

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MAY 1, 2024**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:32 p.m. on Wednesday, May 1, 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:

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.

AMEND AGENDA

Mr. Taylor moved, seconded by Ms. Matlock, to amend the agenda by the addition of a communication as item 9.100. The motion passed unanimously.

Mr. Smith moved, seconded by Mrs. Hatton, to adopt the agenda as amended. The motion passed unanimously.

CONSENT AGENDA

Ms. Wadlow moved, seconded by Mr. Taylor, 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, 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**

Ms. Wadlow moved, seconded by Mr. Taylor, to approve the minutes of the April 10 Council budget work session, April 17 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTIONS**

Police Chief James Hudanick introduced newly hired Police Officer Samaja Patterson.

PROCLAMATIONS AND RESOLUTIONS

**RETIREMENT
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation expressing recognition and appreciation to retiring Police Officer Michael Monticelli.

There were no objections and Proclamation 2410 was read.

Mr. Ryan moved, seconded by Ms. Matlock, the adoption of Proclamation 2410 expressing appreciation to Police Officer Michael Monticelli for his many years of dedicated service to the citizens of Hazelwood and extending good wishes for a happy retirement. The motion passed unanimously.

**RETIREMENT
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation expressing recognition and appreciation to retiring Police Officer Fred Simon.

There were no objections and Proclamation 2411 was read.

Mrs. Hatton moved, seconded by Ms. Matlock, the adoption of Proclamation 2411 expressing appreciation to Police Officer Fred Simon for his many years of dedicated service to the citizens of Hazelwood and extending good wishes for a happy retirement. The motion passed unanimously.

**POLICE WEEK
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the week of May 12 through May 18, 2024 as "Police Week 2024."

There were no objections and Proclamation 2412 was read.

Mr. Smith moved, seconded by Mrs. Hatton, the adoption of Proclamation 2412 designating the week of May 12 through May 18, 2024 as “Police Week 2024,” publicly saluting our law enforcement officers for their countless hours of dedicated service and calling upon all citizens to observe this week with appropriate activities commemorating police officers both past and present. The motion passed unanimously.

APPRECIATION PROCLAMATION	Mayor Robinson called for the reading of a proclamation showing appreciation to Bob and Holly Manneke of Mann Meats for their exemplary community service.
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There were no objections and Proclamation 2413 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 2413 recognizing Mann Meats, and Holly and Bob Manneke for their outstanding efforts in supporting local businesses and for their dedication to fostering a thriving community.

CONCRETE STRATEGIES CH. 100 INDUCEMENT	Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions for a proposed project for Concrete Strategies, LLC.
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Mark Spykerman of Gilmore and Bell, the City’s bond counsel, stated Concrete Strategies desires to lease the property located at 5790 Campus Parkway for use as an operations hub and training facility. To make the project financially feasible, Concrete Strategies is requesting that the City participate in a Chapter 100 industrial revenue bond transaction to facilitate real property tax abatement and personal property tax abatement. For the personal property tax abatement of 50% over 10 years, each item of qualifying equipment will qualify for its own 10-year tax abatement. The abatement will not extend beyond 2038. As part of the Chapter 100 documentation, the Company understands that it must sign a fire service indenture in a similar form to other projects in the Robertson Fire Protection District service area.

Financial representative for Concrete Strategies Justin Lienemann gave a brief overview of the company.

Ms. Wadlow asked if the company plans to hire more than 50 employees.

Mr. Lienemann replied that tradesmen will be hired in addition to the 50 employees, and they would work out of the warehouse.

There were no objections and Resolution 2402 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT FOR CONCRETE STRATEGIES LLC.

Ms. Wadlow moved, seconded by Ms. Matlock, the adoption of Resolution 2402. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY – 0</u>	<u>ABSTAIN-1</u>
Mr. Smith		Mr. Hoops
Mrs. Hatton		
Mr. Aubuchon		
Mr. Ryan		
Ms. Wadlow		
Mayor Robinson		
Ms. Matlock		
Mr. Taylor		

Resolution 2402 passed by a vote of eight in favor and one abstention cast by Mr. Hoops.

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.

ELM RIDGE APARTMENTS	Karen Ebberson, resident of Elm Ridge Senior Living Apartments, expressed concerns regarding property management.
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Mayor Robinson stated it is not common practice for the City to get involved in but would look into it.

CITY MANAGER'S STATUS REPORT	Mr. Zimmerman reported on concerns expressed during the April 17 Council meeting.
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In regards to a fence variance, Mr. Zimmerman stated the property owner lives on a cul-de-sac and her fence is on the front of the property, which is legally allowed. However, it does not meet the setback requirement of 20 feet from the street, as stated by the Zoning Code. The resident has submitted an application for a variance and will go before the Board of Adjustment on May 13.

PUBLIC HEARINGS

SLUP 5790 CAMPUS PKWY. DRIVE	Mayor Robinson called to order the public hearing to consider a Special Land Use Permit (SLUP) for a storage warehouse, outdoor storage, and vocational/trade school at 5790 Campus Parkway Drive.
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City Planner Darren May stated the company would provide concrete contracting services for corporations and government organizations. The company will also provide training through its on-site school. On days when safety training is taking place, there could be as

many as 60 employees and trainees on-site. They would be operating 24 hours a day due to contract time schedules. The company is planning to lease the 179,000 square feet building. No interior changes are proposed other than for building code compliance. The front parking areas would be re-striped for clarity with three new ADA parking spaces provided as required near the front office building. New parking and drive areas behind the building will be durably paved and re-purposed for select types of vehicles and specialty equipment, such as semi-trailers, fuel trucks, delivery trucks, and delivery trailers.

Concrete Strategies representative Spencer Owens 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.

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit for a storage warehouse, outdoor storage, and vocational/trade school at 5790 Campus Parkway Drive, Ward 4, with the following conditions:

1. All car/truck/specialty vehicle/equipment parking areas and all drive aisles shall consist of a durable paved surface. The paved surface must meet St. Louis County Standards for heavy equipment parking lots.
2. No damaged vehicles, vehicle parts or tires shall be stored outdoors on the subject property.
3. No vehicle maintenance or repairs shall be conducted outdoors on the subject property.
4. The photometric lighting plan shall conform to the minimum standards established in the Parking Lot Lighting Requirements contained in the Zoning Regulations. Additional lighting may be needed as required.
5. The petitioner shall submit a separate landscape plan that conforms to the minimum standards set forth in the Landscaping Requirements contained in the Zoning Regulations. Additional landscaping may be needed as required.
6. A Land Disturbance Permit shall be approved by the City of Hazelwood.
7. Stormwater runoff and site drainage system improvements shall be approved by MSD.
8. A solid waste trash enclosure shall be depicted behind the building on the site plan.
9. The truck/equipment/specialty vehicle wash area shall be depicted on the floor plan.
10. The owner shall be required to maintain a fully functional video recording system on the property to ensure the safety of guests, to deter criminal activity, and to assist law enforcement in following up on reported criminal activity. The camera should be set up to accurately record entry/exit doors from the inside, any area where money may be handled or stored inside the business, and a view of the

parking lot from the front door of the business. The system shall be checked by the owner on a weekly basis to ensure proper functionality and the owner is responsible to make the appropriate repairs as soon as reasonably possible upon determining a defect in operation. The owner/operator shall agree to make the recording data available to law enforcement upon request. Recordings shall be saved and able to be retrieved for a minimum of 30 days.” She stated the motion passed unanimously.

Ms. Wadlow moved, seconded by Ms. Matlock, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a storage warehouse, outdoor storage, vocational/trade school at 5790 Campus Parkway Drive 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.

SLUP	Mayor Robinson called to order the public hearing to consider
7133 DOUGLAS W.	a Special Land Use Permit for a hotel at 7133 Douglas W.
PALMER PLACE	Palmer Place.

Mr. May stated the application is due to a change in ownership and the City requires existing hotels to apply for a new SLUP upon a change of ownership. The City has incorporated conditions into the SLUP with the intent to discourage criminal activity and public nuisance behavior at the hotels. In addition, the City Council adopted legislation in 2020 that incorporated requirements into the annual Hazelwood business license. Mr. May reviewed all the conditions required of hotels, motels and lodging places.

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.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit for a Hotel at 7133 Douglas W. Palmer Place, Ward 2, with the conditions in Chapter 607: Hotels, Motels and Lodging Places”. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a hotel at 7133 Douglas W. Palmer Place 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.

COMMUNICATIONS

EWGCG	The April 18 issue of Briefings was received from the
BRIEFINGS	East-West Gateway Council of Governments.

SLUP PETITION
12035 AND 12045
MO. BOTTOM RD.

A petition for a Special Land Use Permit for a marijuana infused products manufacturing facility at 12035 and 12045 Missouri Bottom Road was received from Eric Moraczewski.

EWGCG
BRIEFINGS

The April 24 issue of Briefings was received from the East-West Gateway Council of Governments.

LETTER

Ms. Lowery read a letter from State Representative Gretchen Bangert.

Ms. Wadlow moved, seconded by Mr. Taylor, to refer the petition to the City Plan Commission request and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION
AGENDA ITEMS

After discussion, Ms. Wadlow motioned, seconded by Mr. Ryan, to cancel the May 8 Council work session. The motion passed unanimously.

APPOINTMENT TO
EXTENSION COUNCIL

A request from the University of Missouri for the appointment of a City representative to the St. Louis County Extension Council was received.

CITY MANAGER'S REPORT

RENTAL REGISTRATION PROGRAM Mr. Zimmerman stated staff recommends approval of a Rental registration program.

Mr. Zimmerman stated the goal of the program is to have owners and landlords become trained on the crime free housing program, a certified program requiring owners and tenants to abide by certain standards. He stated the second goal is to issue a license that would hold tenants and owners responsible for all maintenance of their rental properties. This requirement would be renewed upon occupancy changes, or annually, and all licenses would be renewed by January 31 each year. Prior to receiving a license, each owner or landlord would have to demonstrate they received a Crime Free Housing certificate from the Hazelwood Police Department. Involved departments would consist of the Police Department, Code Enforcement, and Finance. The estimated cost of this program is \$212,000. Mr. Zimmerman stated the City would charge \$35 per dwelling unit to cover performing annual inspections and administrative fees.

Ms. Wadlow asked how many municipalities use this program.

Mr. Zimmerman replied three in St. Louis area.

Mr. Ryan asked if the fee is the same in all cities.

Mr. Zimmerman replied fees charged are different for each area.

Mr. Smith asked what our break-even point is.

Mr. Zimmerman responded approximately \$42 to \$43 dollars per license.

Mr. Smith asked if there would be penalties for non-compliance.

Mr. Zimmerman replied that in addition to receiving a ticket for a code violation the City could hold a hearing to suspend their license.

Mr. Smith moved, seconded by Mr. Hoops, to concur with the staff recommendation to approve a rental registration program 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

Ms. Wadlow moved, seconded by Mr. Taylor, to receive and file the minutes of the January 24 and February 28 Green Committee Board meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP
5790 CAMPUS PKWY.
DRIVE

Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a storage warehouse, outdoor storage, and vocational/trade school at 5790 Campus Parkway Drive.

There were no objections and Bill 5119 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO CONCRETE STRATEGIES, LLC FOR A STORAGE WAREHOUSE, OUTDOOR STORAGE, AND VOCATIONAL/TRADE SCHOOL AT 5790 CAMPUS PARKWAY DRIVE AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5119 will be on the agenda for second reading on May 15.

SLUP
7133 DOUGLAS W.
PALMER PLACE

Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a hotel at 7133 Douglas W. Palmer Place.

There were no objections and Bill 5120 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT FOR A HOTEL AT 7133 DOUGLAS PALMER PLACE, TO JAY AMBE HOSPITALITY MO, LLC D/B/A COMFORT INN AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5120 will be on the agenda for second reading on May 15.

RENTAL REGISTRATION PROGRAM Mayor Robinson called for the first reading of a bill to approve a rental registration program.

There were no objections and Bill 5121 was read by title only:

AN ORDINANCE AMENDING TITLE VI OF THE HAZELWOOD, MISSOURI, CITY CODE PERTAINING TO REGISTRATION OF RENTAL PROPERTIES.

Bill 5121 will be on the agenda for second reading on May 15.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5118
ADOPT 2021 INT'L
FIRE CODE

Mayor Robinson called for the second reading of Bill 5118 to 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 FIREFIGHTER AIR REPLENISHMENT SYSTEMS AND ALL MODIFICATIONS, ADDITIONS, INSERTIONS AND CHANGES THERETO.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5118 as an ordinance. The following vote was recorded on the motion:

AYE - 9
Mr. Smith
Mrs. Hatton

NAY - 0

Mr. Hoops
Mr. Aubuchon
Mr. Ryan
Ms. Wadlow
Mayor Robinson
Ms. Matlock
Mr. Taylor

Bill 5118 was unanimously adopted as Ordinance 5000-24.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, May 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 7:45 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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