

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MAY 6, 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, May 6, 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:

Lisa M. Matlock
Lisa Simpson
Robert C. Smith
Jen Hatton
William C. Hoops, Jr.
Charles McGhee
Lesli M. Henderson
Kevin Foley
Matthew G. Robinson

City Clerk Julie Lowery declared a quorum was present. Also present were Interim City Manager/Police Chief James Hudanick and Associate City Attorney Phillip Boyd.

AGENDA

Ms. Hatton moved, seconded by Mrs. Henderson, to remove item 16.c, discussion of the Public Works Maintenance Building and Parks and Recreation improvements and replace it with discussion regarding the fire house bond issue and to adopt the agenda as amended.

The motion passed by a vote of eight in favor and one opposed with Mr. Foley casting the dissenting vote.

CONSENT AGENDA

Ms. Matlock moved, seconded by Mr. Foley, to amend the consent agenda to add an additional closed meeting after proclamations and resolutions to discuss property acquisition.

Ms. Hatton moved, seconded by Mr. Foley, to adopt the consent agenda as amended. The following vote was recorded on the motion:

AYE - 9
Ms. Matlock

NAY - 0

Mrs. Simpson
Mr. Smith
Ms. Hatton
Mr. Hoops
Mr. McGhee
Ms. Henderson
Mr. Foley
Mayor Robinson

The motion passed unanimously and the consent agenda, including a closed meeting during the regular meeting to discuss property acquisition in accordance with the provisions of RSMo 610.021 (2), and immediately following the regular meeting to discuss property acquisition in accordance with the provisions of RSMo 610.021 (2), and to discuss personnel matters in accordance with the provisions of RSMo 610.021 (3), was adopted.

APPROVAL OF MINUTES

Ms. Hatton moved, seconded by Mr. Foley, to approve the minutes of the April 15 regular and closed Council meetings, the April 22 closed Council meeting, the April 22 Council work session, and the April 29 closed Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

BOARD OATH OF OFFICE

Ms. Lowery administered an oath of office to Margie Oliver, who was recently reappointed to the Parks and Recreation Board.

PROCLAMATIONS AND RESOLUTIONS

POLICE WEEK PROCLAMATION

Mayor Robinson called for the reading of a proclamation designating the week of May 10 through May 16, 2026, as "Police Week 2026."

There were no objections and Proclamation 2606 was read.

Mr. Smith moved, seconded by Ms. Matlock, the adoption of Proclamation 2606 designating the week of May 10 through May 16, 2026 as "Police Week 2026," 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.

EMS WEEK PROCLAMATION

Mayor Robinson called for the reading of a proclamation designating the week of May 17 through 23, 2026, as "Emergency Medical Services Week 2026."

There were no objections and Proclamation 2607 was read.

Ms. Matlock moved, seconded by Mrs. Simpson, the adoption of Proclamation 2607 designating the week of May 17 through May 23, 2026, as “Emergency Medical Services Week 2026.” The motion passed unanimously.

PUBLIC WORKS WEEK PROCLAMATION Mayor Robinson called for the reading of a proclamation designating the week of May 17 through 23, 2026, as Public Works Week.

There were no objections and Proclamation 2608 was read.

Ms. Matlock moved, seconded by Mr. Hoops, the adoption of Proclamation 2608 designating the week of May 17 through 23, 2026 as Public Works Week and urges all citizens to join with representatives of the American Public Works Association and government agencies to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our health, safety, and quality of life. The motion passed unanimously.

RECESS/RECONVENE The meeting was recessed for a closed Council meeting at 6:41 p.m. and reconvened at 6:53 p.m. with all Council members in attendance.

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.

PROPERTY MAINT. CONCERNS Ron Simpson of 8421 Jacklin Avenue expressed concerns regarding repeated grass clippings being blown against residential fences by the neighboring Christian Academy property at 8390 Latty Avenue.

He requested assistance from the City and reimbursement for fence cleaning expenses.

DELS DEVELOPMENT CONCERNS Linda Royal of 7317 Berkridge Drive expressed concerns regarding The Dels development project, including building appearance, licensing issues, communication with residents, and the compatibility of the proposed project with the surrounding neighborhood.

SPORTS COMPLEX PROPERTY SALE & CITY MANAGEMENT Clara Fates of 8 Bon Vue Drive expressed concerns regarding recent management changes within the City and the process used in the approval of the sports complex property sale. She questioned whether statutory procedures regarding appraisals and public notice requirements had been followed.

**PARKS AND REC
BOARD COMMENTS**

Margie Oliver of 7911 Scotty Drive addressed comments made at a previous meeting concerning the Board and stated that the Board functions effectively as an advisory committee.

She also expressed support for Parks and Recreation Superintendent Doug Littlefield.

Mayor Robinson apologized on behalf of the Council for comments made regarding the Board.

COMMUNITY PROGRAMS AND CITY PRIORITIES Quinton Spurlock of 7049 Laupher Lane expressed concerns regarding City operations, development enforcement, recreation facilities, and community programming.

He requested additional information regarding City sponsored events and programs benefiting residents.

PUBLIC HEARINGS

**SLUP
320 BROOKES DRIVE
SUITE 204**

Mayor Robinson called to order the public hearing to consider the petition by Me Time Estheticz d/b/a Me Time Salon for a Special Land Use Permit (SLUP) for a therapeutic massage, health club, spa at 6170 Howdershell Road.

City Planner Cecile Denny stated Me Time Salon has proposed to open a salon offering hair removal using wax and sugar paste and customizable, non-invasive facial services. The owner and only employee of the salon is a licensed esthetician. She would operate Tuesday through Saturday, 9 a.m. to 4 p.m.

Owner Za Mari Darden stated that the business would provide waxing and facial services.

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

Quinton Spurlock of 7049 Laupher Lane expressed concerns with the parking requirements.

Ms. Denny explained the historical parking conditions and applicability of existing parking regulations.

There being no further public comments, 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 therapeutic massage, health club, spa located at 6170 Howdershell Road, Ward 2, with the following condition: All practitioners providing services at the establishment must maintain all required state and professional licenses applicable to their practice." She stated the motion passed unanimously.

Mr. Foley moved, seconded by Mrs. Henderson, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a therapeutic massage, health club, spa at 6170 Howdershell 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.a.

BOUNDARY ADJUSTMENT 5555 ST. LOUIS MILLS	Mayor Robinson called to order the public hearing to consider a petition for a boundary adjustment at 5555 St. Louis Mills Boulevard Units A through H and Units J through N.
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Ms. Denny stated the property was divided into fifteen (15) condo units in 2016 with the option of redeveloping up to 99 units. The units ranged in size from 13,000 square feet up to 132,000 square feet. Over the past decade of redevelopment, the number, size and shape of the condo units changed significantly, necessitating frequent revisions to the condo plat. Once all tenants are in place and no more alterations are planned, the owner will file a final condominium plat.

Steve Burns, representing the property owner, addressed the Council regarding the redevelopment of the property into warehousing, logistics, and light manufacturing uses.

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

Joanie Hoscher of 535 Holiday Avenue spoke in favor of the petition.

Clara Faatz of 8 Bon Vue Drive spoke in favor of the petition.

There being no further public comments, 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 boundary adjustment located at 5555 St. Louis Mills Boulevard, Ward 7.” She stated the motion passed unanimously.

Mr. Smith moved, seconded by Mrs. Henderson, to concur with the City Plan Commission recommendation to authorize the boundary adjustment at 5555 St. Louis Mills 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

SLUP EXPANSION 7023 HOWDERSHELL	A petition for a Special Land Use Permit Expansion to increase the square footage of the restaurant at 7023 B Howdershell Road was received from Jose Maunuel Avalos d/b/a The Two Lokos.
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EWGCG BRIEFINGS	The April 16 issue of Briefings was received from the East-West Gateway Council of Governments.
STLCO GRANT PROGRAMS	A letter regarding qualifications for the St. Louis County Community Development Block Grant, HOME Investment Partnerships and Emergency Solutions Grant Programs was received from St. Louis County Human Services.
EWGCG BRIEFINGS	The April 23 issue of Briefings was received from the East-West Gateway Council of Governments.
BOEING NOTICE	A notice of change of project contact for Boeing Tract I Facility was received from the Boeing Company.
EWGCG BRIEFINGS	The April 30 issue of Briefings was received from the East-West Gateway Council of Governments.
MLMSTL NEWSLETTER	The May issue of The Link was received from the Municipal League of Metro St. Louis.

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

UNFINISHED BUSINESS

BILL 5219 REZONE 7350 NORTH HANLEY	Mrs. Simpson moved, seconded by Ms. Matlock to place Bill 5219, to rezone 7350 North Hanley Road from C-2 General Commercial District to R-6 Multiple-Family Dwelling District, on the May 20 regular Council meeting agenda for second reading.
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MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	Ms. Matlock moved, seconded by Mr. Foley, to cancel the May 13 Council work session. The motion passed unanimously.
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BOARD & COMMISSION APPOINTMENTS	Mayor Robinson nominated Jessica Platt to the Community Enrichment Commission, Tracy Adams and Ron Simpson to the Neighborhood Watch Commission.
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Mr. Smith moved, seconded by Mr. Hoops, to approve the preceding appointments. The motion passed unanimously.

CITY MANAGER'S REPORT

CIVIC CENTER EAST GYM FLOOR	Parks and Recreation Superintendent Doug Littlefield reported staff recommends authorizing a contract with
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**PURCHASE &
INSTALLATION**

FieldTurf USA, Inc., for purchase and installation of gymnasium flooring at Civic Center East at a cost not to exceed one hundred-forty thousand one hundred twenty-five dollars (\$140,125).

Mr. Littlefield stated that the existing gym flooring is original to the building and in need of replacement. Staff recommended a high-performance vinyl sports floor through the Omnia Partners cooperative purchasing program.

Ms. Matlock moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize a contract with FieldTurf USA, Inc. for purchase and installation of gymnasium flooring at Civic Center East at a cost not to exceed one hundred-forty thousand one hundred twenty-five dollars (\$140,125) 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.

ANNUAL ED REPORT

Interim City Manager Chief Hudanick presented the City's annual economic development report prepared by former City Manager David Leezer.

Chief Hudanick reported that Hazelwood experienced another strong year of economic development activity during 2025, with industrial activity generating approximately \$2.1 million in license and permit fees. He stated that several companies exceeded expectations associated with their incentive agreements. Artur Express significantly surpassed job creation and payroll requirements, while Pivot Bio exceeded initial employment thresholds and committed to additional investment and expansion. He also reported that Icon Design met its employment goals ahead of schedule.

Chief Hudanick stated that some companies remained under compliance monitoring. Imperial Dade was reported to be slightly below its employment target but still within its compliance period. He also stated that Marson Foods failed to meet agreement requirements following a corporate acquisition and therefore would not receive tax abatements. MiTek was reported to continue experiencing workforce retention issues, resulting in amended agreements and penalties for noncompliance.

Chief Hudanick discussed the continued redevelopment of the former St. Louis Mills Mall into Hazelwood Business Park, describing the project as a successful adaptive reuse initiative. He stated that the site had transitioned into an industrial and commercial hub attracting multiple tenants and generating significant permit revenues.

He further reported that Hazelwood TradePort continued to serve as a major industrial center within the City and remained successful in attracting and retaining tenants.

Chief Hudanick stated that several major projects occurred without incentive assistance, including new distribution centers, manufacturing expansions, and Boeing's acquisition of a key aerospace facility that preserved approximately 550 jobs.

Discussion was held regarding workforce availability challenges, the City's limited remaining development capacity, and future redevelopment opportunities within Hazelwood. Chief Hudanick stated that despite ongoing challenges, the City's economic development strategy continues to provide long-term fiscal benefits through job creation, capital investment, and redevelopment activity.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT

DESTRUCTION OF RECORDS Ms. Lowery provided the Council with a record of destruction report consisting of record destruction forms from the Police Department, Code Enforcement/Building Department, Finance Department, City Manager's office and Public Works Department for records destroyed on April 6, 2026.

The Missouri Secretary of State's Office provides schedules with minimum retention periods for certain local government records. Upon expiration of the period, the records may be destroyed. Per state statute, the report must be made part of the Council's minutes or attached to the minutes.

Ms. Hatton moved, seconded by Mr. Hoops, to accept the record destruction report and attach it to the minutes. The motion passed unanimously.

COMMISSION AND BOARD REPORTS Ms. Hatton moved, seconded by Mr. Foley, to receive and file the minutes of the March 10 Community Enrichment Commission and April 7 Parks and Recreation Board meetings. The motion passed unanimously.

NEW BUSINESS

CITY CHARTER REVIEW COMMITTEE Discussion was held regarding the creation of a City Charter Review Committee.

Ms. Lowery explained the procedures for charter amendments and the role of an advisory review committee. Discussion included committee membership, appointment procedures, and legal review requirements. Council members were asked to submit one recommended committee member from each ward by June 3.

REGULATIONS OF PARK REAL ESTATE Discussion was held regarding procedures related to the sale of City real estate.

Mr. Foley presented concerns regarding the sale of the sports complex property and expressed disagreement with the process utilized by the City.

Discussion followed regarding municipal property sales, appraisal procedures, and charter provisions.

GENERAL OBLIGATION BONDS FOR A NEW FIREHOUSE Discussion was held regarding a potential general obligation bond issue related to fire station improvements and possible future public safety infrastructure projects.

Mayor Robinson stated that recent discussions had shifted back toward focusing on a firehouse bond issue rather than the previously discussed Parks and Recreation and Public Works Maintenance Facility improvements. He stated that preliminary project discussions had included estimates ranging from approximately \$12 million to \$20 million depending on project scope and design.

Council members discussed the possibility of placing a bond issue on the August ballot and whether police department improvements should also be considered as part of a future public safety initiative.

Mr. Foley discussed the possibility of utilizing existing City owned property for future facilities rather than purchasing additional land. He suggested relocating Parks and Recreation maintenance operations to a park property and potentially utilizing existing City facilities for future fire or police operations to reduce acquisition costs.

Discussion was also held regarding the potential use of the existing Firehouse No. 1 property as a police substation.

Ms. Hatton expressed concerns regarding the timing of placing a bond issue on the August ballot and stated that additional public discussion, project planning, and communication with residents should occur before proceeding. She referenced previous public meetings and discussions concerning the need for additional information regarding project location, design, and anticipated tax impacts.

Mayor Robinson stated that additional cost estimates and bond information could be prepared prior to second reading of the proposed ordinance.

Council members discussed comparisons to recent bond issues approved by neighboring fire districts and the potential impact of retiring existing debt obligations.

Additional discussion was held regarding whether the proposed bond issue should focus solely on fire department improvements or include police department needs as part of a broader public safety initiative.

Mr. Hoops moved, seconded by Mr. Foley, to call for an election to seek voter approval on the new fire station proposal and to place the draft bill on this agenda for introduction. The motion passed by a vote of eight in favor and one opposed with Ms. Hatton casting the dissenting vote. The bill was added to the agenda as item 17.d.

INTRODUCTION AND FIRST READING OF BILLS

SLUP
6170 HOWDERSHELL
ROAD Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a therapeutic massage, health club, spa at 6170 Howdershell Road.

There were no objections and Bill 5222 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO ME TIME ESTHETICZ, LLC D/B/A ME TIME SALON FOR A THERAPEUTIC MASSAGE, HEALTH CLUB, SPA AT 6170 HOWDERSHELL ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5222 will be on the agenda for second reading on May 20.

BOUNDARY
ADJUSTMENT Mayor Robinson called for the first reading of a bill for a boundary adjustment at 5555 St. Louis Mills Boulevard.

There were no objections and Bill 5223 was read by title only:

AN ORDINANCE APPROVING AN APPLICATION FOR A BOUNDARY ADJUSTMENT AT 5555 ST. LOUIS MILLS BOULEVARD IN THE CITY OF HAZELWOOD, MISSOURI.

Bill 5223 will be on the agenda for second reading on May 20.

CONTRACT
CCE GYM FLOORING Mayor Robinson called for the first reading of a bill to authorize a contract for purchase and installation of gymnasium flooring at Civic Center East.

There were no objections and Bill 5224 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH FIELDTURF USA, INC. FOR PURCHASE AND INSTALLATION OF GYMNASIUM FLOOR AT CIVIC CENTER EAST AT A COST NOT TO EXCEED ONE HUNDRED-FORTY THOUSAND ONE HUNDRED TWENTY-FIVE DOLLARS (\$140,125).

Bill 5224 will be on the agenda for second reading on May 20.

ELECTION FOR NEW
FIRE STATION Mayor Pro Tempore Matlock called for the first reading of a bill calling for an election to seek voter approval for a new fire station initiative.

There were no objections and Bill 5225 was read by title only:

AN ORDINANCE CALLING AN ELECTION IN THE CITY OF HAZELWOOD, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS

Bill 5225 will be on the agenda for second reading on May 20.

SECOND READING OF BILLS AND ACTION ON BILLS - None

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, May 20, 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 8:50 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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