

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 4, 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, June 4, 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:

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

Councilman Robert M. Aubuchon was not present. 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. Hoops, 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 - 8

NAY - 0

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

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to discuss a personnel matter in accordance with the provisions of RSMo 610.021(3), was adopted.

**APPROVAL OF
MINUTES**

Ms. Matlock moved, seconded by Mr. Taylor, to approve the minutes of the May 21 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTIONS**

Fire Chief Dan Luley introduced Firefighter/Paramedic Charles Hill and Police Chief James Hudanick introduced newly hired Plan Reviewer Sara Carney and Police Officer Rhiannon Suter.

**POLICE
COMMENDATIONS**

Chief Hudanick presented Police Officer Aaron Neff with a Meritorious Service Award (Officer Tess Kliethermes not in attendance).

Chief Hudanick stated that on January 18, 2025, Hazelwood Police responded to a highly dangerous incident involving a suicidal subject armed with an AK-47. While Officers Neff and Kliethermes worked to de-escalate the situation, Officer Jackson Foster, Sergeant James Sieve, and Lieutenant Scott Schnurbusch maintained control of the perimeter. Captain Taschner and Officer Olmsted secured the rear of the residence. Officer Kliethermes successfully convinced the subject to surrender, secured the firearm, and along with Officer Neff detained the individual. Supervisors on the scene exercised effective command and control, managing intoxicated and emotional family members, ensuring the safety of all involved, and securing the subject's rifle after his detention. In recognition of their outstanding performance during this critical incident, Officers Kliethermes and Neff are awarded the Meritorious Service Citation for their courage, professionalism, and tactical communication skills in safely de-escalating an encounter with an armed, suicidal subject. Captain James Taschner, Lieutenant Schnurbusch, Sergeant Sieve, Officer Shane Olmsted and Officer Foster are awarded the Chief's Commendation for their effective scene management, tactical coordination, and leadership, all of which played a critical role in achieving a safe and peaceful resolution.

**MADD HEROES
AWARD**

Mayor Robinson stated that this award would take place at a future meeting.

**MADD ROLL CALL
AWARD**

Mayor Robinson stated that this award would take place at a future meeting.

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.

TIF CONCERNS Kevin Foley of 5274 Ville Rosa Lane expressed his concerns regarding the use of Tax Increment Financing (TIF).

He stated his belief that TIF's are costing the City money and is not in the community's best interest. Mr. Foley presented a detailed packet outlining his reasoning and shared it with Council members for their review.

In addition, Mr. Foley raised concerns about the enforcement of regulations related to travel trailers, suggesting there may be a lack of clarity or understanding within the Code Enforcement division.

REMEMBRANCE Vik-Thor Rose of 5037 Tulip Tree Lane asked everyone to remember the victims of the recent tornado in St. Louis.

CITIZEN CONCERNS Don Davidson of 4921 Rose Blossom Lane stated he is opposed to TIF's.

Mr. Davidson reported that 1721 Leaf Crest Drive has three deer mounts displayed in the front of their home and various items scattered across the lawn. He is requesting that the City take action to address the situation.

TIF CONCERNS Jessica Platt of 512 Foxtrail Drive stated she is opposed to TIF's.

CITY MANAGER'S STATUS REPORT Interim City Manager David Leezer updated residents of events taking place in the City.

Mr. Leezer reported that the contract with the Ferguson-Florissant School District has been executed, providing School Resource Officers (SROs) for the district's Restoration and Wellness School on Dunn Road. The City currently has three SROs assigned to the district, in addition to the D.A.R.E. Officer.

Mr. Leezer also announced that the City will participate in the Historic St. Louis Homes Tour on June 14, from 10 a.m. to 4 p.m. The City's Historic Preservation Commission will be stationed at Brookes Park, highlighting the Utz-Teson House, Knobbe House, and the Little Red Schoolhouse. Over 30 organizations from across the region are participating in the event, including Florissant, Webster Groves, Ferguson, Overland, Crestwood, and Bridgeton.

Teen Night will be held at White Birch Bay this Friday from 7 p.m. to 10 p.m. Tickets are required for entry, and the event is open to teens aged 13 to 17.

The 14th Annual Recycle Day event this Saturday, June 14, will take place on the Boeing lot. The event offers drive-through and drop-off recycling of hard-to-recycle items such as electronics, tires, motor oil, car and motorcycle batteries, and scrap metal.

PUBLIC HEARINGS

SLUP
322 TAYLOR ROAD

Mayor Robinson called to order the public hearing to consider a Special Land Use Permit for Baladna, LLC for a fast-food restaurant located at 322 Taylor Road, Ward 2.

Community Development Coordinator Nikki Miller stated Baladna, LLC will offer dine-in and carry-out service with a drive-through window, and be open seven days a week from 10 a.m. to 10 p.m. The restaurant will serve Mediterranean cuisine and will not offer alcohol. Ms. Miller stated that a maximum of three employees would be on shift.

Owner Eyad Afaneh gave a brief presentation of the business.

Ms. Hatton asked when they plan to open.

Mr. Afaneh responded the restaurant is ready to open and they are awaiting approval.

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 for a restaurant and a restaurant, fast food at 322 Taylor Road, Ward 2, with the following condition: 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 weekly to ensure proper functionality, and the owner shall be responsible for making any 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. Hoops moved, seconded by Ms. Hatton, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a restaurant and a restaurant, fast food at 322 Taylor 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.

PROPOSED F.Y. Mayor Robinson called to order the public hearing to
BUDGET 2025-2026 consider the proposed budget for fiscal year 2025/2026.

Finance Director Dave Tuberty gave an overview of the proposed budget.

The current fiscal year began with a General Fund balance of \$24.8 million and is expected to end with a balance of \$25.7 million. For fiscal year 2026, the General Fund revenues are estimated at \$50.5 million and expenses are estimated at \$54.2 million, leaving a deficit of \$3.6 million. Fiscal year 2026 is expected to end with a balance of \$22 million. The Federal Emergency Management Agency flood buyout program revenue of \$1.6 million has been moved from the 2025 budget to the 2026 budget. Revenue assumptions include a 1.5% increase in "B City" sales tax, a 1.6% increase in "A City" (original City) sales tax, a 1.5% increase in Park and Storm water sales tax, a 0% change in property tax, a 0% change in Use Tax, and a 0% change in the Utility Franchise Fees. Personnel Assumptions for Fiscal Year 2025/2026 include a 3.5% Cost of Living Adjustment (COLA) and step raise for employees, and Pension contributions will increase to \$63,000. There will be a 6% increase in health insurance, a 0% increase in dental and vision insurance, and worker's compensation rate will increase 4%.

Economic Development Fund expenditure assumptions include \$1.1 million for local incentive programs; \$5.25 million for the Phantom Drive reconstruction; \$435,000 for street maintenance, and \$90,000 for street enhancement maintenance. Fiscal year 2026 is projected to end with a fund balance of \$8.2 million.

Capital Improvement Fund (CIP) projects include debt and lease payments of \$1.02 million, park upgrades of \$880,000, and vehicle replacements of \$328,000. The CIP fiscal year 2025 is projected to end with a fund balance of \$54,957. Fiscal year 2025/2026 revenues are projected at \$428,000. Fiscal year 2025/2026 expenditures are projected to be \$614,000.

Sewer Lateral Fund revenues are expected to be \$70,000 for 2026. 2026 expenditures increased from 2025 to \$100,000. The 2026 estimated ending balance is \$526,745.

The Debt Service Fund includes the following debt: General Obligation Street Bonds, Cabela's Museum, Aquatic Center, one leased fire truck, and City Hall window replacement. Principal and interest payments for fiscal year 2025/2026 will be \$2.2 million, and the outstanding balance will be \$1.2 million.

Ms. Wadlow asked if any grants have been received for the Phantom Drive project.

Mr. Tuberty stated that no grants would be processed until the funds had been fully spent and the work has started.

Ms. Wadlow asked what was holding up the project.

Public Works Director David Stewart stated that the issue involves the right-of-way with two lots currently in the condemnation process.

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.

Mr. Taylor moved, seconded by Ms. Matlock, to approve the fiscal year 2025/2026 budget 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

EWGCG BRIEFINGS	The May 22 issue of Briefings was received from the East-West Gateway Council of Governments.
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RFPD RESOLUTION RE: PROPERTY TAXES	A Robertson Fire Protection District resolution regarding Senate Bill 870 and reimbursement of property taxes to the district was received.
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AMEREN RE: TREE TRIMMING	A notice of upcoming tree trimming was received from Ameren Missouri.
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EWGCG BRIEFINGS	The May 29 issue of Briefings was received from the East-West Gateway Council of Governments.
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Ms. Matlock moved, seconded by Mr. Taylor, 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 July 9 Council Work Session agenda.
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BOARD/COMMISSION APPOINTMENTS	No appointments or reappointments were made to the City's boards and commissions.
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PUBLIC MEETING DECORUM	Mayor Robinson stated that the City adheres to Robert's Rules of Order to maintain decorum during public meetings.
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Mayor Robinson mentioned that this approach is open for discussion among Council members; however, he believes that the meetings have been respectful of the public's time.

After discussion, Mayor Robinson advised the Council to review Robert's Rules of Order and discuss this matter further at the June 18 meeting.

TREE TRIMMING Mr. Smith inquired whether Ameren notified the City of areas where tree trimming was occurring.

Mr. Stewart responded he would reach out to Ameren.

CITY MANAGER'S REPORT

EMPLOYEE PAY PLAN Mr. Leezer reported staff recommends amendment to the pay plan.

Mr. Leezer stated that in addition to the 3.5% COLA discussed during the budget presentation, other pay adjustments are necessary. Due to recent departmental changes, including the transfer of Code Enforcement to the Police Department, the Police Chief and Public Works Director were removed from the standard pay plan. Mr. Leezer stated he recommends reinstating the Public Works Director to the pay plan at Grade 19, Step 6. However, aligning the Police Chief's salary would require adjustments to all department director salaries. Therefore, he proposes keeping the Police Chief position off the pay plan for one more year, pending the results of a comprehensive pay study scheduled for the next fiscal year. Additional personnel changes include: Nikki Miller has been promoted to Community Development Coordinator, taking on zoning and supervisory responsibilities. Her position moves from Grade 14 to Grade 15. The previously approved Human Resources Manager position, now filled by Tiffany Paul, is being added to the plan at Grade 15. The Mechanic position is being upgraded from Grade 7 to Grade 9 to improve recruitment efforts. The Court Clerk Typist position has been retitled Court Clerk and moved from Grade 3 to Grade 4. In the Finance Department, the title Assistant City Manager – Finance/Finance Director has been simplified to Finance Director, with no change in pay. The Assistant Finance Director position, held by Brandi Enzwiler, is moving from Grade 14 to Grade 16 due to expanded responsibilities. The Code Administrator/Building Official title is being revised to simply Building Official. In the Parks and Recreation Department, job titles are being standardized: The department head will now be consistently titled Superintendent. The Assistant Director position is being retitled to Assistant Superintendent, with no change in pay. All Program Specialist positions are being consolidated under a single unified title, with no change in grade. Finally, the following vacant positions are being removed from the pay plan: Project Manager/GIS Analyst, Economic Developer, Project Development Coordinator, and HR Assistant.

Mr. Hoops moved, seconded by Mr. Smith, to concur with the staff recommendation to amend the pay plan 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.

**F.Y. 2026 FUEL
PURCHASE**

Public Works Director David Stewart reported staff recommends the purchase of gasoline and diesel fuel for City vehicles and equipment for fiscal year 2026 from Energy Petroleum Company at a rate of \$.0650 per gallon for profit and delivery.

Mr. Stewart stated only one bid was received which was from Energy Petroleum Company.

Ms. Matlock moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize the purchase of gasoline and diesel fuel during fiscal year 2026 from Energy Petroleum Company at the rate of \$.0650 per gallon for profit and delivery. The motion passed unanimously.

**SECURITY SERVICES
CONTRACT**

Mr. Stewart reported that staff recommends authorization of a contract for security services for the Parks and Recreation facilities with Sentry Security Agency of St. Louis, Inc.

Mr. Stewart stated that the upcoming security service will cover the Community Center, Civic Center East, and the Aquatic Center. This service period will run from July 1, 2025, to June 30, 2026 for the community centers, and will encompass the 2026 pool season from May 23, 2026, to September 4, 2026. These services ensure the safety and security of both staff and patrons at our recreation facilities. Two bids were received. Of those bids, the lowest responsive, responsible bidder is Sentry Security Agency of St. Louis, Incorporated, in the amount of \$94,235.25.

Mr. Taylor moved, seconded by Mr. Hoops, to concur with the staff recommendation to approve a contract with Sentry Security Agency of St. Louis, Inc. for security services for the Parks and Recreation facilities 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.

CITY ATTORNEY'S REPORT

TIF PROJECTS

Mr. O'Keefe, stated there has been no Tax Increment Financing projects in the City in over two decades.

Mr. O'Keefe stated the Council passed a resolution at the last meeting, not a TIF.

CITY CLERK'S REPORT

**AMEND CODE
RE: FOOD TRUCKS**

Ms. Lowery reported staff recommends amending the Fire Prevention Code to regulate mobile food vendors and outdoor commercial cooking and add a new chapter establishing

licensing requirements and regulations for mobile food vendors.

Ms. Lowery stated the goal is to enhance public safety by reducing fire risks associated with food trucks while establishing clear licensing and operational requirements. She highlighted that the amendment would require on-site inspections by the Fire and Building Departments before operation. Ms. Lowery stated that the creation of the new chapter would require all mobile food vendors to obtain a valid City business license, as well as a separate mobile food vendor license at a cost of \$50 per vehicle. The Police Department would verify application details before approval. The new requirements also state that vendors cannot operate in residential areas or on private streets without hiring for events and that operations on non-residential property require the owner's invitation. Alcohol sales are prohibited, and vendors must comply with posted "no solicitation" signs.

Mr. Hoops moved, seconded by Ms. Matlock, to amend the Fire Prevention Code to regulate mobile food vendors and add a new chapter establishing licensing requirements and regulations for mobile food vendors 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.e.

COMMISSION AND BOARD REPORTS - None

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP 322 TAYLOR ROAD	Mayor Robinson called for the first reading of a bill to authorize a Special Land Use Permit for a restaurant with a drive-up window at 322 Taylor Road.
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There were no objections and Bill 5168 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT BALADNA, LLC FOR A RESTAURANT AND RESTAURANT, FAST FOOD AT 322 TAYLOR ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5168 will be on the agenda for second reading on June 18.

PROPOSED F.Y. BUDGET 2025/2026	Mayor Robinson called for the first reading of a bill to approve the fiscal year 2025/2026 budget.
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There were no objections and Bill 5169 was read by title only:

AN ORDINANCE APPROVING THE BUDGET OF THE CITY OF HAZELWOOD, MISSOURI, FOR FISCAL YEAR 2025-2026 AND APPROPRIATING THE SUMS CONTAINED THEREIN FOR THE PURPOSES AND OBJECTS THEREIN.

Bill 5169 will be on the agenda for second reading on June 18.

AMEND EMPLOYEE PAY PLAN Mayor Robinson called for the first reading of a bill to amend the employee pay plan and schedule.

There were no objections and Bill 5170 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 5010-24, AND ADOPTING A NEW PAY PLAN FOR THE 2025-2026 FISCAL YEAR FOR EMPLOYEES OF THE CITY OF HAZELWOOD, MISSOURI.

Bill 5170 will be on the agenda for second reading on June 18.

SECURITY SERVICES Mayor Robinson called for the first reading of a bill to approve a contract with Sentry Security Agency of St. Louis, Inc., for security services at Parks and Recreation facilities.

There were no objections and Bill 5171 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH SENTRY SECURITY AGENCY OF ST. LOUIS, INC., FOR SECURITY SERVICES AT PARKS AND RECREATION FACILITIES AT A COST NOT TO EXCEED NINETY-FOUR THOUSAND TWO HUNDRED THIRTY-FIVE DOLLARS AND TWENTY-FIVE CENTS (\$94,235.25).

Bill 5171 will be on the agenda for second reading on June 18.

AMEND FIRE CODE AND ADD NEW CHAPTER RELATIVE TO FOOD TRUCKS Mayor Robinson called for the first reading of a bill to amend the Fire Prevention Code to regulate mobile food vendors and outdoor commercial cooking and add a new chapter establishing licensing requirements and regulations for mobile food vendors.

There were no objections and Bill 5172 was read by title only:

AN ORDINANCE AMENDING PROVISIONS OF THE FIRE PREVENTION CODE TO REGULATE MOBILE FOOD VENDORS AND OUTDOOR COMMERCIAL COOKING PROCESSES TO REDUCE FIRE RISKS ASSOCIATED WITH SUCH OPERATIONS; AND FURTHER AMENDING THE MUNICIPAL CODE BY THE ADDITION OF A NEW CHAPTER ESTABLISHING LICENSING REQUIREMENTS AND REGULATIONS FOR MOBILE FOOD VENDORS.

Bill 5172 will be on the agenda for second reading on June 18.

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, June 18, 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 8:29 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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