

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MAY 21, 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, May 21, 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:

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

City Clerk Julie Lowery declared a quorum was present. Also present was City Attorney Kevin O'Keefe.

AGENDA

There being no amendments proposed, Mr. Taylor moved, seconded by Mr. Hoops, the adoption of the agenda as printed. 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

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

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), and to discuss personnel matters in accordance with the provisions of RSMo 610.021(3), was adopted.

APPROVAL OF MINUTES

Mr. Taylor moved, seconded by Mr. Hoops, to approve the minutes of the April 30 Council work session and the May 7 regular Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

EMPLOYEE SERVICE AWARDS

As their biographies were read, Police Captains Norman Mars and James Taschner received their 30-year service awards.

PROCLAMATIONS AND RESOLUTIONS

CHAPTER 100 RESOLUTION

Mayor Robinson called for the reading of a resolution to authorize the creation of a Chapter 100 Plan and authorizes the provision of a sales tax exemption certificate for 639 Lambert Pointe Drive.

Mark Spykerman of Gilmore & Bell, the City's bond counsel, stated that under Ordinance 4919-22, the City had previously granted Pivot Bio, Inc. personal property tax abatement and a sales tax exemption on construction materials in connection with the initial buildout of their facility at 639 Lambert Pointe Drive. The company now intends to invest up to \$6 million to expand its facility and has requested additional personal property tax abatement and sales tax exemptions to make the expansion financially feasible. The proposed personal property tax abatement is for 10 years at 100%.

In addition to fulfilling the required job provisions from the 2022 tax abatement, the company will be required to create seven additional jobs with an average annual salary of \$70,000. Similar to the 2022 incentives, the new incentives will be facilitated through an industrial revenue bond transaction under Chapter 100, RSMo. The inducement resolution states the City Council's intent to approve the proposed Chapter 100 transaction, directs City staff and Gilmore & Bell to prepare the final Chapter 100 bond documents, and authorizes the early release of the City's sales tax exemption certificate if the company provides full indemnification and agrees to close the Chapter 100 transaction by November 30, 2025.

Ms. Wadlow inquired about the original employee count.

Mr. Spykerman replied that there were 41 employees originally required and the company would hire an additional 7 employees with an average salary of \$70,000.

There were no objections and Resolution 2503 was read by title only:

RESOLUTION AUTHORIZING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT FOR PIVOT BIO, INC.

Mr. Smith moved, seconded by Mr. Hoops, the adoption of Resolution 2503. The following vote was recorded on the motion:

AYE - 7

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

NAY - 2

Ms. Wadlow
Ms. Hatton

Resolution 2503 passed by a vote of seven in favor and two opposed, with Ms. Wadlow and Ms. Hatton casting the dissenting votes.

OUTREACH SERVICES Mayor Robinson called for the reading of a resolution
RESOLUTION approving an on-call outreach agreement with Vector Communications.

Mr. O'Keefe stated that Vector Communications will provide on-call communications and engagement consulting services. The contract will remain in effect until December 31, 2025. The City will utilize Vector's expertise to address key issues requiring public engagement.

There were no objections and Resolution 2504 was read by title only:

A RESOLUTION APPROVING AN ON-CALL OUTREACH SERVICES AGREEMENT WITH VECTOR COMMUNICATIONS.

Mr. Aubuchon moved, seconded by Mr. Smith, the adoption of Resolution 2504. The following vote was recorded on the motion:

AYE - 9

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

NAY - 0

Resolution 2504 was unanimously adopted.

MOU HAZELWOOD BUSINESS PARK LLC RESOLUTION	Mayor Robinson called for the reading of a resolution approving a Memorandum of Understanding with Hazelwood Business Park, LLC.
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Mr. Spykerman stated the City and Hazelwood Business Park LLC are parties to a Master Development Agreement relating to the redevelopment of the former St. Louis Mills Mall and the implementation of the Hazelwood Business Park Development Plan. The Master Development Agreement and the Development Plan provide terms for tax abatement within the "Mall Sub-Area," but contemplate the need for future amendments to address tax abatement and specific land uses within the "Out lot Sub-Area." The Developer has requested that the City enter into a Memorandum of Understanding ("MOU") containing the following terms:

- Clarify that the City will honor the tax abatement terms in the Master Development Agreement for projects that are expected to activate abatement by December 31, 2029, even if, for reasons outside the Developer's control, tax abatement is not initiated by December 31, 2029. Tax abatement for projects that are expected to be completed in 2030 or later will be subject to the City's discretion.
- The City will consider a Chapter 100 bond transaction to facilitate sales tax exemptions on construction materials for industrial, office, manufacturing, and flex commercial projects that include at least a \$5 million investment.
- The Developer will continue to try to attract retail, restaurant, and hotel uses to the Out lot Sub-Area through at least February 15, 2026, and the City will consider all available incentive programs to incentivize retail, restaurant, and hotels.
- Personal property tax abatement will be subject to the City's discretion.
- Forgivable Economic Development Loan will be subject to the City's discretion.
- Qualifying tenants may take advantage of the Hazelwood Relocation Assistance Program.

The developer believes that the MOU will be helpful to attract tenants to the Hazelwood Business Park by clarifying the Master Development Agreement and setting forth guidelines for potential other incentive programs. The Developer is not seeking any formal amendments to the Master Development Agreement or the Development Plan at this time. It has always been anticipated that those documents would be amended when significant developments occur in the Out Lot Sub-Area.

Mr. Smith asked what good faith efforts had been made over the past 24 months.

Mr. Spykerman stated they have worked with retail brokers but received no offers.

Mr. Smith asked if their project end date remains unchanged.

Mr. Spykerman responded affirmatively.

Ms. Wadlow asked for clarification on the five-million-dollar investment threshold.

Mr. Spykerman explained that one of the incentive programs available to Missouri cities allows for sales tax exemption on construction materials through a Chapter 100 transaction when a structure is built on outlying lots.

There were no objections and Resolution 2505 was read by title only:

RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH HAZELWOOD BUSINESS PARK LLC.

Mr. Smith moved, seconded by Mr. Hoops, the adoption of Resolution 2505. The following vote was recorded on the motion:

<u>AYE - 7</u>	<u>NAY - 2</u>
Mr. Marquez	Ms. Wadlow
Mayor Robinson	Ms. Hatton
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Mr. Hoops	
Mr. Aubuchon	
Mr. Aubuchon	

Resolution 2505 passed by a vote of seven in favor and two opposed, with Ms. Wadlow and Ms. Hatton casting the dissenting votes.

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 Lisa Simpson of 8421 Jacklin Avenue read a letter expressing her concerns and growing frustration regarding code violations at 8425 Jacklin Avenue.

Mrs. Simpson reported that the property at 8425 Jacklin Avenue has continued to deteriorate, with increasing amounts of junk accumulating over the past several weeks. The house remains in disrepair, and its neglected condition is a visual blight on the neighborhood. She stated that the current state of the property poses health and safety hazards to surrounding residents. Mrs. Simpson expressed that the City's perceived leniency toward the property owner disregards the rights and well-being of the community.

TRASH SERVICE Clara Faatz of 8 Bon Vue Drive expressed concern and displeasure with Republic Services' trash collection.

CEC HOSTS Alexis Robinson of 8719 Santa Bella Drive announced that **TASTE OF HAZELWOOD** the Community Enrichment Commission is planning to host a

Taste of Hazelwood event on Saturday, June 28, from 2:00 p.m. to 6:00 p.m.

Ms. Robinson stated that there will be entertainment, dancers, and artists in attendance.

BAR 270 Jessica Platt of 512 Foxtrail Drive thanked the City for the demolition of Bar 270.

Ms. Platt inquired about the tax incentives for businesses. She asked whether the absence of retailers in commercial buildings affects businesses' decisions to remain within city limits. She further questioned the rationale for offering tax credits if businesses are not providing active retail services.

CITY MANAGER'S Finance Director Dave Tuberty updated the Council on
STATUS REPORT resident concerns from the May 7 meeting and noted
 upcoming events.

In regard to complaints received about trash, Mr. Tuberty stated Republic Services responded that they would take note of the issues and work to resolve it. They did not find any reported misses on their customer service line or their app.

Mr. Tuberty reminded residents that the ribbon cutting for the US National Handball Center/St. Louis Hinder Club would take place on Tuesday, May 27, at 8701 Dunn Road at 10:30 a.m.

Mr. Tuberty reminded residents that Hazelwood's Parks Department will be presenting the season's first Food Truck Night on Tuesday, May 27, from 5 p.m. to 8 p.m. at Howdershell Park. Food vendors are: The Crooked Boot, Homestyle Grill, Cajun Seduction, and Too Sweets. Music will be provided by 40 Miles to Vegas.

PUBLIC HEARINGS - None

COMMUNICATIONS

EWGCG The May 8 issue of Briefings was received from the
BRIEFINGS East-West Gateway Council of Governments.

AMEND ZONING A proposal to amend the zoning code relative to Social
CODE Assistance was received from Community Development
 Coordinator Nikki Miller.

SLUP A petition for Special Land Use Permit has been received from
11750 MO. BOTTOM Stone X Steel, LLC for a restaurant at 11750 Missouri Bottom
 Road.

EWGCG
BRIEFINGS

The May 15 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 - None

MAYOR AND COUNCIL REPORTS

WORK SESSION No items were added to the July 9 Council Work Session
AGENDA ITEMS agenda.

BOARD/COMMISSION Mayor Robinson appointed Richard Chatfield and Vik-Thor
APPOINTMENTS Rose to the City Plan Commission.

Mr. Hoops motioned, seconded by Ms. Wadlow, to approve the preceding appointments. The motion passed unanimously.

CITY MANAGER'S REPORT

POLICE DEPARTMENT Police Chief James Hudanick gave an update on Police,
QUARTERLY REPORT Building and Code Enforcement Departments.

Chief Hudanick stated that Part 1 criminal offenses such as drugs, weapons, and thefts, are down overall. Burglaries are down 13%, property damage is down 44%, vehicle thefts are down 39%, and thefts of motor vehicle parts are down 33%. Robberies are up 200% and motor vehicle theft is up 41%. DWI arrests are up 91% compared to last year. He stated Mother's Against Drunk Driving recognized seven police officers for their efforts in combating impaired drivers. The 2025 D.A.R.E. Camp will be held from June 9 to June 13 at the Community Center, and Camp Fury will be held the week of June 16 to June 20. Chief Hudanick stated that the contract with Hazelwood School District has been signed and delivered to Dr. Collins-Hart, and a meeting has been set up to discuss events of the past year and the upcoming school year. He stated the Police Department now has 66 of 69 allotted officers, two of whom will attend the academy in the next month. The Rental Housing group began in January, and there are currently 1,096 active rental property permits. Five "Crime Free Housing" seminars have taken place, and upcoming classes are scheduled for May 22, June 26, and July 24. After the July session, meetings will be conducted every quarter. There have been 457 warnings issued, 84 summons, 47 unfit properties, one dangerous building, and 53 updated occupancy permits. The department is working with a software vendor on a new database and is currently training a Plan Reviewer and interviewing for a Building Inspector.

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 April 8 Community Enrichment Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS - None

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5166
MHTC AGREEMENT
Mayor Robinson called for the second reading of Bill 5166 to authorize an agreement for funding for On-Call Work Zone enforcement activities.

There were no objections and Bill 5166 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR FUNDING FOR STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM ON CALL WORK ZONE ENFORCEMENT ACTIVITIES FOR A FIVE YEAR PERIOD, RENEWABLE FOR TWO ADDITIONAL ONE YEAR EXTENSIONS.

Mr. Aubuchon moved, seconded by Mr. Smith, the adoption of Bill 5166 as an ordinance. The following vote was recorded on the motion:

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

Bill 5166 was unanimously adopted as Ordinance 5048-25.

BILL 5167
AMEND CHAPTER 215
RE: MINORS
Mayor Robinson called for the second reading of Bill 5167 to amend *Chapter 215: Offenses* relating to the legal age of minors.

There were no objections and Bill 5167 was read by title only:

**AN ORDINANCE AMENDING CHAPTER 215 OF THE MUNICIPAL CODE AND
REVISING THE LEGAL AGE OF MINORS.**

Ms. Wadlow moved, seconded by Ms. Matlock, the adoption of Bill 5167 as an ordinance.
The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 5167 was unanimously adopted as Ordinance 5049-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

ANNOUNCEMENT Mayor Robinson announced that the White Birch Aquatic Center will open Saturday, May 24, from 12 p.m. to 6 p.m.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, June 4, 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 7:20 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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