

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
APRIL 3, 2024**

CALL TO ORDER

Mayor Matthew G. Robinson called a regular meeting of the Hazelwood City Council to order at 6:30 p.m. on Wednesday, April 3, 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:

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

City Clerk Julie Lowery declared a quorum was present. Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

AGENDA

Mr. Taylor moved, seconded by Ms. Matlock, to amend the agenda by the addition of a legislative report as item 16.a. The motion passed unanimously.

Mr. Taylor motioned, seconded by Mr. Smith, to adopt the agenda as amended. 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. Taylor
Mr. Smith
Mrs. Hatton
Mr. Hoops
Mr. Aubuchon
Mr. Ryan

Ms. Wadlow
Mayor Robinson
Ms. Matlock

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

**APPROVAL OF
MINUTES**

Mr. Taylor moved, seconded by Mr. Hoops, to approve the minutes of the March 20 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTIONS**

Fire Chief Dan Luley introduced newly hired Firefighter/ Paramedic Richard Day.

Police Chief James Hudanick introduced newly promoted Police Captain James Taschner and newly hired Telecommunicator Alexis Murrel.

PROCLAMATIONS AND RESOLUTIONS

**TELECOMMUNICATOR
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the week of April 14 through April 20 as National Telecommunicators Week.

There were no objections and Proclamation 2405 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 2405 designating the week of April 14 through April 20 as National Telecommunicators Week and urging all citizens of Hazelwood to recognize the importance of these individuals whose diligence and professionalism keep our City and citizens safe. The motion passed unanimously.

**ANIMAL CONTROL
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the week of April 14 through April 20 as National Animal Control Officer Appreciation Week.

There were no objections and Proclamation 2406 was read.

Mr. Hoops moved, seconded by Ms. Matlock, the adoption of Proclamation 2406 designating the week of April 14 through April 20 to be National Animal Control Officer Appreciation Week and encouraging all citizens to join us in expressing sincere appreciation for the service and dedication of our Animal Control Officer Dan Barr. The motion passed unanimously.

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.

MSD PROPOSITION, FIRE SERVICES, & COUNCIL MEETINGS Clara Faatz of 8 Bon Vue Drive spoke about concerns she has regarding the St. Louis Metropolitan Sewer District's (MSD) recent increase and fire services, and thanked the Council.

Ms. Faatz stated MSD had two propositions on the April 2 ballot. They both passed and residents will see an increase on their utility bills. She stated that Civic Center East experiences flooding whenever Coldwater Creek overflows and would like to see action from MSD in regards to the flooding.

Ms. Faatz expressed her concerns that the officials in Jefferson City are not providing adequate assistance to the constituents in Hazelwood about the Robertson Fire Protection District.

Ms. Faatz commended the City for live-streaming meetings, noting its helpfulness to those who cannot attend in person.

BLUE RIBBON AWARD Stephanie Boykin of 736 Mary Jo Lane, with the Community Enrichment Committee, stated the Blue-Ribbon Awards would be announced later this year.

Ms. Boykin, a member of the Veterans of Foreign Wars and American Legion (VFW), requested information about spearheading a VFW hall or local legion post in Hazelwood.

Mayor Robinson responded that the Florissant post has always represented Hazelwood. If she and the residents wish to look into this, the City would have no objections.

RENTAL & VACANT HOMES & PARKS Tracy Wiggs of 117 Foxtree Drive, expressed concerns about poorly maintained rental and vacant homes and park issues.

She inquired if there are any measures in place to hold property owners accountable for disregarding their responsibilities.

Mr. Zimmerman responded a new rental registry program is in the works and should be available by the end of our fiscal year.

Ms. Wiggs mentioned that she walks her dogs in the park almost every day. She has observed that children often bring trash to the park and leave it there. Ms. Wiggs is concerned that parents are not accompanying their children, and she wonders if there are any guidelines stating that a parent or guardian must accompany children under a certain age.

**SIDEWALK CONCERN
AND PROPERTY INQ.**

Rose Lane of 330 Sturbridge Village Drive stated she is part of the Homeowners Association and the sidewalk at the corner of Sturbridge Village Drive and North Lindbergh Boulevard has a large hole.

Mayor Robinson replied it is Missouri Department of Transportation's (MoDOT) responsibility and the City would contact them for the residents.

Ms. Lane inquired about the ownership of the overgrown and unmaintained fencing at the back of the pawnshop at 7770 North Lindbergh Boulevard.

Mayor Robinson responded that the City would notify the owner and see to it that maintenance is taken care of.

PUBLIC HEARINGS

**LIQUOR LICENSE
7401 N. LINDBERGH
BOULEVARD**

An application for Full Liquor License, with Sunday, had been received from Jesus Casillas for Si Senior Mexican Bar and Grill at 7401 North Lindbergh Boulevard.

Ms. Lowery stated the requisite record check has been conducted and Chief Hudanick has recommended approval of the application.

Ms. Lowery stated this is a new restaurant and food sales cannot be determined. It would be appropriate to issue a temporary 90-day license to give the business time to compile food/alcohol sale totals. If the sales comply with the City Code at the end of the 90 days, a permanent liquor license will be issued.

Si Senior representative Mike Duffy was present for questions.

Mayor Robinson 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 and Mayor Robinson declared the hearing closed.

Mr. Aubuchon moved, seconded by Mr. Smith, to grant a Full Liquor License, with Sunday, to Jesus Casillas for Si Senior Mexican Bar and Grill at 7401 North Lindbergh Boulevard and to issue a 90-day temporary license to provide the applicant the opportunity to establish and validate the requisite food sales. The motion passed unanimously.

**SLUP
5790 CAMPUS PKWY.
DRIVE**

Mayor Robinson called to order the public hearing to consider a Special Land Use Permit for a storage warehouse, outdoor storage, and vocational/trade school at 5790 Campus Parkway Drive.

Mayor Robinson announced that the hearing would be postponed until April 17.

Concrete Strategies, LLC representative, Spencer Owens, asked why the hearing was being delayed.

Mr. Zimmerman clarified that not all agreements related to zoning have been fully finalized.

Mayor Robinson 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 and Mayor Robinson declared the hearing continued to the next regular Council meeting.

COMMUNICATIONS

EWGCG BRIEFINGS	The March 21 issue of Briefings was received from the East-West Gateway Council of Governments.
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CID PROPOSED BUDGET F.Y. 2025	Village Square Community Improvement District proposed budget for fiscal year 2024-2025 and request for comments was received from Lewis Rice, LLC.
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HCC CID 2024/2025 BUDGET	The Hazelwood Commerce Center Community Improvement District preliminary budget for fiscal year 2024/2025 was received from Development Dynamics, LLC.
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EWGCG BRIEFINGS	The March 28 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Taylor 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	Mayor Robinson added a preliminary budget discussion to the April 10 work session agenda.
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Ms. Wadlow inquired about the presentation of the rental registration.

Mr. Zimmerman responded that due to time constraints, the rental registration program would be presented at the May 1 regular Council meeting.

Ms. Wadlow expressed her gratitude to Chief Hudanick for the Police Department support dog and stated that it is a great initiative for the City.

CITY MANAGER'S REPORT

FIVE YEAR CAPITAL IMPROVEMENT PLAN The Council has been provided with copies of the proposed Five-Year Capital Improvement Plan (CIP).

Assistant City Manager-Finance Dave Tuberty stated the City had a number of projects last year that were not completed by the end of fiscal year (FY), which is June 30. This required the City to amend the Capital Fund budget early in the current FY to authorize spending on these projects, which were offset by higher beginning revenues since the City did not spend the money in the 2023-24 FY. Staff updated cost estimates for delayed projects as inflation has caused price spikes. In addition, the City is still paying debt for various projects, with all of the current debt scheduled to be paid off by 2028. Both of these issues reduced available funds for new or annual projects.

Projects are prioritized based on importance, with debt payments and projects previously approved but not completed being the highest priority. Once available funding was reached, with a small fund balance, all other projects initially proposed for the 2024-25 fiscal year capital budget were moved to the following fiscal year. Longer-term and annual projects are included in the other three fiscal years.

Money for a new firehouse has been moved to the 2025-26 FY. Until there is a better resolution to the City's funding of fire service, it may be wise to delay consideration of a new firehouse. Staff is also proposing to reduce the scope of the annual street repair contract from \$500,000 to \$300,000 to incorporate other needed projects. One such project is new permit software for the Code Enforcement and Finance departments. These systems allow residents and businesses to apply and pay for permits online and streamline the permitting process. Other proposed projects include money for pool repairs, adding air conditioning to the warming room at the Community Center to make it available year-round, and repairing the plumbing in the jail cells. Annual purchases of squad cars, IT equipment, and mobile radios in the Police and Fire departments are also proposed.

Mr. Smith asked about the difference between the amount collected by the City and the actual cost of items.

Mr. Tuberty explained that the difference is due to all the building projects being carried out throughout the City.

Mr. Zimmerman offered to prepare a list of information about these projects for the Council members.

Mr. Smith asked if the funds issued by MoDOT have been reduced for street repairs.

Mr. Zimmerman replied those funds are relative to the General Fund, and not the Capital Fund.

AMEND SITE PLAN City Planner Darren May stated staff recommends approval of
ELM RIDGE APTS. an amended site plan for Elm Ridge Senior Apartments.

Mr. May stated the Council approved a Planned District Residential (PDR) for the senior housing project at 3746 Dunn Road in December 2020. Section 2(4) of the PDR ordinance requires the project to be built in conformance with the site, lighting and landscaping plans attached to the ordinance. Several modifications have been made to the site that are not in conformance with the original plans. The Council can approve the revised site plan or ask for further modifications. If the changes are deemed substantive, the council can refer the revised site plan back to the City Plan Commission. Staff does not have concerns regarding the revised site plan and believes the changes are relatively minor. Staff recommends approval with the following conditions:

1. A circular walking path near the gazebo be completed to connect to a larger walking path network so the tenants can make a shorter loop if desired. A larger loop is in place that allows tenants to walk from the front of the building to Dunn Road and back to the front of the building. The sidewalk network along Dunn Road allows residents to travel to the corner of Dunn Road and Howdershell Road to get to several local businesses.
2. Additional benches shall be added at staff's discretion to the walking paths.
3. Additional trees and shrubbery shall be planted at staff's discretion to provide shade and aesthetics for residents.
4. Concrete bollards shall be installed near the legs of the porte-cochere to protect it from accidental collisions, or an engineering report or inspections be performed to determine whether the structural integrity of the columns could sustain an accidental collision without collapsing the entire structure.
5. The Parking Summary table on the revised site plan shall be revised to indicate that three (3) total ADA parking spaces are required, not four (4).

Ms. Wadlow inquired about the need for 66 parking spots when only 64 are currently available.

Developer and owner Kevin Buchek responded that two spaces were taken up by two additional islands due to fire and water stipulations.

Ms. Wadlow asked if residents are concerned about the public utilizing the gazebo.

Mr. Buchek responded negatively and stated residents would monitor the neighborhood and any access areas, as has been found at other senior living sites.

Ms. Matlock asked if any other properties would be developed.

Mr. Buchek responded affirmatively. A property close by has several acres available.

Mr. Smith asked about a shuttle service for residents.

Mr. Buchek replied that there is no shuttle service.

Ms. Wadlow moved, seconded by Ms. Matlock, to concur with the staff recommendation to approve a revised site plan for the Elm Ridge Senior Apartments. The motion passed unanimously.

PURCHASE OF POLICE VEHICLE	Chief Hudanick reported staff recommends the purchase of one 2023 Dodge Durango police vehicle with emergency equipment, installation and graphics from Landmark Chrysler Dodge at a cost not to exceed \$39,508.
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Chief Hudanick stated the purchase of this vehicle is to replace a 2019 Dodge Charger that was totaled in an accident back in January.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the staff recommendation to purchase one 2023 Dodge Durango police vehicle with emergency equipment, installation and graphics from Landmark Chrysler Dodge at a cost not to exceed \$39,508. The motion passed unanimously.

LIMB PICKUP	Mr. Zimmerman reminded the Council and public that limb pick up began this week.
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CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS	Mr. Taylor moved, seconded by Mr. Hoops, to receive and file the minutes of the March 7 Pension Plan Board of Trustees meeting. The motion passed unanimously.
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NEW BUSINESS

LEGISLATIVE REPORT	Mr. Zimmerman stated that legislation, drafted by the City and Robertson Fire Protection District (RFPD) lobbyists for a hearing in January was never presented.
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Mr. Zimmerman explained that Senate Bill 764 had some language that both the City and RFPD had agreed on and supported by Senators Beck and Williams. The bill was pre-filed in December, but before the hearing took place, it was removed from the hearing calendar. It was suggested that the bill be put on hold until an agreement could be reached between the RFPD Board of Directors and the union shop. The City does not think that these two issues are related. Mr. Zimmerman hopes that this bill can be moved forward by attaching it to another bill that is already moving forward. Lobbyist John Dalton notified Mr. Zimmerman that he has been working closely with the Chairman of the Local

Affairs Committee to attach the verbiage to another bill. State Representative Gretchen Bangert requested that the specific language of the bill be considered on its own merits, and the chairperson agreed to this. The committee decided to remove the language that there is no joint agreement between the parties. Mr. Dalton said that this was a conscious decision made by the State representative.

Mayor Robinson expressed his disappointment in Ms. Bangert for removing the language from Senate Bill 764.

INTRODUCTION AND FIRST READING OF BILLS – None

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

WORK SESSION Mayor Robinson announced a work session would take place on April 10 at 7:30 p.m.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, April 17, 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 8:12 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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