

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MARCH 4, 2026**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:28 p.m. on Wednesday, March 4, 2026, 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:

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

Council Member Robert M. Aubuchon was not present. City Clerk Julie Lowery declared a quorum was present. Also present were City Manager David Leezer 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

Ms. Matlock 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

Ms. Wadlow
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mr. Smith
Ms. Hatton
Mr. Hoops
Ms. Henderson

The motion passed unanimously, and the consent agenda was adopted.

APPROVAL OF MINUTES

Ms. Matlock moved, seconded by Mr. Hoops, to approve the minutes of the February 11 Council work session and the February 18 regular meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

EMPLOYEE INTRODUCTIONS

Police Chief James Hudanick introduced newly hired Police Officers Seth Moling, Molly Seebeck, and Rachel Thorn.

PROCLAMATIONS AND RESOLUTIONS

RESOLUTION MSD STORMWATER GRANT

Mayor Robinson called for the reading of a resolution authorizing a grant participation agreement with the Metropolitan Sewer District (MSD) related to stormwater infrastructure improvement projects.

Public Works Director David Stewart stated that following passage of MSD Proposition S in April 2024, funding is available to municipalities through the Stormwater Improvement Program. Participation requires approval of the Municipal Stormwater Grant Participation Agreement, which outlines program requirements and allows the City to apply for grant funding.

Staff plans to initially apply the funds to a storm sewer erosion project at the Community Center involving a partially collapsed pipe under the parking lot that discharges into the disc golf course creek. Future projects may include dredging Truman Pond, erosion control improvements along the disc golf course, and development of a stormwater master plan.

Ms. Wadlow asked if the City consults with St. Louis County regarding Missouri Bottom Road.

Mr. Stewart replied affirmatively.

There were no objections, and Resolution 2602 was read by title only:

Mr. Hoops moved, seconded by Ms. Matlock, the adoption of Resolution 2602. The following vote was recorded on the motion:

AYE - 8

NAY - 0

Ms. Wadlow
Mayor Robinson
Ms. Matlock
Mr. Taylor

Mr. Smith
Ms. Hatton
Mr. Hoops
Ms. Henderson

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.

HOME CONCERNS Ron Simpson of 8421 Jacklin Court stated there are many unmaintained properties that border the City and inquired whether the City could impose a moratorium to prevent property maintenance companies from purchasing homes in the area.

Mr. O’Keefe responded that the City does not have the authority to restrict who may purchase residential property.

Mr. Simpson also asked if there are any data centers planned for the City.

Mayor Robinson replied that the City has not been approached by any.

STORMWATER GRANT Don Davidson of 4921 Rose Blossom Lane asked who to contact regarding the sewers in his subdivision.

Mayor Robinson responded that Public Works would forward the information to MSD and noted that MSD is responsible for making the necessary repairs or addressing backups.

WARD 6 CONCERNS Quinton Spurlock of 7049 Laupher Lane expressed concerns with code enforcement.

Mr. Spurlock stated that he received a warning about his siding following a recent storm and expressed concern that additional assistance could be provided by the City.

Mr. Spurlock also expressed concerns that he is unable to conduct controlled burning on his property.

PUBLIC HEARINGS

SLUP
320 BROOKES DRIVE Mayor Robinson called to order the public hearing to consider the petition by My Life In A Bag Foundation for a Special Land Use Permit for a social assistance establishment at 320 Brookes Drive, Suite 105.

City Planner Cecile Denny stated My Life in a Bag Foundation operates a nonprofit in Hazelwood serving foster youth and youth in transitional or group living by providing luggage and essential supplies. The organization operates Monday through Friday, 10:00 a.m. to 5:00 p.m., with limited donation hours, and is staffed by up to four volunteers per shift, increasing to ten for accepting large donations. The nonprofit occupies a 1,244-square-foot office within a 3.01-acre office complex and includes five rooms, one of which is used for suitcase storage. Donations are typically dropped off at the rear garage entrance, with minimal impact on traffic or parking.

Owner Charles Smith was present to answer questions and provided a brief presentation.

Mr. Smith stated that children aging out of the foster care system are often placed in hotels upon turning 18. He reported that in one week, 77 youth were placed at hotels; of those, 20 were abducted, and three died by suicide. He emphasized that the program is intended to improve outcomes and support youth transitioning out of foster care.

Ms. Matlock asked what age groups the organization serves.

Mr. Smith responded that services currently cover newborns through age 18 but services will be expanded to include individuals ages 18 to 21.

Mrs. Henderson asked where they receive their funding.

Mr. Smith replied from the community and special events.

Mr. Hoops asked what items were needed.

Mr. Smith stated gently used and new bags, suitcases, and totes.

Mrs. Henderson asked if there were any employees.

Mr. Smith replied no, only volunteers.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

Jessica Platt of 512 Foxtrail Drive stated she is in favor of this petition as she is a Vocational Counselor and gave Mr. Smith her business card.

Ron Simpson of 4421 Jacklin Avenue spoke in favor of this petition.

Don Davidson of 4921 Rose Blossom Lane asked where donations can be made.

Mr. Smith handed out flyers for the program.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a social assistance establishment located at 320 Brookes Drive, Suite 105, Ward 2.” She stated the motion passed unanimously.

Ms. Wadlow moved, seconded by Mrs. Henderson, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a social assistance establishment at 320 Brookes Drive, Suite 105 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.

COMMUNICATIONS

EWGCG BRIEFINGS The February 12 issue of Briefings was received from the East-West Gateway Council of Governments.

CHARTER COMMUNICATIONS A notice of upcoming channel lineup changes was received from Charter Communications.

REZONING PETITION 7350 N. HANLEY ROAD A petition for change of zoning at 7350 North Hanley Road from C-2 General Commercial District to R-6 Multiple-Family Dwelling District Multiple Dwelling District was received from The Dels, Inc.

SLUP EXPANSION 623 DUNN ROAD A petition for a Special Land Use Permit Expansion for additional parking at 623 Dunn Road was received from Enterprise Leasing Company of STL, LLC.

SLUP PETITION 320 BROOKES DRIVE SUITE 204 A petition for a Special Land Use Permit for therapeutic massage, health club, spa at 320 Brookes Drive, Suite 204 was received from Nurse Led Lymphatic Therapy, LLC.

SLUP PETITION 320 BROOKES DRIVE SUITE 217 A petition for a Special Land Use Permit for a social assistance establishment at 320 Brookes Drive, Suite 217 was received from Building on Direction.

EWGCG BRIEFINGS The February 19 issue of Briefings was received from the East-West Gateway Council of Governments.

Ms. Matlock moved, seconded by Mr. Hoops, 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

**SPECIAL COUNCIL
MEETING AGENDA**

Mayor Robinson requested that the March 11 special Council meeting be take place to hear from the consultants and staff and for the citizens committee to ask questions regarding the bond issuance for a new firehouse.

Mr. Smith moved, seconded by Mrs. Henderson, to add discussion of the firehouse bond issue to the March 11 special Council meeting. The motion passed unanimously.

**BOARD/COMMISSION
APPOINTMENTS**

Mayor Robinson nominated the following reappointments: Jeff Keeven and John Gannon, Economic Development Sales Tax Board; Travis Ham, City Plan Commission; Tracy Prasad, Neighborhood Watch Commission; and Margie Oliver, Parks and Recreation Board.

Mr. Hoops motioned, seconded by Ms. Hatton, to approve the preceding reappointments. The motion passed unanimously.

**APPOINTMENT OF
MUNICIPAL JUDGE**

Ms. Lowery provided the Council with notice that Judge Patrick Monahan's term as Municipal Judge will expire in April.

Ms. Lowery stated in accordance with state statute, the appointment of a Municipal Judge is made by the City Council for a three-year term. The Council may reappoint Judge Monahan for an additional three-year term, or conduct interviews and consider other candidates before making an appointment.

Following discussion, the Council requested that this matter be placed on the next agenda for consideration.

CITY MANAGER'S REPORT

**TRAFFIC SAFETY
GRANT APPLICATION**

Chief Hudanick recommended authorization to participate in Missouri's Highway Safety Program.

Chief Hudanick stated the Police Department applies to the Missouri Department of Transportation (MoDOT) every year for grant funds through this program for highway safety and traffic enforcement. Chief Hudanick stated Sergeant Enge prepared grant applications to be submitted for overtime and equipment reimbursement. The grants would support enforcement efforts related to hazardous moving violations, occupant protection, and DWI enforcement. The total amount requested is \$360,780.78, with award announcements expected in August.

Ms. Wadlow moved, seconded by Mr. Hoops, to authorize participation in the Missouri Highway Safety Program. The motion passed unanimously.

DONATION POLICY Chief Hudanick informed the Council of a newly created policy that governs the acceptance of donations of property, improvements, and or funds.

Chief Hudanick stated Riverwood Estates Homeowners Association recently requested to purchase and donate speed cushions to the City. The proposed policy establishes a framework for reviewing and accepting donations, including cash, property, improvements, land, and related items. Legal counsel has reviewed the policy and identified no issues with the proposed language.

HOUSING OF MUNICIPAL INMATES Mr. Leezer reported staff recommends authorizing a contract with St. Louis County for the housing of municipal inmates.

Mr. Leezer stated that St. Louis County has increased the rate from \$30 per 24-hour period to \$75, and a contract amendment is necessary.

Ms. Wadlow moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize a contract with St. Louis County 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.

AMEND DEVELOPMENT AGRMT. AVIATOR Mr. Leezer reported staff recommends amending the development agreement with Aviator.

Mark Spykerman of Gilmore and Bell, the City's bond counsel, stated that on January 21, 2026, the City Council adopted a resolution expressing Aviator's intent to approve technical amendments to the Development Agreement regarding the submission and acceptance of Certificates of Substantial Completion. Although the required certificates had not been submitted, the buildings were completed and occupancy permits had been issued. The amendment was requested to facilitate the sale of certain buildings in the business park, as the prospective buyer sought confirmation that the Development Agreement had been materially complied with.

Mr. Hoops moved, seconded by Mr. Taylor, to concur with the staff recommendation to amend the development agreement with Aviator Business Park Redevelopment Corporation 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 MANAGER'S STATUS REPORT Mr. Leezer updated the Council on current and upcoming events.

Mr. Leezer announced that the annual limb pickup will run from the week of April 13 through the week of June 15. The online schedule and reminder postcard are being finalized, and information will be shared via social media.

He stated that the Hazelwood Police Department and Council Member Robert Smith participated in the Polar Plunge at Creve Coeur Lake in support of Special Olympics.

Mr. Leezer announced that the annual Clean Up Day has been rescheduled to Monday, April 6. City Hall will be closed that day; the Community Center and Civic Center East will remain open.

He reported that Mayor Robinson participated in the North County Inc. "State of the Region" event alongside regional leaders, providing updates and highlighting Hazelwood initiatives.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS Ms. Matlock moved, seconded by Mr. Hoops, to receive and file the minutes of the November 10, 2025, and January 12, 2026 Board of Adjustment meetings. 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
320 BROOKES DRIVE a Special Land Use Permit for a social assistance
SUITE 105 establishment.

There were no objections and Bill 5212 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO MY LIFE IN A BAG FOUNDATION FOR A SOCIAL ASSISTANCE ESTABLISHMENT AT 320 BROOKES DRIVE, SUITE 105 AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5212 will be on the agenda for second reading on March 18.

MUNICIPAL INMATE Mayor Robinson called for the first reading of a bill relative to
HOUSING the housing of municipal inmates.

There were no objections and Bill 5213 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH ST. LOUIS COUNTY FOR THE HOUSING OF MUNICIPAL INMATES AT THE BUZZ WESTFALL JUSTICE CENTER.

Bill 5213 will be on the agenda for second reading on March 18.

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting would be held on Wednesday, March 18, 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 7:32 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

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