

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
FEBRUARY 5, 2025**

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 5, 2025, 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:

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

City Clerk Julie Lowery declared a quorum was present. Also present were Interim City Manager David Leezer and City Attorney Kevin O'Keefe.

AGENDA

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

CONSENT AGENDA

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

AYE - 9

NAY - 0

Ms. Hatton
Mr. Hoops
Mr. Aubuchon
Mr. Marquez
Ms. Wadlow
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mr. Smith

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**

Ms. Matlock moved, seconded by Mr. Taylor, to approve the minutes of the January 15 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTION**

Police Chief James Hudanick introduced newly hired Building Permit Technician Caroline Smith.

PROCLAMATIONS AND RESOLUTIONS

**BLACK HISTORY
MONTH
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the month of February 2025 as Black History Month.

There were no objections and Proclamation 2501 was read.

Mr. Smith moved, seconded by Ms. Matlock, the adoption of Proclamation 2501 designating the month of February 2025 as Black History Month in the City of Hazelwood, Missouri, and calling upon all citizens, public officials, and educators to observe February with appropriate programs, ceremonies, and activities. The motion passed unanimously.

Community Enrichment Commission members were present to accept the proclamation.

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.

CITIZEN CONCERNS

Kevin Foley of 5472 Ville Rosa Lane stated he was aware that Chief Hudanick was now in charge of Code Enforcement and asked about the Chief's responsibilities as the head of the department.

Mr. Foley expressed gratitude to Mr. Leezer for his proactive approach in the interim role of City Manager. Mr. Foley referenced the City's Charter, as well as the roles and responsibilities of the Council, and the powers and duties of the City Manager.

**CITY MANAGER'S
STATUS REPORT**

Mr. Leezer reported on concerns expressed at the January 15 Council meeting.

Mr. Leezer stated Mr. Smith asked about the progress of the McDonnell Boulevard Bridge at Byassee. The project called for the removal and replacement of the bridge that crosses Coldwater Creek and soil remediation. Bids opened in March 2024 and work began in April 2024. Construction and site work will be completed by Fall 2025, but County officials anticipate the road to be reopened this summer.

Mr. Leezer stated that he and Public Works Director David Stewart, Chief Hudanick, and Code Enforcement Officer Heather Wright spoke at two Homeowners Association meetings for Sturbridge Village and Riverwood Estates on February 1.

Mr. Leezer stated Mr. Marvin Davis has asked the City to consider a video billboard to better inform the public. Mr. Leezer stated the proposed sign placement at North Lindbergh Boulevard and Elm Grove Lane is not part of the Missouri Department of Transportation right-of-way. However, due to the impending work along North Lindbergh Boulevard, it has been requested this be delayed. The City is also looking at other potential sites.

Mr. Leezer announced this year's Polar Plunge will take place on Saturday, February 15, at 1:00 p.m. at Creve Coeur Lake to help raise funds for the Special Olympics.

PUBLIC HEARINGS

SLUP EXPANSION 5464 & 5480 BROWN

Mayor Robinson called to order the public hearing to consider the petition received from Degel Truck Center for a Special Land Use Permit (SLUP) Expansion for vehicle service and repair facility, vehicle rental/leasing facility, vehicle painting, and vehicle (truck) sales at 5464 and 5480 Brown Road.

City Planner Darren May stated that Degel Truck Center is requesting an expansion of their Special Land Use Permit to add additional square footage to the facility. The original SLUP approved a 70-foot by 42-foot two-story parts storage addition to be built onto the front of the existing collision center building. The proposed addition has expanded to 70 feet by 54.75 feet. The revised site plan shows a total of 108 parking spaces including two ADA parking spaces, where 80 parking spaces are required. 25 parking spaces depicted on the original site plan were eliminated due to the expansion of the building addition.

Architect Steve Hollander was available for questions.

Mr. Taylor asked how many square feet were being added.

Mr. Hollander replied approximately 300 square feet.

Jessica Platt of 512 Foxtrail Drive asked what the addition would be used for.

Mr. Hollander replied they needed more room to work on vehicles.

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.

Ms. Lowery read the City Plan Commission motion “to approve the petition by Degel Truck Center for a Special Land Use Permit Expansion for vehicle service and repair facility at 5464 & 5480 Brown Road, Ward 2, with the following conditions:

1. All vehicle service and repair work shall be conducted indoors.
2. No tires or auto parts shall be stored outdoors.
3. No damaged, derelict, or partial vehicles shall be stored outside longer than 30 days.
4. All vehicles shall be parked in designated striped parking spaces. No vehicles may be parked in unstriped areas except for the loading/unloading of parts and equipment.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to grant the expansion of the Special Land Use Permit for vehicle service and repair facility, vehicle rental/leasing facility, vehicle painting, and vehicle (truck) sales at 5464 and 5480 Brown 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.

SLUP 5906 N. LINDBERGH	Mayor Robinson called to order the public hearing to consider a petition by Lets Grown Old Together (LGOT), LLC d/b/a Ooey Gooey Smoke Burger for a Special Land Use Permit for a restaurant at 5906 North Lindbergh Boulevard.
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Mr. May stated the restaurant facility at 5906 N. Lindbergh Boulevard is an existing unit located in the Lindbergh Center. It has been vacant since 2021 when Subway closed. The layout of the 1,200-square-foot restaurant will remain the same as the Subway restaurant and will offer dine-in and carry-out. No alcohol will be served and there will be a maximum of three employees on shift.

Restaurant owner Mickeya Moore was available for questions.

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

Matthew Derouen of 42 Meditation Way Court expressed concerns about local businesses not properly disposing of trash at their facilities.

Ms. Platt asked what the hours of operation would be.

Ms. Moore replied Monday through Friday, 10:00 a.m. to 8:00 p.m., and on Saturdays from 10:00 a.m. to 6:00 p.m.

Mr. Smith asked who was responsible for addressing the trash concerns and whether the lease contained any relevant information.

Ms. Moore replied the owner of the building is responsible for trash concerns.

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Ms. Lowery read the City Plan Commission motion “to approve the petition by Lets Grown Old Together (LGOT), LLC d/b/a Ooey Gooley Smoke Burger for a Special Land Use Permit for a restaurant 5906 North Lindbergh Boulevard, Ward 2, with the following conditions:

1. The restaurant shall remain in compliance with all Hazelwood building, fire, and zoning codes and with all St. Louis County Department of Public Health codes.
2. Restaurant operations shall be confined to the interior of the building except for deliveries and the regular/usual disposal of trash.
3. A sign permit application shall be submitted for the new electronic message center wall sign.
4. The flag sign located in front of the unit shall be removed, as it is not permissible.
5. The owner shall be required to maintain a fully functional video recording system on the property to ensure the safety of guests, to deter criminal activity, and to assist law enforcement in following up on reported criminal activity. The cameras should be set up to accurately record entry/exit doors from the inside, any area where money may be handled or stored inside the business, and a view of the parking lot from the front door of the business. The system shall be checked by the owner on a weekly basis to ensure proper functionality and the owner is responsible to make the appropriate repairs as soon as reasonably possible upon determining a defect in operation. The owner/operator shall agree to make the recording data available to law enforcement upon request. Recordings shall be saved and able to be retrieved for a minimum of 30 days.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a restaurant at 5906 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

PIPELINE SAFETY

A brochure on pipeline safety procedures was received from Spire, Inc.

CHARTER COMMUNICATIONS	A notice of upcoming channel changes was received from Charter Communications.
EWGCG BRIEFINGS	The January 16 issue of Briefings was received from the East-West Gateway Council of Governments.
SUBDIVISION PETITION 5995, 6025 & 6045 HOWDERSHELL	A petition for subdivision to divide one lot into three lots at 5995, 6025, and 6045 Howdershell Road was received from Dipti and V, LLC.
EWGCG BRIEFINGS	The January 23 issue of Briefings was received from the East-West Gateway Council of Governments.
EWGCG BRIEFINGS	The January 30 issue of Briefings was received from the East-West Gateway Council of Governments.

Ms. Matlock moved, seconded by Mr. Taylor, to refer the petition 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 AGENDA ITEMS	No items were added to the March 12 Council work session agenda.
APPOINTMENTS TO BOARD OF REVIEW	Ms. Lowery provided the Council with notice of the need to appoint four Council members to the 2025 Board of Review.

Traditionally, the Council has alternated between members of the even and odd-numbered wards. In 2024, the members of the odd-numbered wards served.

Mr. Smith moved, seconded by Ms. Wadlow, to appoint the Council members of Wards 2, 4, 6, and 8 to serve as the 2025 Board of Review, with one Council member to serve as the alternate. The motion passed unanimously.

CITY MANAGER'S REPORT

PURCHASE OF BODY WORN & VEHICLE CAMERAS	Chief Hudanick reported staff recommends authorization of a client service agreement with Utility Associates, Inc. for body-worn and patrol vehicle cameras.
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Chief Hudanick stated the department looked for a system that uses cloud storage, would integrate with the computer aided dispatching services, the File-on-Q evidence software, integrate with patrol vehicles, and had interagency compatibility. Utility Associates meets all the criteria and is used by several other agencies in St. Louis County. He stated the

cost is \$500,629 over five years, with a cost of \$125,000 for year one, followed by four annual payments of \$93,907.40. The cost covers body-worn cameras, in-car video systems, mobile automated license plate readers, software, data storage, and 24/7 technical support. Body-worn cameras that fail would be replaced free of charge. Utility Associates has video redaction software, which means the department would not need to budget for the current redaction software called Caseguard in the upcoming fiscal year.

Mr. Smith asked if there would be any issues with the information being transmitted.

Chief Hudanick responded no because it is cloud based.

Ms. Wadlow moved, seconded by Ms. Matlock, to concur with the staff recommendation to authorize the client service agreement with Utility Associates, Inc. for body-worn and patrol vehicle cameras at a cost not to exceed \$500,630 for a three-year term with a two-year renewal option 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.

PROPOSED PENSION PLAN PAYMENT Jackson Lewis, P. C. Pension Attorney Stephanie Zorn stated it is the recommendation of the Pension Board to change the Pension of the Council.

Ms. Zorn gave an overview of changes similar to the employee pension recommendations last year.

Mr. Tuberty stated that the valuations of the pension plan had been distributed to the City and presented to the Pension Board. The recommended contribution to the plan, as determined by the Plan's actuaries is \$2,462,546. Based on this recommendation, the actual payment to the Plan will be \$2,545,374. The difference represents interest between July 1, 2024 and now, and a reduction for expenses that the City has paid on the Plan's behalf. The payment is \$500,000 more than was originally budgeted, due primarily to the increase in salaries over the last couple of years.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the staff recommendation to approve the annual pension contribution payment. The motion passed unanimously.

FINANCE QUARTERLY REPORT Mr. Tuberty gave a recap of the City's financials regarding the General Fund.

Mr. Tuberty stated at the end of the last fiscal year, the City achieved a surplus of \$2.9 million, a significant improvement compared to the projected deficit of \$3.4 million in the 2025 Budget. This positive change can be attributed to increases in sales tax revenue, business licensing fees, and investment income. The City experienced lower legal expenses than expected and achieved savings in payroll costs. Mr. Tuberty highlighted several ongoing projects, including transitioning employee health insurance to the St. Louis Area Insurance Trust (SLAIT), implementing an online portal for business licenses, launching a new rental registration program, and adopting a revised employee handbook.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS**

Ms. Matlock moved, seconded by Mr. Taylor, to receive and file the minutes of the October 23 and December 4 Green Committee Board and December 10 Community Enrichment Commission meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

**SLUP EXPANSION
5464 & 5480 BROWN**

Mayor Robinson called for the first reading of a bill to grant an expansion of the Special Land Use for a vehicle service and repair facility, vehicle rental/leasing facility, vehicle painting, and vehicle (truck) sales at 5464 and 5480 Brown Road.

There were no objections and Bill 5156 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4954-23 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO DEGEL PROPERTIES, LLC FOR VEHICLE SERVICE AND REPAIR FACILITY, VEHICLE RENTAL/LEASING, VEHICLE PAINTING, AND VEHICLE (TRUCK) SALES AT 5464 BROWN ROAD AND 5480 BROWN ROAD, TO INCLUDE A BUILDING ADDITION, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5156 will be on the agenda for second reading on February 19.

**SLUP
5906 N. LINDBERGH**

Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a restaurant at 5906 North Lindbergh Boulevard.

There were no objections and Bill 5157 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO LETS GROW OLD TOGETHER (LGOT), LLC DBA OOHEY GOOEY SMOKE BURGER FOR A RESTAURANT AT 5906 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5157 will be on the agenda for second reading on February 19.

**SERVICE AGREEMENT
BODY WORN &
VEHICLE CAMERAS**

Mayor Robinson called for the first reading of a bill to authorize a client service agreement with Utility Associates, Inc. for body-worn and patrol vehicle cameras.

There were no objections and Bill 5158 was read by title only:

AN ORDINANCE AUTHORIZING A CLIENT SERVICE AGREEMENT WITH UTILITY ASSOCIATES INC. FOR BODY-WORN AND PATROL VEHICLE CAMERAS AT A COST NOT TO EXCEED FIVE HUNDRED THOUSAND SIX HUNDRED THIRTY DOLLARS (\$500,630) FOR A THREE-YEAR TERM WITH TWO-YEAR RENEWAL OPTION.

Bill 5158 will be on the agenda for second reading on February 19.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5154	Mayor Robinson called for the second reading of Bill 5154 to
AMEND CHAPTER 340	amend <i>Chapter 340: Miscellaneous Driving Rules</i> , to add
HANDS-FREE DRIVING	Section 340.240: Use of Electronic Communication Devices
	while Driving.

There were no objections and Bill 5154 was read by title only:

AN ORDINANCE ENACTING SECTION 340.240 OF THE HAZELWOOD CITY CODE RELATING TO HANDS-FREE DRIVING.

Ms. Matlock moved, seconded by Ms. Wadlow, the adoption of Bill 5154 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Ms. Hatton	
Mr. Hoops	
Mr. Aubuchon	
Mr. Marquez	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	

Bill 5154 was unanimously adopted as Ordinance 5036-25.

BILL 5155	Mayor Robinson called for the second reading of Bill 5155 to
UNLAWFUL DISCHARGE	amend <i>Chapter 215. Unlawful Discharge</i> .

There were no objections and Bill 5155 was read by title only:

AN ORDINANCE AMENDING SECTION 215.140 AND PROHIBITING THE RECKLESS DISCHARGE OF A FIREARM WITHIN OR INTO THE CITY LIMITS.

Mr. Aubuchon moved, seconded by Ms. Wadlow, the adoption of Bill 5155 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

Ms. Hatton
Mr. Hoops
Mr. Aubuchon
Mr. Marquez
Ms. Wadlow
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mr. Smith

Bill 5155 was unanimously adopted as Ordinance 5037-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED Mayor Robinson announced City Hall would be closed on February 17 for Presidents Day.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, February 19, 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 7:42 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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