

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

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:33 p.m. on Wednesday, April 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:

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

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. Taylor moved, seconded by Ms. Matlock, 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), to discuss negotiations with employee groups in accordance with RSMo 610.021(9) and to discuss a proprietary matter in accordance with RSMo 610.021(15), was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Ms. Matlock, to approve the minutes of the April 3 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

EMPLOYEE SERVICE AWARDS

As their biographies were read, Police Officers Shane Olmstead and Blake Thornton received five-year service awards.

COUNCIL SERVICE AWARD

As his biography was read, Mayor Matthew G. Robinson received his 30-year service award.

CERTIFIED RESULTS OF 04/02/24 ELECTION

Ms. Lowery reported the certified results of the April 2 general municipal election.

Mayor Robinson ran unopposed for re-election and received 1,084 votes.

OATHS OF OFFICE

Ms. Lowery administered the oath of office to re-elected Mayor Matthew G. Robinson.

RECEPTION

A reception was held in honor of Mayor Matthew G. Robinson.

RECONVENE

The meeting reconvened with all Council members in attendance.

PROCLAMATIONS AND RESOLUTIONS

WATER SAFETY MONTH PROCLAMATION Mayor Robinson called for the reading of a proclamation designating May 2024 as “Water Safety Month”.

There were no objections and Proclamation 2407 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 2407 designating the month of May 2024, as “Water Safety Month” in the City of Hazelwood encouraging citizens to take appropriate steps to promote increased education to make everyone more “Water Aware”. The motion passed unanimously.

MUNICIPAL CLERKS WEEK PROCLAMATION Mayor Robinson called for the reading of a proclamation designating the week of May 5 through May 11 as Municipal Clerks Week.

Mr. Ryan moved, seconded by Mr. Hoops, the adoption of Proclamation 2408 recognizing the week of May 5 through May 11, 2024, as Municipal Clerks Week and further extends appreciation to City Clerk Julie Lowery and Deputy City Clerk Jennifer Chappie and to all municipal clerks for the vital services they perform and their exemplary dedication to the communities they serve. The motion passed unanimously.

BUILDING SAFETY MO. PROCLAMATION Mayor Robinson called for the reading of a proclamation designating May 2024 as “Building Safety Month”.

There were no objections and Proclamation 2409 was read.

Mr. Hoops moved, seconded by Mr. Ryan, the adoption of Proclamation 2409 designating the month of May 2024, as “Building Safety Month” and encouraging citizens to take appropriate steps to ensure the safety of our built environment and recognize the implementation of safety codes by local and state agencies that have saved lives and protected homes and businesses. 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.

FENCE VARIANCE Mary Carpenter of 9 Taylor Trail Place stated she is a 35-year resident of Riverwood Estates and was told she needed a variance to replace her existing fence.

CITY MANAGER’S STATUS REPORT Mr. Zimmerman reported on concerns expressed during the April 3 Council meeting.

Mr. Zimmerman stated concerns were expressed about the flooding from Coldwater Creek into the elevator pit at Civic Center East, putting the elevator out of commission. Mr. Zimmerman stated the City did not receive a warning that the waters were rising, although there is limited action the City can take to protect the elevator pit, and staff pumped out the pit and cleaned the equipment the following day. Otis Elevator was contacted and made the necessary repairs to put the elevator into operation within a few days. The proposed 2024-25 budget includes \$20,000 for two additional flood sensors, which will be installed near Interstate 270, both north and south of the highway, and should provide more warning to the City if water in the creek is rising.

In regards to comments regarding speeding issues, Mr. Zimmerman stated the Police Department talked to the resident and asked him to monitor his speed. Ms. Boykin also asked about installing a Play Safe sign. The Police Department is conducting a traffic

study to determine if a sign is warranted.

In regards to concerns regarding vacant houses on Foxtree Drive, Mr. Zimmerman stated Code Enforcement inspects the area regularly and there are currently no violations pending. Several vacant homes are certified as Unfit for Occupancy due to flood damage from the July 2022 flood. Staff has the contact information for each of the owners and regularly checks in with them to ensure they are aware they need to maintain their property. Regarding concerns about unsupervised children in the park, Mr. Zimmerman stated the City has no policy prohibiting children from playing in a park unsupervised.

Mr. Zimmerman addressed Rose Lane's concerns about potholes on both sides of the sidewalk abutting Lindbergh at the entrance into Sturbridge Village Condominiums. City policy requires property owners to maintain the apron on public right of way, which would fall on the Condominium Association.

PUBLIC HEARINGS

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 (continued from the April 3 meeting).
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Mr. Zimmerman stated not all agreements related to zoning have been fully finalized and asked that the hearing be postponed until the May 1 Council meeting.

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.

LIQUOR LICENSE 6086 N. LINDBERGH BOULEVARD	An application for a Full Package Liquor License, with Sunday, had been received from FKG Oil Company d/b/a Aviator MotoMart at 6086 North Lindbergh Boulevard.
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The requisite record check has been conducted and Police Chief James Hudanick recommends approval of the application.

A representative from MotoMart 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 Ms. Wadlow, to approve a Full Package Liquor License, with Sunday and Tasting License for FKG Oil Company d/b/a MotoMart. The motion passed unanimously.

COMMUNICATIONS

POWERPLEX CID 2024/2025 BUDGET	The Hazelwood POWERplex Community Improvement District budget for fiscal year 2024/2025 was received from Husch Blackwell.
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EWGCG BRIEFINGS	The April 4 issue of Briefings was received from the East-West Gateway Council of Governments.
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REQUEST FOR BUSINESS LICENSE FEE WAIVER	A request for a waiver of their \$601.52 business license fee, based on their tax exempt status, was received from St. Louis Cement Masons Joint Apprenticeship Committee, 1 Park 370 Terrace.
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EWGCG BRIEFINGS	The April 11 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Taylor moved, seconded by Ms. Matlock, to waive the business license fee and 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 May 8 Council budget work session agenda.
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ELECTION OF MAYOR PRO TEMPORE	After discussion, Mr. Hoops moved, seconded by Ms. Matlock, to appoint Mr. Smith as 2024/2025 Mayor Pro Tempore to act as mayor in the absence of Mayor Robinson. The motion passed unanimously.
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CITY MANAGER'S REPORT

REPORT ON ED PROJECTS	Mr. Leezer stated Council has requested a report on economic development projects.
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Mr. Leezer stated the City has several incentive projects, including economic development loans, Chapter 100 tax abatement for building materials and equipment, and Chapter 353 real property tax abatement. Mr. Leezer gave an update on the following companies/projects: 8th Avenue Foods and Provisions, Inc., Artur Express, Aviator Business Park (Panattoni), Bommarito Automotive, CABKA, Green Street/Pershall Road

Development, Hazelwood Business Park, Hazelwood Logistics, Hazelwood TradePort, Imperial Dade, Marson Foods, LLC, MiTek, Pivot Bio, Inc., Pallet Logistics Management, Quiet Logistics, Silgan Plastics, and Village Square.

COMPREHENSIVE PGAV Planners presented their findings from the
PLAN UPDATE Comprehensive Plan meetings.

Associate Director of PGAV Planners Catherine Hamacher gave an outline of the Comprehensive Plan process and timeline that will guide the growth, real estate development, and improvements for Hazelwood. Ms. Hamacher gave a brief overview of past Comprehensive Plans and important changes since the last plan.

Senior Project Manager, Erika Fiola, gave a brief overview of the demographics, land use, median income, education, and unemployment rates.

Ms. Hamacher reported that the community engagement program involved various initiatives such as a pop-up event during Hazelwood Day last year, Steering Committee meetings, stakeholder interviews, a public meeting held last week, and an ongoing online survey. She highlighted that the feedback received from residents included concerns about the redevelopment of aging commercial districts, a need for more businesses that cater to the community, an aging housing stock, an increase in rental properties compared to owner-occupied homes, and non-local investors buying properties in the area.

ADOPTION OF 2021 IFC Fire Chief Dan Luley reported staff recommends adoption of 2021 International Fire Code.

Chief Luley stated this would bring the Fire Department to a contemporary code cycle and improve the ISO rating.

Ms. Wadlow moved, seconded by Mr. Smith, to concur with the staff recommendation to adopt the 2021 International Fire Code 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.

AUTHORIZATION TO Mr. Zimmerman stated staff recommends approval of moving
JOIN SLAIT staff insurance to St. Louis Area Insurance Trust (SLAIT).

Mr. Zimmerman stated that SLAIT has provided the City's liability and workers' compensation insurance in communities across St. Louis County. SLAIT provides a health insurance pool for eligible members. Members must demonstrate over a period of time that their health insurance cost will not be a liability to all members. SLAIT has authorized an invitation to the City of Hazelwood to join the health insurance pool. He stated that SLAIT health insurance plans have more benefits, offer a rate freeze for 18 months, have historically lower annual rate increases, and the City could be eligible for a refund on any premium overpayments in future years depending on the City's and the

health insurance pool's respective loss ratios. Acceptance into a larger pool creates fewer variations in annual rate increases. If the Council concurs, a motion to approve the City's invitation is sufficient.

Ms. Wadlow asked the amount the City pays now versus what would be paid out.

Mr. Zimmerman replied he would have that information at a later date.

Mr. Smith moved, seconded by Mr. Hoops, to approve the City moving staff insurance to St. Louis Area Insurance Trust. The motion passed unanimously.

GRG PRESENTATION Cordell Whitlock, with Vector Communications, stated he is seeking input for plans to increase and improve the hiking/biking trails in North County.

Mr. Whitlock explained that the mission of the Great Rivers Greenway is to create a regional network of greenways, making St. Louis a more vibrant place to work, live, and play. At present, the metropolitan area has 135 miles of greenways, and this number is set to expand. Great River Greenway has plans for a total of 600 miles of greenways, connecting St. Louis City, St. Louis County, and St. Charles County. Mr. Whitlock added that the North County listening tour is aimed at bringing together surrounding communities to share their opinions on how greenways may be expanded in their respective areas. Mr. Whitlock stated there is an open house scheduled at Hazelwood Civic Center East, on May 7, from 5 p.m. to 7 p.m.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS Mr. Taylor moved, seconded by Ms. Matlock, to receive and file the minutes of the February 13 Community Enrichment Commission, the February 26 Historic Preservation Commission, the March 11 Neighborhood Watch Commission, the March 12 Community Enrichment Commission, the March 25 Historic Preservation Commission, and April 2 Pension Plan Board of Trustees meetings. The motion passed unanimously.

NEW BUSINESS

LEGISLATION UPDATE Mayor Robinson stated agreements have been made between the City and Robertson Fire Protection District that will need to be presented to State legislators.

INTRODUCTION AND FIRST READING OF BILLS

ADOPT 2021
INTERNATIONAL
FIRE CODE

Mayor Robinson called for the first reading of a bill to amend
Chapter 205: Fire Protection by the adoption of the 2021
International Fire Code.

There were no objections and Bill 5118 was read by title only:

**AN ORDINANCE AMENDING CHAPTER 205: FIRE PROTECTION OF THE
HAZELWOOD CITY CODE BY THE ADOPTION OF THE 2021 INTERNATIONAL FIRE
CODE TOGETHER WITH THE STANDARDS REFERENCED IN CHAPTER 80,
APPENDIX B: FIRE-FLOW REQUIREMENTS FOR BUILDINGS, APPENDIX C: FIRE
HYDRANT LOCATIONS AND DISTRIBUTION, APPENDIX D: FIRE APPARATUS
ACCESS ROADS, APPENDIX F: HAZARD RANKING, AND APPENDIX L:
REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS AND ALL
MODIFICATIONS, ADDITIONS, INSERTIONS AND CHANGES THERETO.**

Bill 5118 will be on the agenda for second reading on May 1.

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, May 1, 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 8:08 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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