

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MARCH 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, March 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:

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

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 Mr. Aubuchon, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

Mr. Hoops moved, seconded by Mr. Taylor, to amend the consent agenda by removing the closed session to discuss litigation and consult with the City Attorney.

Ms. Wadlow motioned, seconded by Mr. Hoops, the adoption of the consent agenda as amended. The following vote was recorded on the motion:

AYE - 9

NAY - 0

Mr. Hoops
Mr. Aubuchon
Mr. Marquez
Ms. Wadlow
Mayor Robinson
Ms. Matlock

Mr. Taylor
Mr. Smith
Ms. Hatton

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Ms. Wadlow moved, seconded by Mr. Hoops, to approve the minutes of the February 19 regular Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS - None

PROCLAMATIONS AND RESOLUTIONS - None

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.

**STATEMENT TO
COUNCIL**

Kevin Foley of 5274 Ville Rosa Lane apologized for his past behavior and stated he would find a better way to communicate to the Council.

Mr. Foley expressed concerns regarding Republic Services trash collection.

THANK YOU

Clara Faatz of 8 Bon Vue Drive thanked the Council for streaming the Council meetings to Facebook and stated it allows residents to stay informed when they cannot attend.

Ms. Faatz reminded the public about the upcoming election on April 8 and expressed concerns regarding several Senate and House Bills.

MEDICARE CONCERNS

Jessica Platt of 512 Foxtrail Drive stated she is concerned with the state of the Country and hopes one day there is Medicare for all.

Ms. Platt also stated she enjoys coming to meetings and the learning experience it has provided.

PUBLIC HEARINGS

**SLUP EXPANSION
7220 N. LINDBERGH**

Mayor Robinson called to order the public hearing to consider the petition received from MHC 163 (Hazelwood MO) LLC, d/b/a Extra Space Storage a Special Land Use Permit Expansion for a storage facility (mini-warehouse) for at 7220 North Lindbergh Boulevard.

Project Development Coordinator Nikki Miller stated the expansion will add usable interior square footage to the existing building. The additional space under this expansion request is estimated to be approximately 20,000 square feet. It is currently unused space and the proposed self-storage units will be constructed to industry standards. The petitioner has completed an amended site plan, removing the notation for RV parking which is not allowed.

Representative Norman Kotoch was available on Zoom for questions.

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 recommend approval to the City Council of the petition for a Special Land Use Permit expansion for a self-storage facility (mini warehouse) at 7220 N. Lindbergh Boulevard, Ward 2, with the condition to amend the site plan by removing RV parking from it.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Ms. Wadlow, to concur with the City Plan Commission recommendation to grant the expansion of the Special Land Use Permit for a self-storage facility (mini warehouse) at 7220 N. Lindbergh 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.

SUBDIVISION	Mayor Robinson called to order the public hearing to consider
5995, 6025, AND	the petition by Dipti and V, LLC for subdivision of 5995, 6025,
6045 HOWDERSHELL	and 6045 Howdershell Road from one lot into three.

Ms. Miller stated the petition is to subdivide one 3.61-acre lot into a 1.52-acre lot, a 1.35-acre lot, and a .74-acre lot and that a cross-access easement is provided for access to public right of ways. The petitioner has completed an amended site plan as required.

Property owner Keyur Desai was available on Zoom for questions.

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

Clara Faatz expressed concerns about increased traffic.

Ms. Miller responded that the owner has no plans for redevelopment on any of the parcels.

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

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition to divide one lot into three lots at 5995, 6025 & 6045 Howdershell Road, Ward 2, with the following conditions: 1. Depict all paved areas including entrances/exits and sidewalks. 2. Depict all buildings and appurtenances such as signs, accessory structures, etc.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to authorize the subdivision at 5995, 6025 & 6045 Howdershell Road to divide one lot into three lots and 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

EWGCG BRIEFINGS	The February 20 issue of Briefings was received from the East-West Gateway Council of Governments.
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EWGCG BRIEFINGS	The February 27 issue of Briefings was received from the East-West Gateway Council of Governments.
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Ms. Wadlow moved, seconded by Mr. Hoops, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	After discussion, Mr. Aubuchon motioned, seconded by Mr. Hoops, to cancel the March 12 Council work session. The motion passed unanimously.
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WINDING CREEK UPDATE	Ms. Matlock provided an update on the Reserve at Winding Creek Apartment complex.
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Ms. Matlock stated that City staff is working with the Missouri State Emergency Management Agency to secure a \$12.5 million grant from the Federal Emergency Management Agency (FEMA) for the property affected by the 2022 flood. The City was required to submit a joint application with the property owner, which has been forwarded to FEMA after being reviewed by the State of Missouri. State officials advise that a response from FEMA could take up to one year. All costs for demolition and remediation would be the responsibility of the property owner. City staff will continue to hold regular meetings with the property owner regarding maintenance and safety.

LOCK BOXES	Mr. Smith stated the Fire Department has a program called Access Life which provides free lock boxes that allow first responders to enter a home during an emergency without causing damage to windows and doors.
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CITY MANAGER'S REPORT

CONTRACT Police Captain Andy Eagan reported staff recommends
ST. LOUIS COUNTY authorization of an agreement with St. Louis County for
C.A.R.E. SERVICES Computer Assisted Report Entry (CARE) program.

Captain Eagan stated that the CARE system allows patrol officers to either self-enter reports or call a CARE specialist via a standard phone to complete an incident report directly from a crime scene in less than nine minutes. This service is available 24 hours a day, 365 days a year. The service is web-based and provided at no cost to the City. The service agreement is non-expiring and will automatically renew each year for one additional year, with either party able to terminate the agreement with written notice.

Mr. Aubuchon moved, seconded by Ms. Hatton, to concur with the staff recommendation to authorize an agreement with St. Louis County for Computer Assisted Report Entry program 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.

TRAFFIC SAFETY Captain Eagan recommended authorization to participate in
GRANT APPLICATION Missouri's Highway Safety Program.

Captain Eagan stated the Police Department submits an application to the Missouri Department of Transportation every year for grant funds through this program for highway safety and traffic enforcement.

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

AMEND CHAPTER 215 Captain Eagan reported staff recommends amending *Chapter*
DOMESTIC ASSAULT *215 Offenses, Section 215.120 Assault.*

Captain Eagan stated amending this section of the code allows the Police Department and prosecutors to handle cases on the local level as opposed to county or state courts and it also defines domestic assault, which the existing code does not.

Mr. Smith moved, seconded by Mr. Hoops, to concur with the staff recommendation to amend *Chapter 215 Offenses, Section 215.120 Assault* 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.d.

QUARTERLY REPORT Fire Chief Dan Luley gave a quarterly report of the Hazelwood
FIRE DEPARTMENT Fire Department.

Chief Luley provided a brief overview of the new Access Life Lockbox program and its benefits. He explained that funds from the Outreach Program are being used for this program. Chief Luley also shared that the fire department received a letter from ISO

Ms. Hatton asked about outgrowing their current facilities, and what challenges they are facing.

BAR 270 UPDATE Mr. Smith asked for an update on the Bar 270 property and the Ville Maria apartments.

5230 VILLE ROSA LANE Ms. Wadlow read a memo from Lieutenant Shane Parrish
APARTMENT UPDATE stating that the property located at 5230 Ville Rosa Lane has
been deemed unfit since 2012 due to a fire.

PURCHASE OF AMBULANCE	Fire Chief Dan Luley stated staff recommends approval to purchase a 2027 Ford F-550 ambulance from ARV for \$373,957, including a \$26,500 trade-in.
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Ms. Hatton moved, seconded by Ms. Wadlow, to concur with the staff recommendation to authorize the purchase of a 2027 Ford F-550 ambulance from ARV for \$373,957. The motion passed unanimously.

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS

Mr. Hoops moved, seconded by Mr. Taylor, to receive and file the minutes of the September 9 Board of Adjustment, December 12 City Plan Commission, January 13 Neighborhood Watch Commission, January 14 Community Enrichment Commission, January 22 Pension Plan Board of Trustees, and January 27 Historic Preservation Commission meetings. The motion passed unanimously.

NEW BUSINESS

CODE OF CONDUCT Mayor Robinson discussed various topics he would like the Council to review.

He also stated he would like to establish Council policies that will serve as guidelines for Council Members and the Mayor during meetings, as well as for future leaders regarding conduct.

INTRODUCTION AND FIRST READING OF BILLS

SLUP EXPANSION Mayor Robinson called for the first reading of a bill to approve
7220 N. LINDBERGH an expansion of the Special Land Use Permit issued to MHC 163, LLC, located at 7220 North Lindbergh.

There were no objections and Bill 5160 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 3729-06 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO MHC 163 (HAZELWOOD MO) LLC, D/B/A EXTRA SPACE STORAGE, FOR SELF STORAGE FACILITY (MINI WAREHOUSE) AT 7220 NORTH LINDBERGH BOULEVARD, TO INCLUDE A BUILDING ADDITION, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5160 will be on the agenda for second reading on March 19.

SUBDIVISION Mayor Robinson called for the first reading of a bill to approve
6045 HOWDERSHELL the subdivision of 5995, 6025, and 6045 Howdershell Road from one lot into three lots.

There were no objections and Bill 5161 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 5995, 6025, AND 6045 HOWDERSHELL ROAD FROM ONE LOT INTO THREE LOTS.

Bill 5161 will be on the agenda for second reading on March 19.

CONTRACT Mayor Robinson called for the first reading of a bill to approve
ST. LOUIS COUNTY a service agreement with St. Louis County for a computer-

C.A.R.E. SERVICES assisted report writing system.

There were no objections and Bill 5162 was read by title only:

AN ORDINANCE AUTHORIZING A SERVICE AGREEMENT WITH ST. LOUIS COUNTY FOR A COMPUTER-ASSISTED REPORT WRITING SYSTEM.

Bill 5162 will be on the agenda for second reading on March 19.

AMEND CHAPTER 215 DOMESTIC ASSAULT Mayor Robinson called for the first reading of a bill to amend *Chapter 215 Offenses, Section 215.120 Assault* relative to domestic assault.

There were no objections and Bill 5163 was read by title only:

AN ORDINANCE AMENDING SECTION 215.120 OF THE MUNICIPAL CODE TO CLARIFY THAT THE OFFENSE ASSAULT SHALL INCLUDE THE OFFENSE OF DOMESTIC ASSAULT AND SETTING FORTH THE ELEMENTS OF DOMESTIC ASSAULT.

Bill 5163 will be on the agenda for second reading on March 19.

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, March 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 7:55 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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