

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MAY 20, 2026**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:30 p.m. on Wednesday, May 20, 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 City Attorney Kevin O'Keefe.

AGENDA

There being no amendments proposed, Ms. Matlock moved, seconded by Mr. Hoops, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

AYE - 9

NAY - 0

Ms. Matlock
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 immediately following the regular meeting to discuss litigation and consult with the City Attorney in accordance with the provisions of RSMo 610.021(1), was adopted.

APPROVAL OF MINUTES - None

SPECIAL ORDER OF BUSINESS

EMPLOYEE SERVICE AWARDS As his biography was read, Battalion Chief Daniel Leichenauer was presented with his 25-year service award.

PROCLAMATIONS AND RESOLUTIONS

JARRELL CONTRACTING, CO. CH. 100 INDUCEMENT Mayor Robinson called for the reading of a resolution authorizing City staff and consultants to take certain actions for a proposed project for Jarrell Contracting Co., Inc.

Interim City Manager Chief Hudanick presented a request for Chapter 100 inducement assistance for Jarrell Contracting Company related to the construction of a proposed 191,200-square-foot office, fabrication, warehouse, and training facility at 4875 Park 370 Boulevard. The project represents a capital investment exceeding \$40 million.

Mark Spykerman of Gilmore & Bell, the City's bond counsel, stated the proposed incentive structure, including a ten-year, fifty percent real property tax abatement and sales tax exemptions on construction materials.

Lydia Meyer, Marketing Coordinator for Jarrell Contracting, presented an overview of the company, its history, workforce, and expansion plans. She stated Jarrell Contracting employs more than 400 individuals and anticipates significant growth over the next several years. Ms. Meyer explained that the proposed Hazelwood facility would consolidate three regional locations into one centralized operation and would create more than 100 additional jobs while retaining the company's existing workforce.

Owner Kimberly Jarrell stated the facility would serve as the company's headquarters. Representatives indicated construction would begin in phases with completion anticipated during 2027. Council members discussed employment commitments, tax abatement provisions, project timelines, and long-term occupancy of the facility.

Council members discussed the proposed Chapter 100 incentive package, including the amount of private investment being made by Jarrell Contracting, anticipated job creation, future payroll impacts, and the projected tax revenues to be generated by the development.

Mr. Foley asked questions regarding the length of the tax abatement period, payments in lieu of taxes, and the long-term benefits to the City following expiration of the incentive agreement.

Mr. Spykerman explained that the Chapter 100 structure would allow the project to proceed while continuing to generate revenues for the taxing districts during the abatement period. He noted that the property currently generates minimal tax revenue and that the completed development would significantly increase the assessed value of the site.

Ms. Hatton asked about compliance and reporting requirements associated with the incentive agreement and how future performance obligations would be monitored.

Mr. Spykerman explained the compliance provisions that would be incorporated into the final Chapter 100 documents.

Mayor Robinson and other Council members expressed support for attracting a growing locally based company to Hazelwood and discussed the economic development benefits associated with the project, including job creation, capital investment, and long-term expansion opportunities within the City.

There were no objections and Resolution 2605 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT FOR CHARLES E. JARRELL CONTRACTING CO., INC.

Mr. Smith moved, seconded by Mrs. Henderson, the adoption of Resolution 2605. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Resolution 2605 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.

THE DELS
7350 N. HANLEY RD.

Linda Royal of 7317 Berkridge Drive addressed the Council regarding long-range planning and redevelopment opportunities within Hazelwood.

She encouraged the City to develop a comprehensive vision for future growth and discussed potential opportunities for housing, commercial development, and economic revitalization. Mrs. Royal specifically referenced the property located at 7350 North Hanley Road and suggested that senior and ADA-accessible housing could serve as a beneficial use for the site.

Chief Operating Officer of The Dels Corporation, Mark Soileau, stated that The Dels had invested substantial resources into redevelopment of the property and described plans to convert the former extended-stay motel into a professionally managed apartment community. He explained tenant screening procedures, background checks, security measures, property management practices, and on-site staffing. Mr. Soileau also addressed concerns regarding utility service to the neighboring church property and stated they would work to correct the issue.

Owner of The Dels Corporation Mark Bertel explained the company's experience in multi-family housing redevelopment and management. He stated that The Dels owns and manages thousands of apartment units in several states and emphasized the company's commitment to improving the property and providing quality housing opportunities. Mr. Bertel answered questions regarding maintenance, security, accessibility, project operations, and future improvements planned for the site.

Reverend Lynn Mims of Barak Christian Church, located at 7370 North Hanley Road, spoke in support of the rezoning request. Reverend Mims stated that the property had operated for years as an extended-stay motel and had generated concerns for the surrounding area. He expressed his belief that redevelopment of the property into apartments would improve conditions in the neighborhood and provide a more beneficial long-term use of the site.

Ron Simpson of 8421 Jacklin Avenue encouraged continued review of the proposed project. He expressed interest in ensuring that redevelopment efforts would positively impact surrounding neighborhoods and residents.

NEW FIRE HOUSE

Clara Faatz of 8 Bon Vue Drive expressed support for construction of a new fire station and encouraged the Council to pursue a cost-effective project that would meet the City's public safety needs while remaining fiscally responsible.

PUBLIC HEARINGS - None

recycling participation rates, and maintaining service levels throughout the extension period.

Mr. Foley asked about litter along collection routes and measures being taken to ensure loads remain secured during transport.

Ms. Aguirre responded that drivers are instructed to inspect vehicles daily and that reports of litter are investigated and addressed by management.

Council members also discussed recycling participation, yard waste collection volumes, and service expectations during peak collection periods.

Ms. Matlock moved, seconded by Mr. McGhee, to authorize the Interim City Manager to proceed with the two-year contract extension with Allied Services, LLC, d/b/a Republic Services of Bridgeton. The motion passed by a vote of eight in favor and one opposed with Mr. Foley casting the dissenting vote.

**CITY MANAGER'S
STATUS REPORT**

Interim City Manager Chief Hudanick reported that the tennis court at Little White Birch Park had reached the end of its useful life and would require significant repairs or replacement.

He stated due to limited use of the facility, staff recommended removal of the existing court and conversion of the area to green space. Council consensus was given to proceed with the removal of the tennis court.

CITY ATTORNEY'S REPORT - None

RECESS/RECONVENE The meeting was recessed for a closed Council meeting at 7:51 p.m. and reconvened at 7:57 p.m. with all Council members in attendance.

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS - None

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS - None

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5219

REZONE

7350 NORTH HANLEY

Mayor Robinson called for the second reading of Bill 5219 to rezone 7350 North Hanley Road from C-2 General Commercial District to R-6 Multiple-Family Dwelling District.

There were no objections and Bill 5219 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF HAZELWOOD, MISSOURI, BY REZONING 7350 NORTH HANLEY ROAD, FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-6 MULTIPLE-FAMILY DWELLING DISTRICT.

Mr. Hoops moved, seconded by Mr. Foley, the adoption of Bill 5219 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 3</u>	<u>NAY - 6</u>
Ms. Matlock	Mrs. Simpson
Mr. Hoops	Mr. Smith
Ms. Henderson	Ms. Hatton
	Mr. McGhee
	Mr. Foley
	Mayor Robinson

Bill 5219 failed by a vote of three in favor and six opposed.

BILL 5222	Mayor Robinson called for the second reading of Bill 5222 to
SLUP	grant a Special Land Use Permit for a therapeutic massage,
6170 HOWDERSHELL	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.

Ms. Matlock moved, seconded by Mrs. Simpson, the adoption of Bill 5222 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Ms. Matlock	
Mrs. Simpson	
Mr. Smith	
Ms. Hatton	
Mr. Hoops	
Mr. McGhee	
Ms. Henderson	
Mr. Foley	
Mayor Robinson	

Bill 5222 was unanimously adopted as Ordinance 5103-26.

BILL 5223
BOUNDARY ADJ.

Mayor Robinson called for the second reading of Bill 5223 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.

Ms. Matlock moved, seconded by Mrs. Simpson, the adoption of Bill 5223 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Ms. Matlock	
Mrs. Simpson	
Mr. Smith	
Ms. Hatton	
Mr. Hoops	
Mr. McGhee	
Ms. Henderson	
Mr. Foley	
Mayor Robinson	

Bill 5223 was unanimously adopted as Ordinance 5104-26.

BILL 5224
CCE GYM FLOORING

Mayor Robinson called for the second reading of Bill 5224 to authorize a contract for purchase and installation of gymnasium flooring at Civic Center East.

At the request of staff, Bill No. 5224 was withdrawn from consideration.

ELECTION FOR NEW
FIRE STATION

Mayor Robinson called for the second reading of Bill 5225 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.

Mayor Robinson explained that the proposed bond issue would provide funding for construction of a new fire station and reviewed information previously provided to Council regarding conceptual building plans, estimated construction costs, projected tax impacts, and potential project-related expenses.

Discussion was held regarding the proposed bond amount, project scope, election timing, and future public safety facility needs. The Council discussed estimated construction

costs, furnishings, communications infrastructure, emergency management space, site selection, land acquisition costs, and the potential use of existing City-owned property to reduce project expenses.

Ms. Hatton stated that she supported construction of a new fire station and recognized the need for the project, but expressed concerns regarding placing the proposal on the August ballot before a final site, building design, and project scope had been identified. She stated that additional public outreach and discussion would provide residents with more information regarding the proposed project and associated costs.

Interim City Manager Chief Hudanick discussed operational requirements for a new station, including staffing needs, emergency management functions, communications infrastructure, future growth considerations, and space necessary to support modern fire service operations.

Council members discussed recent bond issues approved by neighboring fire protection districts and reviewed estimated project costs ranging from approximately \$12 million to \$20 million. Additional discussion was held regarding whether certain project costs, including furnishings, technology infrastructure, and emergency management space, should be included within the bond issue.

Mayor Robinson moved, seconded by Mr. McGhee, to amend Bill No. 5225 by reducing the proposed bond amount from \$20 million to \$14 million. The motion passed unanimously.

Mr. Hoops moved, seconded by Mr. McGhee, the adoption of Bill 5225, as amended, as an ordinance. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 2</u>
Ms. Matlock	Ms. Hatton
Mrs. Simpson	Mr. Foley
Mr. Smith	
Mr. Hoops	
Mr. McGhee	
Ms. Henderson	
Mayor Robinson	

Bill 5225 was adopted as Ordinance 5105-26 by a vote of seven in favor and two opposed with Ms. Hatton and Mr. Foley casting the dissenting votes.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED Mayor Robinson announced City Hall would be closed on May 25 for Memorial Day.

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting would be held Wednesday, June 3 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 8:31 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

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