

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JULY 3, 2019**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:32 p.m. on Wednesday, July 3, 2019, 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:

Matthew G. Robinson
Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker*
Robert M. Aubuchon

Council Members Robert Parkin II, Don Ryan and Russell Todd were not present. City Clerk Christine Thomas declared a quorum was present. Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

*Council Member Carol Stroker arrived at 7:55 p.m.

AGENDA

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

CONSENT AGENDA

Mrs. Singleton moved, seconded by Mr. Taylor, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

AYE - 5

NAY - 0

Mayor Robinson
Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mr. Aubuchon

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

APPROVAL OF MINUTES

Mrs. Singleton moved, seconded by Taylor, to approve the minutes of the June 19 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.

PROCLAMATIONS AND RESOLUTIONS

TRANSPORTATION GRANT FUNDING RESOLUTION

Mayor Robinson called for the reading of a resolution authorizing an application for a transportation grant to help fund the purchase of a transit bus.

Public Works Director David Stewart stated the original resolution was passed in 1996 and an updated resolution has been requested by the Missouri Department of Transportation.

There were no objections and Resolution 1909 was read by title only:

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF HAZELWOOD, MISSOURI, TO FILE AN APPLICATION FOR A PUBLIC TRANSPORTATION SYSTEM GRANT.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Resolution 1909. The following vote was recorded on the motion:

AYE - 5

NAY - 0

Mayor Robinson
Mr. Taylor
Mrs. Hendon
Mrs. Singleton
Mr. Aubuchon

Resolution 1909 was unanimously adopted.

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.

CODE ENFORCEMENT ON AURIESVILLE

Deborah King of 5126 Auriesville Lane stated she lives between two rental properties that have multiple code violations and requested Code Enforcement take action.

Ms. King explained her neighbors to the left and right have not mowed their grass this summer. One property has tree limbs on their air conditioning unit and a mattress on the side of the house. Ms. King stated she believes they have a possible occupancy violation with the number of people living there and they have a broken fence and a broken gate. No parking is allowed on either side of the street and she asked that police issue tickets for parking violations.

Mayor Robinson stated Code Enforcement must go through a legal process which takes time. He stated the City Manager will be in contact with her and will provide a report at the next regular Council meeting.

MALL DEVELOPMENT Joseph Tubbs, owner of Midwest Clearance Center at the St. Louis Outlet Mall, stated he has heard about the plans for the mall development but has not been contacted by the City or developer.

Mr. Tubbs explained they have a long-term lease, keep the property clean and operate a profitable business. He wants to know how his business will be affected by this development.

Mayor Robinson stated the City Manager will contact him and address his concerns.

PUBLIC HEARINGS

SLUP PETITION Mayor Robinson called to order the public hearing to
210 FEE FEE HILLS DR consider the petition by Gujarati Samaj of St. Louis, Inc., for a Special Land Use Permit for a banquet facility at 210 Fee Fee Hills Drive.

City Planner Earl Bradfield reported the subject site is the former Hazelwood Bowl facility and is located in a C-2 General Commercial District. It is surrounded by R-6 Multiple-Family Dwelling District, R-5 Single-Family Dwelling District and C-2 General Commercial District. Mr. Bradfield stated the site is made up of two parcels, one has the building on it and the other is the parking lot. The building is being renovated for recreational and banquet facility use. The proposed floor plan shows 140 tables and a total of 1,120 seats. The maximum number of employees on shift would be 10. Mr. Bradfield stated the banquet facility requires 381 parking spaces, but only has 132. The owner negotiated a parking agreement with the Machinist District Lodge 837 Building Corporation for use of an additional 250 parking spaces, bringing available parking into compliance. The proposed use is consistent with the Comprehensive Plan.

Samir Bhakta, president of Gujarati Samaj of St. Louis, Inc., stated they purchased the property in January 2019. He explained they are doing extensive renovations to the building. Mr. Bhakta stated, when the building is not being used by the church, they will rent it to the public for events. Mr. Bhakta gave a PowerPoint presentation.

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 asked if they plan on serving food and alcohol. Mr. Bhakta responded affirmatively and stated they plan to apply for a liquor license.

Mrs. Singleton asked how they will communicate with the Machinist Hall to coordinate events. Mr. Bhakta replied they will meet before scheduling large events to discuss any conflicts or issues.

Mrs. Hendon asked if there are specific times events will be held. Mr. Bhakta responded events will typically take place on Fridays and Saturdays, but they don't know the demand at this point. He stated use by the public would include birthday parties and baby showers and would not be late night events.

Mrs. Thomas read the City Plan Commission motion "to recommend approval to the City Council of the petition for Special Land Use Permit for a banquet facility located at 210 Fee Fee Hills Drive, Ward 2, with the condition that the banquet facility will coordinate with the Machinist District Lodge concerning parking in case there are events on the same night." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit for a banquet facility at 210 Fee Fee Hills 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
183 MCDONNELL BLVD. Mayor Robinson called to order the public hearing to consider the petition by Express Medical Transporters, Inc., for a vehicle service and repair facility at 183 James S. McDonnell Boulevard and 5900 North Lindbergh Boulevard.

Mr. Bradfield reported the subject site is located in an I-2 Heavy Industrial District within a strip center. The proposed plan includes five service bays in the rear of the site. Mr. Bradfield explained the parking plan meets the requirements. The vehicles being repaired are vans from Express Medical Transporters and do not include vehicles from outside customers. The proposed use is consistent with the Comprehensive Plan.

Express Medical Transporters' owner, Charles Passmore, gave an overview of the business and showed a site plan. Mr. Passmore explained they will mainly perform preventative maintenance on their company vans.

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. Thomas read the City Plan Commission motion “to recommend approval to the City Council of the petition for Special Land Use Permit for a vehicle service and repair facility located at 5900 North Lindbergh Boulevard and 183 McDonnell Boulevard, Ward 2, with the following conditions: a) vehicles not being repaired will not be parked overnight and vehicles that are being repaired cannot remain on the property for more than a 30 day period, b) vehicles must be parked in a designated parking space that must be striped and site plan be presented showing striping that meets code, c) vehicles without current license plates cannot be parked at site, and d) tires or vehicle parts or inventory for the vehicle service and repair facility cannot be stored and no vehicle repairs or maintenance work can be performed or goods delivered to customers at any location on the exterior of the premises.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit for a vehicle service and repair facility at 183 James S. McDonnell Boulevard and 5900 North Lindbergh Boulevard 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

SUBDIVISION PETITION A petition for subdivision of 1600 TradePort Drive to divide
1600 TRADEPORT DR. one parcel into one lot, two common ground areas and two areas for future development was received from NP Hazelwood 370 Industrial, LLC.

SLUP PETITION A petition for a Special Land Use Permit for a vehicle service
7314 HAZELWOOD AVE. facility and vehicle storage at 7314 Hazelwood Avenue was received from Asset Towing & Recovery Services, LLC.

GOLF COURSE A proposal to develop a golf course in the area that was
PROPOSAL formerly Carrolton Subdivision, currently owned by St. Louis City, was received from East Cuivre Company.

EWGCG The June 20 issue of Local Government Briefings was
LOCAL BRIEFINGS received from the East-West Gateway Council of Governments.

Mrs. Singleton moved, seconded by Mr. Taylor, to refer the petitions to the City Plan Commission and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION No items were added to the work session agenda and
AGENDA ITEMS Mrs. Singleton moved, seconded by Mrs. Hendon, to cancel the July 10 work session. The motion passed unanimously.

CITY MANAGER'S REPORT

PURCHASE OF Police Major Ken Jewson reported staff recommends the
POLICE VEHICLES purchase of three 2019 Dodge Charger AWD sedans and two 2019 Dodge Durango SUV AWD vehicles at a cost of \$140,122, from Landmark Dodge, plus \$32,880 for equipment, graphics and installation.

Major Jewson stated the Capital Improvement Fund budget includes \$173,100 to purchase and equip five police vehicles. All five vehicles will be outfitted and deployed into the patrol fleet. The vehicles would be purchased under the State of Missouri contract from Landmark Dodge in Independence, Missouri. The total cost of \$173,002 is \$100 less than the budgeted amount.

Mrs. Hendon asked what will happen with the old vehicles. Major Jewson replied they are high maintenance and will probably go to auction.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to purchase three 2019 Dodge Charger AWD sedans and two 2019 Dodge Durango SUV AWD vehicles at a cost of \$140,122, from Landmark Dodge, plus \$32,880 for equipment, graphics and installation, at a total cost of \$173,002. The motion passed unanimously.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND Mrs. Singleton moved, seconded by Mr. Taylor, to
BOARD REPORTS receive and file the minutes of the May 9 City Plan Commission meeting, the May 14 Community Enrichment Commission meeting, and the June 10 Neighborhood Watch Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP Mayor Robinson called for the first reading of a bill to grant a
210 FEE FEE HILLS DR. Special Land Use Permit to Gujarati Samaj of St. Louis, Inc.,
for a banquet facility at 210 Fee Fee Hills Drive.

There were no objections and Bill 4816 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND
USE PERMIT TO GUJARATI SAMAJ OF ST. LOUIS, INC., FOR A BANQUET
FACILITY AT 210 FEE FEE HILLS DRIVE AND PROVIDING THE CONDITIONS OF
SUCH USAGE.**

Bill 4816 will be on the agenda for second reading on July 17.

SLUP Mayor Robinson called for the first reading of a bill to grant a
183 MCDONNELL BLVD. Special Land Use Permit to Express Medical Transporters,
& 5900 N. LINDBERGH Inc., for a vehicle service and repair facility at 183 James S.
McDonnell Boulevard and 5900 North Lindbergh Boulevard.

There were no objections and Bill 4817 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND
USE PERMIT TO EXPRESS MEDICAL TRANSPORTERS, INC., FOR A VEHICLE
SERVICE AND REPAIR FACILITY AT 183 JAMES S. MCDONNELL BOULEVARD
AND 5900 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS
OF SUCH USAGE.**

Bill 4817 will be on the agenda for second reading on July 17.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4765 The second reading of Bill 4765, to amend the Planned
AMEND PDM District, Mixed Use, conditions for a retail shopping mall by
CONDITIONS establishing conditions for a sports facility, has been
postponed.

BILL 4801 The second reading of Bill 4801, approving an agreement
AGREEMENT with Local #2665 of the International Association
FIREFIGHTERS' of Firefighters relative to terms and conditions of
UNION employment, has been postponed.

BILL 4812 Mayor Robinson called for the second reading of Bill 4812 to
RESIDENTIAL amend *Chapter 500: Building Codes and Building*

OCCUPANCY FEES *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.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4812 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 6</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4812 was adopted as Ordinance 4697-19.

BILL 4814	Mayor Robinson called for the second reading of Bill 4814 to
CONTRACT	to authorize a contract with PGAV Planners, LLC for a TIF
TIF STUDY	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.

Mrs. Hendon moved, seconded by Mr. Taylor, the adoption of Bill 4814 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 6</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4814 was adopted as Ordinance 4698-19.

BILL 4815 Mayor Robinson called for the second reading of Bill 4814 to
AMEND CHAPTER 600 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.**

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Bill 4815 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 6</u>	<u>NAY - 0</u>
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	

Bill 4815 was adopted as Ordinance 4699-19.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

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

COUNCIL MEETING Mayor Robinson announced the July 10 Council work session has been canceled.

Mayor Robinson announced the next regular Council meeting will be held Wednesday, July 17, 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 8:20 p.m.

ATTEST:

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

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri