation of accessory uses was continued from the January 3 Council meeting.
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Mr. Zimmerman stated rather than regulating all such uses, which may inadvertently include some acceptable uses, the ordinance drafted specifically prohibits larger accessory uses in the front yard. This would include bounce houses, trampolines, swing sets, slides, jungle gyms, wading pools, and similar devices. Mr. Zimmerman stated the goal is to avoid accidentally including acceptable uses such as lawn furniture, garden equipment, and basketball poles.

Mr. Smith asked if there is going to be a limit on portable basketball hoops.

Mr. Zimmerman replied affirmatively.

Mr. Smith stated he strongly disagrees and will not vote to approve any limits.

Mr. O'Keefe suggested that there could be a minimum base size of six square feet for the hoops, and they would have to be placed on grass.

Mr. Ryan agreed with Mr. Smith and opposes any limit on portable basketball hoops.

Mr. O'Keefe will prepare a revised draft ordinance for the Council's review at the February 7 Regular Council meeting.

ZONING CODE Discussion relative to used car sales being permitted on lots
RE: USED CAR SALES less than three acres was continued from the January 3
 Council meeting.

Mr. Zimmerman stated since 2005, the Board of Adjustment (Board) has received five cases for a variance from the 3-acre requirement. In two cases, the variances were granted. The first was in December 2005 for the lot located at 6005 North Lindbergh Boulevard on 2.62 acres and the second variance was for the vacant lot located at 6235 North Lindbergh Boulevard, which granted a variance to permit car sales on the 2.76-acre lot in October 2021. The City Council rezoned that property from C-2 to C-3 on December 15, 2021.

Mr. Aubuchon and Mr. Ryan stated they are both against removing the three-acre restriction.

Mrs. Hatton stated the ordinance should be reviewed for Economic Development purposes.

Mr. Smith asked what the current zoning is for a used car lot.

Mr. Zimmerman responded only in a C-3 District. He explained that if the proposed lot were taken into consideration, it would result in a change in zoning from C-2 to C-3, which would permit more small properties to be used for this purpose.

Ms. Matlock asked if car dealerships could be regulate by ward.

Mr. O'Keefe stated zoning regulations must be uniform throughout each district.

Ms. Hatton suggested that the City is not considering the unique circumstances of each business owner and limiting growth potential.

Mayor Robinson suggested that properties with low levels of interest could be used for

other purposes.

Mr. O'Keefe stated the City Plan Commission is the quorum to consider the best plan of action for this type of change. He stated he would research feasibility of regulating car sale lots.

CITY MANAGER'S REPORT

DISCUSSION A discussion relative to amending the sign code to permit
RE: FLASHING SIGNS flashing signage.

Mr. Zimmerman stated the new sign code, which was adopted in 2020, allows Electronic Message Centers (EMC) as freestanding signs, including both pole signs and monument signs, with a limit of one per lot. Several locations, such as St. Martin De Porres Catholic Church, Ferguson-Florissant STEAM Academy, and Hazelwood West H.S. have EMC's, most of which were installed before the sign code update.

Ms. Wadlow moved, seconded by Mr. Smith, to concur with the staff recommendation to refer to the City Plan Commission for approval. The motion passed unanimously.

CONTRACT Mr. Littlefield reported staff recommends authorizing a
PERSHALL PARK contract for design and construction services for Pershall Park
IMPROVEMENTS improvements at a cost not to exceed \$98,750.

Mr. Littlefield stated this contract includes preparing design plans and specifications necessary for the bidding and construction of the proposed improvements and construction management services. Planning Design Studio, LLC completed the master plan, which the grant is based on. This contract has \$20,000 built-in for purposes of storm water requirements.

Mr. Ryan asked for clarification about the \$20,000 for storm water requirements.

Mr. Littlefield responded it is budgeted in case the sewer company would need to get involved.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the staff recommendation to approve a contract with Planning Design Studio, LLC for design and construction services for Pershall Park improvements 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 Ms. Wadlow, to receive and file the minutes of the January 2 Parks and Recreation meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**PERSHALL PARK
IMPROVEMENT**

Mayor Robinson called for the first reading of a bill to authorize an agreement with Planning Design Studio, LLC for landscape architecture services for the Pershall Park improvement project.

There were no objections and Bill 5114 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH PLANNING DESIGN STUDIO, LLC FOR LANDSCAPE ARCHITECTURE SERVICES FOR THE PERSHALL PARK IMPROVEMENTS PROJECT AT A COST NOT TO EXCEED NINETY-EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$98,750).

Bill 5114 will be on the agenda for second reading on February 7.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting would be held Wednesday, February 7 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 7:54 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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