

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JUNE 18, 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 18, 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.
Robert M. Aubuchon

City Clerk Julie Lowery declared a quorum was present. Also present were Interim City Manager David Leezer and Associate City Attorney Phillip Boyd.

AMEND AGENDA

Mr. Hoops moved, seconded by Ms. Hatton, to amend the agenda to move item 12.a. to the July 2 regular Council meeting. The motion passed unanimously.

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

CONSENT AGENDA

Mr. Taylor moved, seconded by Mr. Hoops, to amend the consent agenda by the addition of a closed session to discuss a personnel issue. The motion passed unanimously.

Mr. Hoops motioned, seconded by Ms. Matlock, the adoption of the consent agenda as amended. 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. 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 a personnel matter in accordance with the provisions of RSMo 610.021(3), was adopted.

**APPROVAL OF
MINUTES**

Mr. Hoops moved, seconded by Ms. Matlock, to approve the minutes of the June 4 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
SERVICE AWARDS**

As their biographies were read, Head Custodian Larry Epifanio and Code Enforcement Officer Angela Pingel received their 30-year service awards, and Public Works Foreman Jason Carothers received his 10-year service award.

OATH OF OFFICE

Ms. Lowery administered the oath of office to Vik-Thor Rose, who was recently appointed to the City Plan Commission.

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.

RIVERWOOD ESTATES Sharon Dash of 6 Meditation Way Court expressed concerns
CODE VIOLATIONS regarding code violations in her neighborhood.

Ms. Dash stated that the police responded to two unlicensed vehicles parked in the street and the officer informed the homeowner that unlicensed vehicles could not be parked on public roadways, prompting the owner to move them to the driveway. Ms. Dash expressed concern that Code Enforcement is not addressing violations in her neighborhood despite existing ordinances.

**NEIGHBORHOOD
CONCERNS**

Don Davidson of 4921 Rose Blossom Lane reported experiencing multiple power outages over the past month, which he believes may be related to recent tree trimming by Ameren.

He also expressed concerns about the traffic lights at the intersection of Interstate-270 and Missouri Bottom Road, stating that many drivers are running the light creating a dangerous situation. Mr. Davidson also noted that a resident on Leaf Crest Drive has placed rocks in the street and throughout their front yard, and that several homes in his neighborhood have overgrown grass.

ELM RIDGE APTS. SAFETY CONCERNS Karen Ebberson of 3746 Dunn Road expressed concerns about repeated vehicle vandalism affecting several residents in her complex and requested an increased police presence in the area.

Ms. Ebberson stated there is excessive speeding at the intersection of Dunn Road and Howdershell Road. She also reported that the property at 526 Candle Light Lane is in disarray, and that 518 Candle Light Lane has a camper that sticks out onto the sidewalk, making it difficult for pedestrians to pass.

CODE ENFORCEMENT Kevin Foley of 5274 Ville Rosa Lane concurred with the other speakers regarding Code Enforcement not addressing violations.

CITY MANAGER'S STATUS REPORT Mr. Leezer updated the Council on resident concerns from the June 4 meeting and noted upcoming events.

Mr. Leezer addressed a resident's opposition to an incentive for Pivot Bio at the last City Council meeting. He emphasized the right to express opinions and vote according to personal beliefs but noted some inaccuracies in the resident's comments. He clarified that the Council voted on a Chapter 100 Bond, not Tax Increment Financing (TIF). While TIF's focus on funding redevelopment through future tax revenue and can last up to 23 years, Chapter 100 Bonds provide upfront abatement for industrial projects, with Hazelwood usually limiting their duration to 10 years or less. The median household income in Hazelwood for 2023 is \$55,930. Under the first Chapter 100 Performance Agreement, Pivot Bio will pay an average salary of \$59,924. The upcoming agreement will establish the average salary at a minimum of \$70,000. It was mentioned that revenues exceeded \$100 million, but that revenue is not profit, it reflects total earnings before deducting expenses, taxes, and investments. This incentive will generate \$21 million in new investment for Hazelwood, and the project was also considered by at least one other state.

Mr. Leezer responded to a resident's complaint regarding vacant retail spaces in Hazelwood. He stated Hazelwood boasts a strong industrial market, with spaces like Aviator and Hazelwood Business Park nearly at full capacity. However, retail is struggling, evident in the presence of over 20 vacant retail spaces identified in a quick scan of the area. A review through CoStar revealed the following retail vacancies: Hazelwood: 139 properties, 25 spaces; Florissant: 385 properties, 82 spaces; Bridgeton: 150 properties, 26 spaces; Maryland Heights: 82 properties, 17 spaces; and St. Charles: 635 properties, 85 spaces.

The high retail vacancy rate is a regional issue, exacerbated by changes since COVID, including online shopping growth and retailer closures. Despite challenges, Hazelwood has seen positive economic development. Circle K will open three new distribution centers, leasing 211,000 square feet and hiring 150 people without seeking incentives. Dive Bomb Industries has relocated its headquarters to Hazelwood Business Park and leased additional space at TradePort, again without incentives. In 2024, Hazelwood achieved nearly \$300 million in new investment, continuing to be a prime location for industries due to accessibility, low costs, and favorable regulations. Since the Ford Plant closure, investment has exceeded \$1 billion. This Council deserves recognition for its efforts over the past two decades.

Mr. Leezer made the following announcements:

Friday, June 20, at 5 a.m. until September, the eastbound I-270 ramp to southbound I-170 will be closed for bridge replacement work. The detour is to continue east on I-270 to Washington/Elizabeth, use the U-turn ramp to westbound I-270, and then access the southbound I-170 ramp. Pershall Road will also be closed from Hanley Road to Hazelwood Avenue starting June 20 at 8 p.m. until June 23 at 6 a.m. for bridge demolition. Signs will direct motorists to detour through Hazelwood Avenue. From June 23, Pershall Road will be down to one lane daily from 5 p.m. to 2 p.m. during the new bridge construction, with flaggers on-site to assist and signs to guide detours. All work is weather permitting.

Due to the tornado that struck Hazelwood this spring, residential permit fees related to storm repairs were waived. The latest reports indicate that one renovation permit, four fence permits, and 31 roof permits were issued, totaling \$6,918. Effective July 1 permit fees will no longer be waived.

Republic Services will not collect trash on July 4, which means Friday customers will have service on Saturday, July 5.

Last weekend Recycle Day and Historic Homes Tour were successful thanks to the Green Committee, Historic Preservation Commission, and teams in the Community Development, Planning, Police, and Public Works departments.

Code Enforcement have started demolition at a property located on Reasor Drive and abatement at a property on Jacklin Court.

The Hazelwood Community Center will be closed on Wednesday, June 25, for plumbing repairs and will reopen on June 26. Civic Center East will be open.

Parks & Recreation's Food Truck Night is Tuesday, June 24th at Howdershell Park, featuring entertainment by Trilogy and food from various food truck vendors.

PUBLIC HEARINGS - None

COMMUNICATIONS

EWGCG BRIEFINGS	The June 5 issue of Briefings was received from the East-West Gateway Council of Governments.
PICNIC LICENSE DIVEBOMB IND. SQUADFEST 2025	An application for a Picnic License for July 18 and 19 and a request for waiver of the \$37.50 license fee was received from the St. Charles Jaycees on behalf of Divebomb, 5555 St. Louis Mills Boulevard.
THANK YOU LETTER	A letter thanking the City of Hazelwood for their assistance by the Public Works Department in the aftermath of the tornado on May 16 has been received from the City of Richmond Heights.
EWGCG BRIEFINGS	The June 12 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Hoops moved, seconded by Ms. Matlock, to approve the liquor license request 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 July 9 Council Work Session agenda.
BOARD/COMMISSION APPOINTMENTS	No appointments or reappointments were made to the City's boards and commissions.
PUBLIC MEETING DECORUM	Mayor Robinson stated that staff had been directed to compile information relative to public forum decorum.

Ms. Hatton thanked Ms. Lowery for her preparation and ideas.

Ms. Lowery asked if it is the pleasure of the Council to make this document policy.

After the discussion, it has been decided to draw up legislation for a future meeting.

COMMITTEES	In response to resident concerns, Ms. Matlock announced to the public that there are several committees residents can join to help make the City the best it can be.
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Ms. Wadlow expressed her appreciation for the Green Committee and other Boards for all they do for the City. She also noted that some resident complaints involve issues that

limit the Council's ability to take action, such as vehicles parked on the roadway without license plates or rocks placed in front yards.

WARD 3 Ms. Lowery stated that on June 13, she received a letter of
VACANCY resignation from Ward 3 Councilmember Job Marquez.

Mayor Robinson thanked Mr. Marquez for his service.

CITY MANAGER'S REPORT

CONTRACT Parks and Recreation Superintendent Doug Littlefield
PERSHALL PARK reported staff recommends authorizing a contract for Pershall
IMPROVEMENTS Park Improvements Project at a cost not to exceed \$901,000.

Mr. Littlefield stated that the planned improvements will include new pickleball courts, a playground, a pavilion, and restrooms. Bids were sent to ten different companies, and the lowest bid came from Hankins Construction Company of St. Louis, with a base bid of \$876,000 and an alternate bid #1 of \$25,000, totaling \$901,000. Alternate bid #1 involves the contractor performing demolition work instead of City staff.

Mr. Leezer inquired about the timeframe for which the park would be closed for improvements.

Mr. Littlefield responded that the project could take until December 2025 to complete.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the staff recommendation to authorize a contract with Hankins Construction Co., 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.

FORTH OF JULY Mr. Littlefield stated the fireworks display would take place at
UPDATE White Birch Park on Friday, July 4, at 9 p.m.

Mr. Littlefield stated that a DJ would perform up until the fireworks show. A shuttle bus would be available from Hazelwood West High School and Armstrong Elementary School, and drop-off would be at the east end of White Birch Park.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND Mr. Hoops moved, seconded by Ms. Matlock, to receive and
BOARD REPORTS file the minutes of the May 13 Community Enrichment
Commission meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

CONTRACT PERSHALL PARK IMPROVEMENTS	Mayor Robinson called for the first reading of a bill to authorize a contract with Hankins Construction Co. for Pershall Park Improvements Project.
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There were no objections, and Bill 5173 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH HANKINS CONSTRUCTION CO. FOR PERSHALL PARKS IMPROVEMENTS PROJECT AT A COST NOT TO EXCEED NINE HUNDRED ONE THOUSAND DOLLARS (\$901,000).

Bill 5173 will be on the agenda for second reading on July 2.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5168 SLUP 322 TAYLOR ROAD	Mayor Robinson called for the second reading of Bill 5168 to approve 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.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5168 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	
Mr. Hoops	
Mr. Aubuchon	

Bill 5168 was unanimously adopted as Ordinance 5050-25.

BILL 5169 F.Y. 2025/2026 BUDGET	Mayor Robinson called for the second reading of Bill 5169 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.

Ms. Matlock moved, seconded by Mr. Taylor, the adoption of Bill 5169 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	
Mr. Hoops	
Mr. Aubuchon	

Bill 5169 was unanimously adopted as Ordinance 5051-25.

BILL 5170	Mayor Robinson called for the second reading of Bill 5170 to
AMEND PAY PLAN	amend Ordinance 5010-24, and adopt a new pay plan for the
	2025/2026 fiscal year.

Ms. Lowery stated the Council has been provided with Bill 5170.1 to reflect changes of positions that were inadvertently not taken off the pay schedule or left off the pay schedule.

Mr. Aubuchon moved, seconded by Ms. Matlock, to amend the text of Bill 5170 by the text of 5170.1. The motion passed unanimously.

There were no objections and Bill 5170, as amended, 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.

Mr. Hoops moved, seconded by Ms. Wadlow, the adoption of Bill 5170, as amended, as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	

Mr. Smith
Ms. Hatton
Mr. Hoops
Mr. Aubuchon

Bill 5170, as amended, was unanimously adopted as Ordinance 5052-25.

BILL 5171	Mayor Robinson called for the second reading of Bill 5171 to
CONTRACT	approve a contract with Sentry Security Agency of St. Louis,
SECURITY SERVICES	Inc. for security services for the 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).

Mr. Aubuchon moved, seconded by Ms. Wadlow, the adoption of Bill 5171 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	
Mr. Hoops	
Mr. Aubuchon	

Bill 5171 was unanimously adopted as Ordinance 5053-25.

BILL 5172	Mayor Robinson called for the second reading of Bill 5172 to
AMEND CODE	approve a bill to regulate mobile food vendors and add a new
RE: FOOD TRUCKS	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.

Mr. Aubuchon moved, seconded by Ms. Wadlow, the adoption of Bill 5172 as an ordinance. 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. Aubuchon

Bill 5172 was unanimously adopted as Ordinance 5054-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, July 2, at 6:30 p.m. in the Council Chambers.

CITY HALL CLOSED Mayor Robinson announced that City Hall would be closed for the July 4 Independence Day holiday.

FIREWORKS DISPLAY Mayor Robinson announced the Fourth of July fireworks display would take place on July 4 at 9 p.m. at White Birch Park.

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