

**CITY OF HAZELWOOD  
REGULAR COUNCIL MEETING  
FEBRUARY 7, 2024**

**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, February 7, 2024, 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  
Lisa M. Matlock  
Warren H. Taylor  
Robert C. Smith  
Jen Hatton  
William C. Hoops, Jr.  
Robert M. Aubuchon  
Don W. Ryan  
Kelly Wadlow

City Clerk Julie Lowery declared a quorum was present. Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

**AMEND AGENDA**

Ms. Wadlow moved, seconded by Ms. Matlock, to amend the agenda, moving item 12.b., fire station study presentation, to the February 21 Council meeting. The motion passed unanimously.

Mr. Taylor moved, seconded by Mr. Hoops, to adopt the agenda as amended. The motion passed unanimously.

**CONSENT AGENDA**

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

AYE - 9

NAY - 0

Mayor Robinson  
Ms. Matlock  
Mr. Taylor  
Mr. Smith  
Mrs. Hatton

Mr. Hoops  
Mr. Aubuchon  
Mr. Ryan  
Ms. Wadlow

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to consult with the City Attorney in accordance with the provisions of RSMo 610.021(1) and to discuss a property acquisition in accordance with the provisions of RSMo 610.021(2), was adopted.

**APPROVAL OF  
MINUTES**

Mr. Taylor moved, seconded by Mr. Hoops, to approve the minutes of the January 10 work session and the January 17 regular Council meetings as submitted. The motion passed unanimously.

**SPECIAL ORDER OF BUSINESS**

**OATH OF OFFICE  
PROVISIONAL JUDGE**

Ms. Lowery administered the oath of office to newly appointed Provisional Judge Matthew Durbin.

**PROCLAMATIONS AND RESOLUTIONS**

**RETIREMENT  
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation expressing recognition and appreciation to retiring Battalion Chief Thomas Stone.

There were no objections and Proclamation 2402 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 2402 expressing recognition and appreciation for his 39 years of dedicated service to the citizens of Hazelwood and extending good wishes for a happy retirement. The motion passed unanimously.

**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.

**ELEVATOR REPAIR**

Clara Faatz of 8 Bon Vue Drive stated the elevator at Civic Center East is functioning and thanked staff.

**CAR DEALERSHIP LOTS**

Kevin Foley of 5274 Ville Rosa Lane gave an overview of the state and local requirements for establishing a used car lot.

He stated that the codes for St. Charles County and the City of Hazelwood are quite similar. Mr. Foley believes that it is necessary to implement changes and take action to

generate more revenue for the residents. One way to do so would be to approve businesses on sites that have been vacant for years to improve growth and development. Salah Albussin of 3164 Watson Road agrees with Mr. Foley's proposal to modify the Hazelwood City code on lot size to allow for a used car dealership.

**CITY MANAGER  
STATUS REPORT**

Mr. Zimmerman reported on the concerns expressed at the January 17 Council meeting.

Mr. Foley proposed the idea of repurposing the Sports Complex on Aubuchon Road as a Public Works garage and renovating the current garage to convert it into a new firehouse. Mr. Zimmerman stated that the Sports Complex is located on a floodplain and serves the purpose of storm water control. He further explained that Aubuchon Road and Teson Road often flood, making them impassable. Constructing a building in that area could put an emergency response building out of commission when flooded. Moreover, placing the Mr. Zimmerman concluded that the Sports Complex is not a feasible site for the proposed project. However, the idea of building a garage at a different location and converting the current garage into a new firehouse is worth exploring. Mr. Foley also compared the City's recreational facilities to those of other communities, citing Bridgeton as an example. However, Mr. Zimmerman acknowledged that comparing programs and services among different communities is challenging because of varying tax bases and budget priorities.

Ms. Wadlow asked if the unused portion of property at White Birch Park would be a possibility.

Mr. Zimmerman replied affirmatively.

**PUBLIC HEARINGS - None**

**COMMUNICATIONS**

|                    |                                                                                                   |
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| EWGCG<br>BRIEFINGS | The January 18 issue of Briefings was received from the East-West Gateway Council of Governments. |
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| EWGCG<br>BRIEFINGS | The January 25 issue of Briefings was received from the East-West Gateway Council of Governments. |
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| CHARTER<br>COMMUNICATIONS | A notice of upcoming program changes was received from Charter Communications. |
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| SLUP PETITION<br>7133 DOUGLAS W.<br>PALMER PLACE | A petition for a Special Land Use Permit for a hotel at 7133 Douglas W. Palmer Place was received by Jay Ambe Hospitality MO LLC d/b/a Comfort Inn. |
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| AMEND SIGN CODE<br>RE: ELECTRONIC<br>MESSAGE CENTERS | A proposal to amend sign code regulations relative to electronic message centers was received from City Planner Darren May. |
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EWGCG  
BRIEFINGS

The February 1 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Taylor 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**

ORDINANCE UPDATE     Discussions regarding the regulation of accessory uses was  
RE: ACCESSORY USES     continued from the January 17 Council meeting.

Mr. Zimmerman stated that Mr. O'Keefe has revised the draft ordinance regulating uses by size and time. He stated the standard portable basketball hoop is 15.25 square feet. Increasing the permitted size to 16 square feet would include many other uses that are listed as not permitted, such as trampolines and wading pools.

Mr. Smith asked why the definition could not be modified to include sports athletic equipment.

Mr. O'Keefe stated this may be a difficult line to draw and the need to differentiate is necessary. The amount of exceptions may exceed the prohibition if listed in the update.

Mr. Aubuchon moved, seconded by Mr. Smith, to table discussion of the accessory uses update until February 21. The motion passed unanimously.

ZONING CODE             Discussion relative to used car sales being permitted on lots  
RE: USED CAR SALES     less than three acres was continued from the January 17  
                                         Council meeting.

Mr. O'Keefe stated the Council has discussed a possible amendment to the Zoning Code to reduce or eliminate the minimum lot size required for used auto sales.

Ms. Wadlow recuses herself.

Ms. Matlock moved, seconded by Mr. Hoops, to table discussion of the Zoning Code pertaining to used car sales until February 21. The motion passed unanimously.

**MAYOR AND COUNCIL REPORTS**

WORK SESSION             Mayor Robinson requested Council communications with staff  
AGENDA ITEMS             and Council policies be added to the February 15 work  
                                         session.

There were no objections and discussion of Council communications and Council policies will be added to the February 15 Council work session agenda.

WORK SESSION  
AGENDA ITEMS                      No items were added to the March 13 Council work session agenda.

APPOINTMENTS TO  
BOARD OF REVIEW                Mrs. Lowery had provided the Council with notice of the need to appoint four Council members to the 2024 Board of Review.

Traditionally, the Council has alternated between members of the even and odd-numbered wards. In 2023, the members of the even-numbered wards served.

Ms. Wadlow moved, seconded by Ms. Matlock, to appoint the Council members of Wards 1, 3, 5, and 7 to serve as the 2024 Board of Review, with one Council member to serve as the alternate. The motion passed unanimously.

MASTER COMP. PLAN    Mayor Robinson appointed Brandon Wilkes to the  
COMMITTEE APPT.        Comprehensive Master Plan Committee.

Ms. Matlock motioned, seconded by Mr. Smith, to approve the preceding appointment. The motion passed unanimously.

### **CITY MANAGER'S REPORT**

PURCHASE                      Police Chief James Hudanick stated staff recommends  
PD RADIOS                      approval to purchase one police mobile radio and seven portable police radios not to exceed a cost of \$55,726.34.

Chief Hudanick stated the department currently uses Motorola APX 6000 and Motorola APX 7500 mobile radios and both models are at their end-of-life without support. Staff contacted NRoute Commercial Van Interior Emergency Vehicle Outfitters of Lake Ozark Missouri who is the only Motorola registered dealer in the area under the Missouri E-Procurement System. The cost per unit of Motorola APX 8000 portable radios is \$6,998.19 and per unit cost of Motorola APX 8500 mobile radios is \$6,739.01. Staff did contact Motorola directly for a bid but did not receive one. The total cost to purchase one (1) police mobile radio and seven (7) portable police radios from NRoute Commercial Van Interior Emergency Vehicle Outfitters is \$55,726.34. The radios would be programmed at no cost by the St Louis County Emergency Communications Center.

Ms. Wadlow asked how long the radios have lasted.

Chief Hudanick replied seven or eight years.

Mr. Hoops moved, seconded by Ms. Wadlow, to concur with the staff recommendation to purchase one police mobile radio and seven portable police radios from NRoute Commercial Van Interior Emergency Vehicle Outfitters not to exceed a cost of \$55,726.34. The motion passed unanimously.

### **CITY ATTORNEY'S REPORT - None**

**CITY CLERK'S REPORT - None**

**COMMISSION AND  
BOARD REPORTS**

Mr. Taylor moved, seconded by Mr. Hoops, to receive and file the minutes of the October 25 and December 13 Green Committee Board meetings. The motion passed unanimously.

**NEW BUSINESS - None**

**INTRODUCTION AND FIRST READING OF BILLS - None**

**SECOND READING OF BILLS AND ACTION ON BILLS**

**BILL 5114  
PERSHALL PARK  
IMPROVEMENTS**

Mayor Robinson called for the second reading of Bill 5114 to authorize an agreement with Planning Design Studio, LLC for the Pershall Park Improvement Project.

There were no objections and Bill 5114 was read by title only:

**AN ORDINANCE AUTHORIZING AN AGREEMENT WITH PLANNING DESIGN STUDIO, LLC FOR LANDSCAPE ARCHITECTURE SERVICES FOR THE PERSHALL PARK IMPROVEMENTS PROJECT AT A COST NOT TO EXCEED NINETY-EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$98,750).**

Mr. Aubuchon moved, seconded by Mr. Smith, the adoption of Bill 5114 as an ordinance. The following vote was recorded on the motion:

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|-----------------------|-----------------------|
| <u><b>AYE - 8</b></u> | <u><b>NAY - 1</b></u> |
| Mayor Robinson        | Ms. Wadlow            |
| Ms. Matlock           |                       |
| Mr. Taylor            |                       |
| Mr. Smith             |                       |
| Mrs. Hatton           |                       |
| Mr. Hoops             |                       |
| Mr. Aubuchon          |                       |
| Mr. Ryan              |                       |

Bill 5114 was adopted as Ordinance 4996-24 by a vote of eight in favor and one opposed with Ms. Wadlow casting the dissenting vote.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

**CITY HALL CLOSED**

Mayor Robinson announced City Hall would be closed for Presidents Day, February 19.

**COUNCIL MEETING**

Mayor Robinson announced the next regular Council meeting would be held Wednesday, February 21, 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 7:22 p.m.

ATTEST:

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Matthew G. Robinson - Mayor  
City of Hazelwood, Missouri

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