

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 19, 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, June 19, 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:

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

Council Member Don W. Ryan was not present. City Clerk Julie Lowery declared a quorum was present. Also present were City Manager Matt Zimmerman and Associate City Attorney Carl Lumley.

AGENDA

There being no amendments proposed, Mr. Aubuchon moved, seconded by Ms. Matlock, 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 - 8

NAY - 0

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

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 June 5 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

MADD AWARDS

Police Chief James Hudanick recognized Police Officers Jason Corson, Daniel Johnston, Shane Olmsted, Joshua West, Jeff Lakebrink, and Brandon Runyon who arrested 140 violators for driving while intoxicated during the 2023 calendar year.

The local chapter of Mothers Against Drunk Driving representatives Jenn Wamsganz, Mike Haenni, Jennifer Neldon and Chris Moreno were also in attendance to present special pins to each of the officers for their dedicated service.

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.

THANK YOU

Ronald Simpson of 8421 Jacklin Avenue expressed gratitude to Mayor Robinson and Mr. Zimmerman for their assistance in resolving issues with their neighboring properties.

Mayor Robinson expressed his gratitude to Code Enforcement for promptly addressing and resolving the issues.

REPUBLIC SERVICES

Clara Faatz of 8 Bon Vue Drive expressed concerns regarding waste collection stating they have not collected her recyclables on four occasions.

THANK YOU

Don Davidson of 4921 Rose Blossom Lane expressed gratitude to Ms. Wadlow and Mr. Zimmerman for being responsive with the handling of issues in his neighborhood.

**AMEND PDI
RE: SIGNAGE**

City Planner Darren May reported staff recommends an amendment to the Planned District, Industrial (PDI) regulations for Hazelwood TradePort pertaining to directional signage.

Mr. May stated Hazelwood TradePort is requesting an amendment to the existing zoning ordinance that approved regulations for the business park relative to directional signage. The amendment is to allow directional signage no larger than 40 square feet.

Development Manager of NorthPoint Mark Militzer gave a brief presentation and was available for questions.

Ms. Matlock asked if the signs would be reflective.

Mr. Militzer responded the tenant would have the option to make them reflective if they wished.

Mr. Aubuchon stated 40-foot signs seemed excessive.

Mr. Militzer responded that 40-foot is the industry standard. However, the applicant is proposing 16-foot signs.

Ms. Wadlow asked what material the signs would be made of.

Mr. Militzer responded the applicant is proposing a maxi-metal sign with a concrete base.

Ms. Wadlow moved, seconded by Mr. Hoops, to concur with staff recommendation to amend the Planned District, Industrial regulations for Hazelwood TradePort, established by Ordinance 4605-18, relative to directional signage 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.

CITY MANAGER'S STATUS REPORT

Mr. Zimmerman reported on concerns expressed at the June 5 Council meeting.

Regarding issues on Jacklin Avenue, Code Administrator/Building Official Angie Pingel stated Code Enforcement conducted an inspection on May 24 and issued notices for high grass, derelict vehicle, and exterior violations, including damage to the roof, soffits, and siding. She stated the grass has not been cut and a summons would be issued. Regarding the property maintenance violations and derelict vehicles, the owner has 30 days to bring the house into compliance and remove the vehicle or make it operable, including having a valid license plate. Staff will continue to monitor the condition of the property to ensure it is brought into compliance with the City's property maintenance codes. Ms. Pingel stated that a home could only be considered unfit after the interior has been inspected. It is unconstitutional for the Code Official to enter a property without proper authority.

Mr. Smith asked for clarification if the school behind the property is private.

Ms. Pingel responded affirmatively, stating that she has reached out to the school and is awaiting a response.

Regarding requests for more traffic patrols on Dunn Road, Chief Hudanick has added a close patrol on Dunn Road near the Elm Ridge complex. However, the Police Department cannot agree to maintain a patrol car at any specific location due to the variety of calls during any given shift.

Mr. Zimmerman stated he failed to report on comments from Helena Smith at the May 15 Council meeting regarding the conditions at the Sports Complex. The City has had difficulty in maintaining the grounds at the Sports Complex, due to both its remote location and lack of staffing.

Regarding the Municipal Park Grant Commission's correspondence about upcoming grant deadlines, Mr. Zimmerman stated the commission doesn't allow multiple projects in the same community at the same time. The City will finalize a master plan for all parks in the new Comprehensive Plan and staff foresees an application for a planning grant being applied for once the master plan is completed.

Ms. Wadlow asked if the existing grant could be changed.

Parks and Recreation Superintendent Doug Littlefield responded once a grant has been approved, it cannot be changed.

PUBLIC HEARINGS - None

COMMUNICATIONS

MLMSTL NEWSLETTER	The June issue of The Link was received from the Municipal League of Metro St. Louis.
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FVFPD RESOLUTION RE: PROPERTY TAXES	A Florissant Valley Fire Protection District resolution regarding Senate Bill 870 and reimbursement of property taxes to the district was received.
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PIPELINE SAFETY	A brochure on pipeline safety was received from Phillips 66 Pipeline, LLC.
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NCI APPRECIATION	A letter of appreciation for the City's support of the 47th Annual Leadership Breakfast was received from North County Inc.
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EWGCG BRIEFINGS	The June 6 issue of Briefings was received from the East-West Gateway Council of Governments.
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EWGCG BRIEFINGS	The June 13 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Aubuchon moved, seconded by Mr. Hoops, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

COUNCIL RETREAT Mayor Robinson stated potential dates for the retreat had been sent to the Council, although not all Council Members can attend both sessions.

Ms. Wadlow stated the purpose was for all members to attend it would not be beneficial if any were not present.

Ms. Hatton stated that it should be an all-or-nothing situation.

COUNCIL COMMUNICATIONS Mayor Robinson stated correspondence has been drafted regarding communication with directors and distributed to the Council.

BOARD/COMMISSION APPOINTMENTS Mayor Robinson appointed Jen Farmer to the Neighborhood Watch Commission, Karen Rahmberg and Helena Smith to the Community Enrichment Commission, and Sharon Dash and Dennis Lammert to the City Plan Commission.

Mr. Hoops motioned, seconded by Mr. Smith, to approve the preceding appointments. The motion passed unanimously.

75TH ANNIVERSARY Ms. Faatz gave a brief presentation about the plans for the 75th Anniversary events.

Ms. Faatz stated that the celebrations would kickoff on Saturday, September 14, coinciding with Hazelwood Day and additional events would take place over the next year.

700 HOWDERSHELL RD. Ms. Pingel gave an update on 700 Howdershell Road.

Ms. Pingel stated that 700 Howdershell Road is a 22-acre property with eight above ground structures, three skywalks, and multiple underground tunnels. Urshan Collegiate Support Organization, a registered nonprofit corporation based out of St. Charles County, currently owns the property. The property has suffered from vandalism and neglect after the Florissant Valley Fire Protection District revoked its occupancy in 2022 due to life safety issues. The building was deemed unfit for use and/or occupancy at that time. Several courtesy infractions and summonses have been issued on the property in the past year. Building Inspector Matt Payne cited weaknesses and accessible ingress points for all above ground structures during a recent walk of the property. He completed an exterior commercial infraction notice for the property. During the inspection, Mr. Payne discovered an open cistern of unknown depth that was previously covered. He reached out to the realtor, who has confirmed that a crew will be present June 12, 2024, to close the cistern and board up the potential access points once again.

Urshan Executive Vice President Jennie Russell provided a brief overview of their efforts to improve property security. She stated despite installing cameras several times they were stolen each time. Vandals have also stolen air conditioners, pipes, and other items, resulting in thousands of dollars spent to keep the property in compliance with requirements. Additionally, the property has been shown to realtors and prospective buyers eight or nine times. She stated the school is doing everything they can to work with the City.

Ms. Wadlow asked if demolition has been considered.

Ms. Russell responded affirmatively.

Mayor Robinson asked what more the City can do to help with the vandalism.

Chief Hudanick responded the police drive through the property as much as possible, although hiring security may help when the police are not present.

STATEMENT Ms. Wadlow read a statement from a resident regarding Council members and pushing for change in the community.

CITY MANAGER'S REPORT

POLICE VEHICLES Chief Hudanick reported staff recommends the purchase of
PURCHASE four 2024 Dodge Durango police vehicles with emergency
 equipment, installation and graphics from Landmark Chrysler
 Dodge at a cost not to exceed \$209,796.

Chief Hudanick stated the purchase of these vehicles will replace two 2018 Dodge Charger's, a 2014 Ford F-150, and a 2013 Chevy Tahoe.

Ms. Wadlow moved, seconded by Ms. Matlock, to concur with the staff recommendation to purchase four 2024 Dodge Durango police vehicles with emergency equipment, installation and graphics from Landmark Chrysler Dodge at a cost not to exceed \$209,796. The motion passed unanimously.

DISPATCHING Fire Chief Dan Luley stated Central County Dispatch, which
SERVICES EMS/FIRE has provided dispatching services for the Hazelwood Fire
 Department for many years, is finalizing the new 5-year
 contract for the City's review.

Chief Luley stated the current contract expires on December 31, 2024 and requires Hazelwood to provide notice at least 6 months before the expiration of the contract if the City does not want to renew services. The Fire Department has been very satisfied with the dispatching services from Central County and the City does not have any plans in place to contract with another dispatching agency or provide dispatching in-house. If the Council wishes to renew services, per Central County the new contract is expected to be ready for the July 3 Council meeting.

Mr. Smith asked what percentage of fire services go through Central County Dispatch.

Chief Luley responded Central County Dispatch provides 90% of services.

Mr. Aubuchon moved, seconded by Mr. Hoops, to continue EMS/Fire dispatching service with Central County Dispatch. The motion passed unanimously.

F.Y. 2025 FUEL PURCHASE	Public Works Director David Stewart reported staff recommends the purchase of gasoline and diesel fuel for City vehicles and equipment for fiscal year 2025 from Energy Petroleum Company at a rate of \$.0545 per gallon for profit and delivery.
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Mr. Stewart stated one bid was received from Energy Petroleum Company.

Mr. Hoops moved, seconded by Mr. Aubuchon, to concur with the staff recommendation to authorize the purchase of gasoline and diesel fuel during fiscal year 2025 from Energy Petroleum Company at the rate of \$.0545 per gallon for profit and delivery. The motion passed unanimously.

HVAC MAINTENANCE CONTRACT	Mr. Stewart reported staff recommends authorization of a contract with C&R Mechanical Company for maintenance and repair of heating, ventilation, and air conditioning (HVAC) systems in all City buildings for the period of July 1, 2024 through June 30, 2027.
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Mr. Smith moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize a contract with C & R Mechanical Company for maintenance and repair of the heating, ventilation, and air conditioning (HVAC) systems in all City buildings for a period from July 1, 2024 through June 30, 2027 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 - None

COMMISSION AND BOARD REPORTS	Mr. Aubuchon moved, seconded by Mr. Hoops, to receive and file the minutes of the March 11 Board of Adjustment, May 13 Board of Adjustment, and May 14 Community Enrichment Commission meetings. The motion passed unanimously.
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NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

AMEND PDI TRADEPORT BUSINESS PARK	Mayor Robinson called for the first reading of a bill to amend the Planned District, Industrial regulations established for Hazelwood TradePort relative to directional signage.
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There were no objections and Bill 5133 was read by title only:

AN ORDINANCE AMENDING THE PLANNED DISTRICT, INDUSTRIAL, REGULATIONS ESTABLISHED FOR HAZELWOOD TRADEPORT, BY ORDINANCE 4605-18, RELATIVE TO PERMITTED SIGNS.

Bill 5133 will be on the agenda for second reading on July 3.

HVAC CONTRACT	Mayor Robinson called for the first reading of a bill to authorize a contract for HVAC system maintenance in all City buildings.
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There were no objections and Bill 5134 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH C&R MECHANICAL COMPANY FOR THE MAINTENANCE AND REPAIR OF THE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS IN ALL CITY BUILDINGS, FOR A PERIOD FROM JULY 1, 2024 THROUGH JUNE 30, 2027 AT A COST NOT TO EXCEED ONE HUNDRED NINETY-THREE THOUSAND NINETY-TWO DOLLARS (\$193,092).

Bill 5134 will be on the agenda for second reading on July 3.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5125 SLUP	Mayor Robinson called for the second reading of Bill 5125 to grant a Special Land Use Permit for a marijuana infused products manufacturing facility at 12035 and 12045 Missouri Bottom Road.
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There were no objections and Bill 5125 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO ERIC MORACZEWSKI FOR A MARIJUANA INFUSED PRODUCTS MANUFACTURING FACILITY AT 12035 MISSOURI BOTTOM ROAD AND 12045 MISSOURI BOTTOM ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Ms. Wadlow moved, seconded by Mr. Hoops, the adoption of Bill 5125 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 1</u>
Mrs. Hatton	Mr. Smith
Mr. Hoops	
Mr. Aubuchon	

Ms. Wadlow
Mayor Robinson
Ms. Matlock
Mr. Taylor

Bill 5125 was adopted as Ordinance 5007-24 by a vote of seven in favor and one opposed, with Mr. Smith casting the dissenting vote.

BILL 5126 Mayor Robinson called for the second reading of Bill 5126 to
FY 2024/2025 BUDGET approve the fiscal year 2024/2025 budget.

There were no objections and Bill 5126 was read by title only:

**AN ORDINANCE APPROVING THE BUDGET OF THE CITY OF HAZELWOOD,
MISSOURI, FOR FISCAL YEAR 2024-2025 AND APPROPRIATING THE SUMS
CONTAINED THEREIN FOR THE PURPOSES AND OBJECTS THEREIN.**

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5126 as an ordinance.
The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 1</u>
Mr. Hoops	Mrs. Hatton
Mr. Aubuchon	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	

Bill 5126 was adopted as Ordinance 5008-24 by a vote of seven in favor and one opposed, with Ms. Hatton casting the dissenting vote.

BILL 5127 Mayor Robinson called for the second reading of Bill 5127 to
AMEND CHAPTER 210 amend *Chapter 210: Animals and Fowl* relating to the keeping
of pets and requirements related to dangerous animals.

Mr. Lumley noted the Council has been provided with a revised bill in redline format,
identified as Bill 5127.1.

Chief Hudanick stated the amendment deletes all of the fines in Chapter 210 and refers
to the general penalty provisions in Title I of the Code.

Ms. Wadlow moved, seconded by Mr. Hoops, to amend Bill 5127 by the text of Bill 5127.1.
The motion passed unanimously.

There were no objections and Bill 5127, as amended, was read by title only:

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 210 RELATING TO THE KEEPING OF PETS AND REQUIREMENTS RELATED TO DANGEROUS ANIMALS.

Ms. Wadlow moved, seconded by Mr. Hoops, the adoption of Bill 5127, as amended, as an ordinance. The following vote was recorded on the motion:

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

Bill 5127, as amended, was unanimously adopted as Ordinance 5009-24.

BILL 5128 Mayor Robinson called for the second reading of Bill 5128 EMPLOYEE PAY SCHED to amend the employee pay schedule.

Mayor Robinson stated in previous years the Council included the City Manager and City Clerk in the Cost of Living Adjustment (COLA) raise along with the other City employees. The Council has been provided with a revised bill in redline format, identified as Bill 5128.1 to include the City Manager and City Clerk in the 4% COLA.

Mr. Hoops moved, seconded by Ms. Matlock, to amend Bill 5128 by the text of Bill 5128.1. The motion passed unanimously.

There were no objections and Bill 5128 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4965-23, AND ADOPTING A NEW PAY PLAN FOR THE 2024-2025 FISCAL YEAR FOR EMPLOYEES OF THE CITY OF HAZELWOOD, MISSOURI.

Mr. Hoops moved, seconded by Ms. Matlock, the adoption of Bill 5128, as amended, as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 1</u>
Mrs. Hatton	Ms. Wadlow
Mr. Hoops	
Mr. Aubuchon	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	

Bill 5128, as amended, was adopted as Ordinance 5010-24 by a vote of seven in favor and one opposed, with Ms. Wadlow casting the dissenting vote.

BILL 5129	Mayor Robinson called for the second reading of Bill 5129 to
AMEND MOU	extend the Memorandum of Understanding for Police
LABORER'S LOCAL 42	Department employees with the Laborers' Local through
	September 30, 2024.

There were no objections and Bill 5129 was read by title only:

AN ORDINANCE APPROVING AN AGREEMENT AMENDING THE MEMORANDUM OF UNDERSTANDING WITH LABORERS' INTERNATIONAL UNION OF NORTH AMERICA AND LABORERS' LOCAL 42 BY EXTENDING THE DURATION THROUGH SEPTEMBER 30, 2024.

Mr. Aubuchon moved, seconded by Ms. Wadlow, the adoption of Bill 5129 as an ordinance. The following vote was recorded on the motion:

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

Bill 5129 was unanimously adopted as Ordinance 5011-24.

BILL 5130	Mayor Robinson called for the second reading of Bill 5130 to
AMEND AGREEMENT	extend the agreement with Operating Engineers Local #148
WITH LOCAL #148	for Public Works Department employees through September
	30, 2024.

There were no objections and Bill 5130 was read by title only:

AN ORDINANCE APPROVING AN AGREEMENT AMENDING THE AGREEMENT WITH INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL #148 (AFL-CIO) BY EXTENDING THE DURATION THROUGH SEPTEMBER 30, 2024.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5130 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mrs. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Ms. Wadlow	

Mayor Robinson
Ms. Matlock
Mr. Taylor
Mr. Smith

Bill 5130 was unanimously adopted as Ordinance 5012-24.

BILL 5131 AMEND AGREEMENT WITH LOCAL #2665 FOR FIREFIGHTERS	Mayor Robinson called for the second reading of Bill 5131 to amend the agreement with Local #2665 of the International Association of Firefighters by extending the duration through September 30, 2024.
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There were no objections and Bill 5131 was read by title only:

AN ORDINANCE APPROVING AN AGREEMENT AMENDING THE AGREEMENT WITH LOCAL #2665 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS BY EXTENDING THE DURATION THROUGH SEPTEMBER 30, 2024.

Mr. Aubuchon moved, seconded by Mr. Smith, the adoption of Bill 5131 as an ordinance. The following vote was recorded on the motion:

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

Bill 5131 was unanimously adopted as Ordinance 5013-24.

BILL 5132 AMEND AGREEMENT WITH LOCAL #2665 FOR COMPANY OFFICERS	Mayor Robinson called for the second reading of Bill 5132 to amend the agreement with company officers of Local #2665 of the International Association of Firefighters by extending the duration through September 30, 2024.
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There were no objections and Bill 5132 was read by title only:

AN ORDINANCE APPROVING AN AGREEMENT AMENDING THE AGREEMENT WITH COMPANY OFFICERS OF LOCAL #2665 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS BY EXTENDING THE DURATION THROUGH SEPTEMBER 30, 2024.

Mr. Aubuchon moved, seconded by Ms. Matlock, the adoption of Bill 5132 as an ordinance. The following vote was recorded on the motion:

AYE - 8

NAY - 0

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

Bill 5132 was unanimously adopted as Ordinance 5014-24.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, July 3 at 6:30 p.m. in the Council Chambers.

CITY HALL CLOSED Mayor Robinson announced City Hall would be closed on July 4 in observance of Independence Day.

FIREWORKS DISPLAY Mayor Robinson announced the fireworks display would occur at White Birch Park on July 4 at 9 p.m..

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 8:19 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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