CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 19, 2019

CALL TO ORDER A regular meeting of the Hazelwood City Council was called to order by Mayor Pro Tempore Warren H. Taylor at 7:30 p.m. on Wednesday, June 19, 2019, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Pro Tempore Taylor 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:

Don W. Ryan
Russell Todd
Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker
Robert M. Aubuchon

Mayor Matthew Robinson and Council Member Robert Parkin II were not present. City Clerk Christine Thomas declared a quorum was present.

Also present were City Manager Matt Zimmerman and Associate City Attorney Robert Jones.

AGENDA There being no amendments proposed, Mrs. Singleton moved, seconded by Mr. Todd, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA Mrs. Hendon moved, seconded by Mrs. Stroker, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

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	Mrs. Hendon moved, seconded by Mrs. Stroker, to approve the minutes of the June 5 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

WHAT'S NEW	Communications Coordinator Tim Davidson provided the What's New in Hazelwood report.
PRESENTATION OF CALEA CERTIFICATION	Police Chief Gregg Hall stated the Hazelwood Police Department (HPD) received accreditation with a national crediting agency, Commission on Accreditation for Law Enforcement Agencies (CALEA).

Chief Hall stated the process started three years ago and HPD shares this distinction with 42 other police departments in the St. Louis region. Chief Hall thanked Major Ken Jewson and Detective Will Russ for their efforts in making this happen.

EMPLOYEE SERVICE AWARDS	As their biographies were read, Maintenance Worker I Cory Uhle and Custodian Jimel Keeble were presented with five year service awards.

PROCLAMATIONS AND RESOLUTIONS

POWERPLEX TERM SHEET RESOLUTION	Mayor Pro Tempore Taylor called for the reading of a resolution approving a revised term sheet with Big Sports Properties, LLC for the proposed redevelopment of St. Louis Outlet Mall.

Mr. Zimmerman stated a term sheet was approved by resolution in 2018 and there were more items that needed to be addressed. Mr. Zimmerman stated this is a large step in bringing the project to fruition.

Mark Grimm of Gilmore & Bell, the City's bond counsel, explained that paying off the TDD has been an issue. However, the City has been working closely with the developer and bondholders on how to address the debt. Currently, there is $36 million of primary TDD debt outstanding that is a burden to development of the property. Those bonds would be paid off by a $10.5 million payment. In addition, there is $11 million in outstanding subordinate debt and it can be paid off for a nominal amount of $50,000.

Mr. Grimm stated the initial build out for the project would cost approximately $33 million. The primary source of repayment of these costs is through IDA bonds. Mr. Grimm explained the developer will contribute $25 million, the CVC will contribute $6 million, the City will provide an economic development loan of $5 million and an additional $600,000 for future use of the facility, and $3 million in economic development funds, of which $2 million would be for reserve funds. Mr. Grimm stated there is currently a 1% TDD sales tax. Once the project is constructed, there will be a 1% TDD sales tax and a 1% Community Improvement District sales tax. In addition, there will be partial property tax abatement. Mr. Grimm stated the goal of these incentives is to make the project operationally effective.

Ernesto Segura, attorney representing Big Sports Properties, stated he was available to answer technical questions.

Dan Buck of Big Sports Properties stated they have the support of Cabela's general manager, the Park 370 Board of Trustees, and high schools and other sports organizations in the area. There is an August 30 deadline with the TDD bondholders and a September 3 start date for construction. The surveys are completed. Mr. Buck explained, since the infrastructure is in place, there isn't much steel and concrete work to be done. Volleyball, basketball, pickleball, and beach volleyball could be running approximately 20 weeks from start of construction and the ball fields would be ready by next spring. The dome would be ready late next summer and the dorms would be ready in 2021.

Mr. Segura stated this resolution is step one. He explained they will be back in front of Council for an economic development loan and a zoning amendment approval.

Mrs. Hendon asked if Cabela's would be staying. Mr. Buck responded they have a four year lease commitment and are supportive of the project.

St. Louis County Council representative Mark Harder stated the County Council and County Executive Sam Page expressed support of the project.

There were no objections and Resolution 1908 was read by title only:

A RESOLUTION APPROVING REVISED KEY TERMS WITH BIG SPORTS PROPERTIES, LLC FOR THE PROPOSED REDEVELOPMENT OF ST. LOUIS OUTLET MALL.

Mr. Ryan moved, seconded by Mrs. Stroker, the adoption of Resolution 1908. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	

Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon

Resolution 1908 was adopted.

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Pro Tempore Taylor explained the procedures to be followed during a hearing. He invited anyone desiring to make a comment to come forward at this time.

No one came forward to address the Council.

PUBLIC HEARINGS - None

COMMUNICATIONS

MSD STORMWATER CAPITAL PROJECT FUNDING	A letter inviting elected leaders and public works officials to discuss stormwater capital project funding was received from the Metropolitan St. Louis Sewer District.
ST. LOUIS COUNTY MUNICIPAL PARK GRANT COMMISSION	A letter from St. Louis County Municipal Park Grant Commission regarding their Round 20 Park Grant application and meetings was received.

Mrs. Hendon moved, seconded by Mrs. Stroker, 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 July 10 Council work session agenda.
BOARD/COMMISSION APPOINTMENTS	Mayor Pro Tempore Taylor nominated Marge Kauffeld for appointment to the Community Enrichment Commission.

Mr. Todd moved, seconded by Mrs. Hendon, to approve the preceding appointment. The motion passed unanimously.

Mrs. Thomas will invite Mrs. Kauffeld to the July 3 Council meeting to receive her oath of office and commission certificate.

CITY MANAGER'S REPORT

FEE SCHEDULE CHANGE ROW & EXCAVATION PERMITS

Code Administrator/Building Official Travis Ham reported staff recommends increasing the fees for Building and Excavation/Right-of-Way Permits.

Mr. Ham stated the current building permit fees have not been updated since 2013 and costs have increased approximately 12%. Staff proposes a similar increase to the building permit fee schedule. He explained the excavation and right-of-way permits would increase from $30 to $50. These increases would cover permit processing, plan review and inspections.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to increase the Building and Excavation/Right-of-Way Permit fees. The motion passed unanimously.

FEE INCREASE RES. OCCUPANCY INSPECTION FEES

Mr. Ham reported staff recommends amending *Chapter 500: Building Codes and Building Regulations* relative to residential occupancy inspection and permit fees.

Mr. Ham stated the current residential occupancy inspection fee is $50. He explained one and two family condominiums and large homes take more time than apartments. Based on calculated costs, the fee should be raised to $75 to cover expenses. The residential occupancy inspections fee for apartments would remain $50.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the staff recommendation to increase the residential occupancy inspection fee for one and two family condominiums and large homes from $50 to $75 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.

GASOLINE & DIESEL FUEL

Public Works Director David Stewart reported staff recommends the purchase of gasoline and diesel fuel for City vehicles during fiscal year 2020 from Energy Petroleum at a rate of $.045 per gallon for profit and delivery.

Mr. Stewart stated requests for bids were sent to nine prospective fuel suppliers and two bids were received. The lowest, responsive bid is from Energy Petroleum.

Mr. Todd moved, seconded by Mrs. Hendon, to concur with the staff recommendation to authorize the purchase of gasoline and diesel fuel during fiscal year 2020 from Energy Petroleum at a rate of $.045 per gallon for profit and delivery. The motion passed unanimously.

LEASE & SUBLEASE 9091, 9093 & 9095

Mr. Zimmerman reported staff recommends approval of the Consent to Assignment of Lease and Sublease for property

DUNN ROAD abutting 9091, 9093 and 9095 Dunn Road.

Mr. Zimmerman explained Bommarito purchased the Clay Cooley Toyota dealership in 2016. As part of the transaction, the City agreed to transfer the lease for the former Dunn Road right-of-way from Cooley to Bommarito. Mr. Zimmerman stated Bommarito is now closing on the dealership land and has requested the City consent to assignment of the lease from Cooley to a Bommarito subsidiary.

Bommarito representative Mark Winings, an attorney at Lewis Rice, stated Bommarito is buying the property that they currently lease from Cooley. A small portion of the property utilized by the dealership is owned by the City and leased to Cooley who subleases it to Bommarito. Bommarito would become the tenant instead of the sub-tenant. The use of the property and terms of the lease would remain the same.

Mr. Zimmerman stated Bommarito's attorney informed staff this week that the closing is scheduled for July 1. Therefore, staff is recommending Council authorize an emergency second reading of the bill to authorize the lease and sublease agreement.

Mr. Aubuchon moved, seconded by Mrs. Stroker, to concur with the staff recommendation to approve the Consent to Assignment of Lease and Sublease for property abutting 9091, 9093 and 9095 Dunn Road 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.

PGAV PLANNERS CONTRACT TIF STUDY Mr. Zimmerman reported staff recommends authorizing a contract with PGAV Planners, LLC for a TIF study for the POWERplex project at a cost not to exceed $21,000, exclusive of reimbursables.

Mr. Zimmerman stated the existing TIF district on the property will expire in 2021 and a new TIF district will be created. Due to statutory requirements, the City must conduct a TIF blight study and cost-benefit analysis.

John Brancaglione with Peckham, Guyton, Albers & Viets, Inc. (PGAV) stated there are three pieces to establishing a TIF, or in this case recreating a TIF, which include a qualifications analysis, a redevelopment plan and cost-benefit analysis. Mr. Brancaglione stated PGAV will produce the qualifications analysis and cost-benefit analysis and Husch Blackwell, on behalf of BSP, will produce the redevelopment plan.

Mrs. Singleton asked about the blight study included in this contract. Mr. Brancaglione replied the area has to meet blighting qualifications to be designated for TIF purposes. The area, in this case, is the mall only.

Mrs. Singleton stated blight sounds negative. Mr. Brancaglione stated, defined through case law and in the statute, it doesn't necessarily mean crime ridden and rat infested.

Mr. Brancaglione stated prolonged vacancy and revenue loss are one of the factors in blighting.

Mrs. Hendon asked how long the analyses take. Mr. Brancaglione responded they must be done quickly because the qualifications analysis must coincide with the August 30 deadline to close on the transaction with the TDD bondholders and on purchase of the mall.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to authorize a contract with PGAV Planners LLC, for a TIF Study for the POWERplex project and to place the draft bill on this agenda for introduction. The motion passed and the bill was added to the agenda as item 17.c.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT

FULL PACKAGE LIQUOR LICENSE AT GAS STATIONS

Mrs. Thomas stated the Council has been provided with a draft bill to amend the liquor Code to allow the issuance of Full Package Liquor Licenses to gas stations.

Mrs. Thomas reported most area municipalities permit the sale of hard liquor in the package at gas stations including Bridgeton, Ferguson, Berkeley and Maryland Heights. Chief Hall was consulted and has no issues with the proposal. Mrs. Thomas explained there are six gas stations in the City that currently have Package Liquor Licenses (5% Malt Liquor Only). She stated since licenses were just renewed on July 1, the Council may want to consider allowing the businesses to convert their existing limited licenses to full licenses by written request from the managing officer and payment of an adjusted fee. Written notice of the Code change would be mailed to the affected businesses if the Council decides to amend the Code.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to amend *Chapter 600: Alcoholic Beverages* to allow the issuance of Full Package Liquor Licenses to vehicle service stations where motor vehicle fuel is dispensed 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.d.

COMMISSION AND BOARD REPORTS

Mrs. Hendon moved, seconded by Mrs. Stroker, to receive and file the minutes of the April 11 City Plan Commission meeting and the May 13 Board of Adjustment meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

RESIDENTIAL OCCUPANCY FEES	Mayor Pro Tempore Taylor called for the first reading of a bill to amend *Chapter 500: Building Codes and Building Regulations* relative to Residential Occupancy Inspection and Permit fees.

There were no objections and Bill 4812 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS* OF THE HAZELWOOD CITY CODE RELATIVE TO RESIDENTIAL OCCUPANCY INSPECTION AND PERMIT FEES.

Bill 4812 will be on the agenda for second reading on July 3.

LEASE & SUBLEASE 9091, 9093 & 9095 DUNN ROAD	Mayor Pro Tempore Taylor called for the first reading of a bill to approve the Consent to Assignment of Lease and Sublease for property abutting 9091, 9093 and 9095 Dunn Road.

There were no objections and Bill 4813 was read by title only:

AN ORDINANCE APPROVING A CONSENT TO ASSIGNMENT OF LEASE AND SUBLEASE FOR CITY PROPERTY ABUTTING 9091, 9093 AND 9095 DUNN ROAD AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

Mr. Jones noted the draft bill includes a clause for emergency passage.

Mr. Aubuchon moved, seconded by Mr. Ryan, to find and declare an emergency exists with respect to the adoption of the bill, in accordance with Section 8 of Article II of the City Charter, and to give it second reading and consideration for adoption this evening. The motion passed unanimously.

Bill 4813 was read for a second time by title only:

AN ORDINANCE APPROVING A CONSENT TO ASSIGNMENT OF LEASE AND SUBLEASE FOR CITY PROPERTY ABUTTING 9091, 9093 AND 9095 DUNN ROAD AND DECLARING AN EMERGENCY EXISTS FOR ITS IMMEDIATE PASSAGE.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4813 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	

Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon

Bill 4813 was adopted as Ordinance 4685-19.

CONTRACT TIF STUDY	Mayor Pro Tempore Taylor called for the first reading of a bill to authorize a contract with PGAV Planners, LLC for a TIF study for the POWERplex project.

There were no objections and Bill 4814 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH PGAV PLANNERS LLC, FOR A TIF STUDY FOR THE POWERPLEX PROJECT AT A COST NOT TO EXCEED TWENTY-ONE THOUSAND DOLLARS ($21,000), EXCLUSIVE OF REIMBURSABLE EXPENSES.

Bill 4814 will be on the agenda for second reading on July 3.

AMEND CHAPTER 600 RE: FULL PACKAGE LIQUOR LICENSES AT GAS STATIONS	Mayor Pro Tempore Taylor called for the first reading of a bill to amend *Chapter 600: Alcoholic Beverages* pertaining to package sales licenses for vehicle service stations where motor vehicle fuel is dispensed.

There were no objections and Bill 4815 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 600: ALCOHOLIC BEVERAGES* OF THE HAZELWOOD CITY CODE PERTAINING TO PACKAGE SALES LICENSES FOR VEHICLE SERVICE STATIONS WHERE MOTOR VEHICLE FUEL IS DISPENSED.

Bill 4815 will be on the agenda for second reading on July 3.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4765 AMEND PDM CONDITIONS	The second reading of Bill 4765, to amend the Planned District, Mixed Use, conditions for a retail shopping mall by establishing conditions for a sports facility, has been postponed.
BILL 4799 E.D. AGREEMENT PLM HOLDING CO.	Mayor Pro Tempore Taylor called for the second reading of Bill 4799, approving an Economic Development Loan Agreement with PLM Holding Company.

There were no objections and Bill 4799 was read by title only:

AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT AND NEW EMPLOYMENT TRAINING AND OPPORTUNITIES FORGIVABLE LOAN AGREEMENT WITH PLM HOLDING COMPANY AND AUTHORIZING EXECUTION OF DOCUMENTS RELATING THERETO.

Mr. Zimmerman stated the Council has been provided with a revised loan agreement. The changes are legal in nature. They clarify that there are two separate loans and do not affect the loan amount or job requirements

Mr. Todd moved, seconded by Mrs. Hendon, to amend Bill 4799 by substituting the revised loan agreement as Exhibit A. The motion passed unanimously.

There were no objections and Bill 4799, as amended, was read by title only:

AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT AND NEW EMPLOYMENT TRAINING AND OPPORTUNITIES FORGIVABLE LOAN AGREEMENT WITH PLM HOLDING COMPANY AND AUTHORIZING EXECUTION OF DOCUMENTS RELATING THERETO.

Mr. Todd moved, seconded by Mrs. Hendon, the adoption of Bill 4799, as amended, as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4799, as amended, was adopted as Ordinance 4686-19.

BILL 4801 AGREEMENT FIREFIGHTERS' UNION	The second reading of Bill 4801, approving an agreement with Local #2665 of the International Association of Firefighters relative to terms and conditions of employment, has been postponed.
BILL 4802 REZONE 7100 HAZELWOOD AVE.	Mayor Pro Tempore Taylor called for the second reading of Bill 4802 to amend *Chapter 405: Zoning Regulations* by rezoning 7100 Hazelwood Avenue from I-1 Light Industrial District to I-2 Heavy Industrial District.

There were no objections and Bill 4802 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 405: ZONING REGULATIONS*, OF THE MUNICIPAL CODE OF THE CITY OF HAZELWOOD, MISSOURI, BY REZONING 7100 HAZELWOOD AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO I-2 HEAVY INDUSTRIAL DISTRICT.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4802 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4802 was adopted as Ordinance 4687-19.

BILL 4803
SLUP
7100 HAZELWOOD AVE.

Mayor Pro Tempore Taylor called for the second reading of Bill 4803 to grant a Special Land Use Permit to 7100 Hazelwood, LLC, d/b/a USA Recycling and Pallet Logistics Management, Inc., for manufacturing (wood products) and outdoor storage at 7100 Hazelwood Avenue.

There were no objections and Bill 4803 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO 7100 HAZELWOOD, LLC, D/B/A USA RECYCLING AND PALLET LOGISTICS MANAGEMENT, INC., FOR MANUFACTURING (WOOD PRODUCTS) AND OUTDOOR STORAGE AT 7100 HAZELWOOD AVENUE AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Todd moved, seconded by Mrs. Singleton, the adoption of Bill 4803 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4803 was adopted as Ordinance 4688-19.

BILL 4804 SLUP 5735 FEE FEE ROAD	Mayor Pro Tempore Taylor called for the second reading of Bill 4804 to grant a Special Land Use Permit to Tow Me STL LLC, d/b/a Gotcha Towing and Recovery, for a vehicle service and repair facility and vehicle storage at 5735 Fee Fee Road.

There were no objections and Bill 4804 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO TOW ME STL LLC, D/B/A GOTCHA TOWING AND RECOVERY, FOR A VEHICLE SERVICE AND REPAIR FACILITY AND VEHICLE STORAGE AT 5735 FEE FEE ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Bill 4804 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4804 was adopted as Ordinance 4689-19.

BILL 4805 F.Y. 2020 BUDGET	Mayor Pro Tempore Taylor called for the second reading of Bill 4805 to approve the fiscal year 2019-2020 budget.

There were no objections and Bill 4805 was read by title only:

AN ORDINANCE APPROVING THE BUDGET OF THE CITY OF HAZELWOOD, MISSOURI, FOR FISCAL YEAR 2019-2020 AND APPROPRIATING THE SUMS CONTAINED THEREIN FOR THE PURPOSES AND OBJECTS THEREIN.

Mrs. Singleton moved, seconded by Mr. Todd, the adoption of Bill 4805 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	

Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon

Bill 4805 was adopted as Ordinance 4690-19.

BILL 4806 ADOPT 2015 INTERNATIONAL PROP. MAINT. CODE	Mayor Pro Tempore Taylor called for the second reading of Bill 4806 to amend *Chapter 500: Building Codes and Building Regulations* by the adoption of the 2015 International Property Maintenance Code.

There were no objections and Bill 4806 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS* OF THE HAZELWOOD CITY CODE BY THE ADOPTION OF THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE AND ALL MODIFICATIONS, ADDITIONS, INSERTIONS AND CHANGES THERETO.

Mr. Aubuchon moved, seconded by Mr. Todd, the adoption of Bill 4806 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4806 was adopted as Ordinance 4691-19.

BILL 4807 ADOPT 2015 INT'L CODES: RESIDENTIAL BUILDING, FUEL, GAS, MECHANICAL, AND ENERGY CONSERVATION	Mayor Pro Tempore Taylor called for the second reading of Bill 4807 to amend *Chapter 500: Building Codes and Building Regulations* by the adoption of the 2015 International Building Code, 2015 International Residential Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code and 2015 International Energy Conservation Code.

There were no objections and Bill 4807 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS* OF THE HAZELWOOD CITY CODE BY THE ADOPTION OF THE 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE INCLUDING APPENDIX F, 2015 INTERNATIONAL MECHANICAL CODE,

2015 INTERNATIONAL FUEL GAS CODE, AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL MODIFICATIONS, ADDITIONS, INSERTIONS AND CHANGES THERETO.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4807 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4807 was adopted as Ordinance 4692-19.

BILL 4808
ADOPT 2015 INT'L
FIRE CODE

Mayor Pro Tempore Taylor called for the second reading of Bill 4808 to amend *Chapter 205: Fire Protection* by the adoption of the 2015 International Fire Code.

There were no objections and Bill 4808 was read by title only:

AN ORDINANCE AMENDING *CHAPTER 205: FIRE PROTECTION* OF THE HAZELWOOD CITY CODE BY THE ADOPTION OF THE *2015 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.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Bill 4808 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4808 was adopted as Ordinance 4693-19.

BILL 4809 AGREEMENT CHAPTER 353 STUDY	Mayor Pro Tempore Taylor called for the second reading of Bill 4809 to authorize an agreement with PGAV Planners LLC for a Chapter 353 Study of Village Square Shopping Center.

There were no objections and Bill 4809 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH PGAV PLANNERS LLC, FOR A CHAPTER 353 STUDY OF VILLAGE SQUARE SHOPPING CENTER AT A COST NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS ($25,000), EXCLUSIVE OF REIMBURSABLE EXPENSES.

Mrs. Stroker moved, seconded by Mr. Ryan, the adoption of Bill 4809 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4809 was adopted as Ordinance 4694-19.

BILL 4810 HVAC CONTRACT	Mayor Pro Tempore Taylor called for the second reading of Bill 4810 to authorize a contract for HVAC system maintenance in all City buildings.

There were no objections and Bill 4810 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, 2019 THROUGH JUNE 30, 2022 AT A COST NOT TO EXCEED ONE HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED FORTY-EIGHT DOLLARS ($166,548).

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4810 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	

Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mrs. Stroker
Mr. Aubuchon

Bill 4810 was adopted as Ordinance 4695-19.

BILL 4811 AMEND PAY PLAN	Mayor Pro Tempore Taylor called for the second reading of Bill 4811 to amend the Market Pay Plan.

There were no objections and Bill 4811 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4440-15, WHICH ADOPTED THE MARKET PAY PLAN FOR EMPLOYEES OF THE CITY OF HAZELWOOD, MISSOURI, BY ADDING THREE NEW POSITIONS.

Mrs. Stroker moved, seconded by Mr. Ryan, the adoption of Bill 4811 as an ordinance. The following vote was recorded on the motion:

AYE - 7	NAY - 0
Mr. Ryan	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4811 was adopted as Ordinance 4696-19.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING	Mayor Pro Tempore Taylor announced the next regular Council meeting will be held Wednesday, July 3, at 7:30 p.m. in the Council Chambers.
ADJOURNMENT	There being no further business to come before the Council, the meeting was adjourned at 8:34 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

Christine Thomas, MRCC - City Clerk
City of Hazelwood, Missouri