

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JULY 2, 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, July 2, 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:

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

City Clerk Julie Lowery declared a quorum was present. Also present were 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

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

AYE - 8

NAY - 0

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

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**

Mr. Taylor moved, seconded by Mr. Hoops, to approve the minutes of the June 18 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTION**

Community Development Coordinator Nikki Miller introduced newly hired City Planner Cecile Denny.

**MERITORIOUS
SERVICE CITATIONS**

Police Chief James Hudanick presented Police Officer Christopher Peters with a Meritorious Service Citation.

Chief Hudanick stated that Officer Peters responded to a volatile domestic disturbance involving an intoxicated and reportedly armed suspect. He demonstrated courage, sound judgment, and tactical precision. Officer Peters and fellow officers quickly established a perimeter around the residence. Despite the suspect's aggressive behavior and the uncertainty about a firearm, Officer Peters maintained composure and took decisive action. As the suspect approached, Officer Peters strategically positioned himself and, at a critical moment, closed the distance to safely and effectively subdue the individual. His swift and selfless actions led to the suspect's apprehension without injury to officers, the public, or the suspect. A subsequent search confirmed a firearm was present in the residence. Officer Peters' actions reflect exceptional professionalism, bravery, and dedication to public safety. His willingness to risk personal harm to peacefully resolve a dangerous situation upholds the highest traditions of law enforcement service.

Chief Hudanick also presented Officer Tess Kliethermes with a Meritorious Service Citation, noting that on January 18, 2025, Hazelwood Police responded to a high-risk incident involving a suicidal subject armed with an AK-47. Officer Kliethermes successfully persuaded the individual to surrender, secured the firearm, and, with Officer Neff, detained the subject. Supervisors on scene exercised strong command and control, managing intoxicated and emotional family members, ensuring everyone's safety, and securing the weapon after the suspect's detention. In recognition of her exceptional performance, Officer Kliethermes is awarded the Meritorious Service Citation for her courage, professionalism, and tactical communication in safely de-escalating a life-threatening encounter.

**CHIEF'S
COMMENDATION**

Police Officer Shane Olmsted received the Chief's Commendation for his heroic efforts on January 18, 2025, in containing the scene and maintaining control of the situation with a suicidal individual.

Chief Hudanick stated his presence was critical in maintaining the potential for escalation

of this situation and contributed to the overall resolution and tactical support.

MADD HEROES AWARDS Chief Hudanick recognized Police Officers Michal Andreatta, Brandon Runyon, Jeffrey Lakebrink, Brandon Ulm, Daniel Johnston, Joshua West, and Shane Olmsted for receiving the 2025 MADD (Mothers Against Drunk Driving) Heroes Awards.

These seven officers were responsible for 169 of the 192 DWI arrests made by the Hazelwood Police Department in 2024. Their unwavering dedication to removing impaired drivers from our roadways has played a critical role in preventing alcohol-related crashes and saving lives in our community. Through their work, these officers embody the mission of Mothers Against Drunk Driving, to end drunk driving, combat drugged driving, and prevent underage drinking.

MADD State Executive Director Tabitha Perkins and MADD Volunteers Jay and Deborah Weinstein and Chris Moreno presented officers with their awards.

MADD CENTURY AWARD Chief Hudanick presented Police Officer Shane Olmsted with the MADD Century Award, a prestigious distinction awarded by MADD to law enforcement officers who make 100 or more DWI arrests within a single calendar year.

This award reflects an officer's exceptional commitment to removing impaired drivers from the roads and making the community safer. Officer Olmsted achieved this milestone in 2024 and is one of only 17 officers across the entire State of Missouri to earn this recognition. The MADD Century Award not only highlights Officer Olmsted's hard work and dedication but also serves as a reminder of the critical role that proactive DWI enforcement plays in preventing crashes, saving lives, and protecting our residents.

MADD ROLL CALL AWARD Chief Hudanick was presented with the MADD Roll Call Award for his leadership and commitment to public safety.

The Roll Call Award represents MADD's deep appreciation for law enforcement leaders who go above and beyond in the fight against impaired driving. Through MADD's Law Enforcement Recognition Program, officers and agencies are acknowledged for their dedication to DUI enforcement, education, and prevention. These awards are often given during roll call briefings, where the mission of keeping our roads and families safe begins each day. Chief Hudanick has consistently demonstrated a strong commitment to this mission. Under his leadership, the Hazelwood Police Department has prioritized DUI enforcement, supported public awareness efforts like Saturation Saturday and DWI Checkpoints, and worked in close coordination with advocacy partners like MADD to make the community safer. This award reflects that commitment and it is also a thank-you, from the families whose lives have been saved, from the children who made it home safely, and from all of us who benefit from a safer Hazelwood.

PROCLAMATIONS AND RESOLUTIONS

RULES OF DECORUM RESOLUTION Mayor Robinson called for the reading of a resolution adopting rules for public hearings and comment proceedings.

Ms. Lowery stated this legislation was formally requested by the Council following the presentation of the Rules of Decorum at the June 18 meeting. This resolution is the result of that discussion and reflects the Council's direction to establish clear and enforceable standards for public participation at City Council meetings. The City of Hazelwood continues to affirm that all City Council meetings are open to the public, and public participation is an integral part of formal business sessions. These proposed rules aim to provide a safe, respectful, and productive environment for both the Council and members of the public. Ms. Lowery stated the resolution outlines specific Rules of Decorum for the Public, including that remarks be directed to the Council as a whole, limited to three minutes, and delivered in a manner that does not disrupt the proceedings or infringe on others' ability to participate. Conduct such as shouting, clapping, threats, blocking aisles, or using electronic devices disruptively is prohibited under these guidelines. The Enforcement of Decorum section authorizes the Mayor, or in his absence the Mayor Pro Tempore, with assistance from the Chief of Police or any peace officer, to maintain order.

There were no objections and Resolution 2506 was read by title only:

RESOLUTION ADOPTING RULES FOR PUBLIC HEARINGS AND PUBLIC COMMENT PROCEEDINGS HELD BY THE HAZELWOOD CITY COUNCIL.

Mr. Hoops moved, seconded by Mr. Smith, the adoption of Resolution 2506. The following vote was recorded on the motion:

AYE - 8

NAY - 0

Mayor Robinson

Ms. Matlock

Mr. Taylor

Mr. Smith

Ms. Hatton

Mr. Hoops

Mr. Aubuchon

Ms. Wadlow

Resolution 2506 was unanimously adopted.

MARSON FOOD RESOLUTION Mayor Robinson called for the reading of a resolution consenting to the change in control of Marson Food, LLC.

Mr. Leezer stated the Resolution presented is due to Marson Foods completing the sale to South Carolina based company, US Waffle Company.

Jacob Surratt and Tyler Wallace, representatives of Steadfast City and Marson Foods, were present for questions.

Ms. Matlock asked if the number of employees would increase.

Mr. Wallace responded that the number of employees would be increasing from the original forecast.

Ms. Hatton asked what that number would be.

Mr. Wallace replied that the merger has not been finalized, and the number is not known. He stated the company would be happy to re-engage the Council to notify them of the amount after the closing.

Ms. Wadlow asked for an explanation of the Section 14 loan agreement and Chapter 100 for the audience.

Mr. O'Keefe explained that the loan agreements are funded by the Economic Development Sales Tax, which voters approved many years ago in Hazelwood. The use of these funds are governed by state law. Section 14 of the loan agreement outlines certain controls for the recipient, and it stipulates that no one can take over the company without the City's consent while the loan is outstanding. This provision is one of the measures that gives the City a level of control in the transaction, ensuring that the investment effectively increases employment opportunities for our residents and contributes positively to the region.

There were no objections and Resolution 2507 was read by title only:

RESOLUTION CONSENTING TO THE CHANGE IN CONTROL OF MARSON FOODS, LLC.

Mr. Hoops moved, seconded by Mr. Aubuchon, the adoption of Resolution 2507. The following vote was recorded on the motion:

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

Resolution 2507 was unanimously adopted.

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.

OVERGROWTH CONCERNS	Vik-Thor Rose of 5437 Tulip Tree Lane expressed concerns about overgrown areas along the easements behind Tulip Tree Lane, which are part of the Hazelwood West Middle School property.
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He asked whether the City has any authority over the school districts regarding maintenance of these areas.

Mayor Robinson responded that the City would investigate this issue and get back to him.

PARKS & REC BOARD MEETINGS	Jessica Platt of 512 Foxtrail Drive stated she tried attending the Parks and Recreation Board meeting on July 1 and was not aware it had been cancelled.
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OPPOSITION TO DECORUM POLICY	Don Davidson of 4921 Rose Blossom Lane stated he is opposed to the new meeting decorum rules.
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Mr. Davidson expressed concerns and provided a list of properties in his neighborhood that need to improve yard maintenance by keeping grass trimmed and removing debris.

CITY MANAGER'S STATUS REPORT	Mr. Leezer updated the Council on resident concerns from the June 18 meeting and noted upcoming events.
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Mr. Leezer addressed a resident's complaint regarding decorative materials in the yard of a resident on Leaf Crest Drive. He stated there is no violation and a resident has the right to adorn their property as they wish. The City cited the owner for other items, such as appliances, that are located on the side of his property. Regarding the curb repair and painting, staff are evaluating possible actions on the municipal side, including whether the work can be performed without a permit. Once it is determined if any action is required from the City, appropriate steps will be taken. In the meantime, the property owner was issued a Stop Work Order by Code Enforcement to prevent any further unauthorized painting of the street.

Mr. Leezer announced that Republic Services will not collect trash on July 4, and customers will roll forward by one day, with service on July 5.

Mr. Leezer stated at the last Council meeting, Councilmember Wadlow inquired about Villa Rosa Apartments. In March 2025, a notice was issued for derelict vehicles with expired registration, followed by a summons to the property owner. Additional unregistered vehicles were observed last week, and follow-up is underway. In April, a notice was issued for a dumpster without a permit. As of a June 27 inspection, the

dumpster had been removed. A framing inspection scheduled for June 18 was canceled by the owner and has not been rescheduled. To better address properties of ongoing concern, staff have initiated a Monthly Synopsis report, with the first edition provided to Council on Monday.

Mr. Leezer announced that White Birch Bay Aquatic Center will temporarily close on July 7 for scheduled maintenance of the filter tanks associated with the leisure pool. Swim team and lessons are still being held. The Aquatics Center will reopen on Tuesday, July 8.

PUBLIC HEARINGS

SLUP 11750 MO BOTTOM	Mayor Robinson called to order the public hearing to consider a Special Land Use Permit for a restaurant at 11750 Missouri Bottom Road.
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Ms. Miller stated that the location at 11750 Missouri Bottom Road was formerly occupied by the Sip Spot and Aftershock Bar and Grill. Stone X Steel is now proposing to open a full-service restaurant at the site. Their hours will be Monday through Thursday, 11 a.m. to 10 p.m., Friday and Saturday, 11 a.m. to 1 a.m., and Sunday, 11 a.m. to 11 p.m. The restaurant will serve Caribbean-inspired cuisine and has applied for a liquor license. Ms. Miller noted that there will be 10 employees per shift, and the establishment will accommodate 87 patrons between dining tables and bar seating.

Owner Lashonda Session was present for questions.

Mr. Smith asked what is their specialty dish.

Ms. Session replied Jerk tacos.

Mr. Smith asked when the restaurant would open.

Ms. Session responded in mid-August.

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

Vik-Thor Rose stated he is in favor of this establishment.

Mayor Robinson declared the hearing closed.

Mrs. Lowery read the City Plan Commission motion "to recommend approval to the City Council of the petition for a Special Land Use Permit for a restaurant at 11750 Missouri Bottom Road, Ward 4, 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

Mr. Smith moved, seconded by Ms. Wadlow, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit to Stone X Steel, LLC for a restaurant at 11750 Missouri Bottom 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.

Ms. Miller stated that the City does not have a zoning use for social assistance services or establishments. Social assistance establishments are facilities or organizations that provide a range of support services to individuals and families in need, often focusing on vulnerable or underserved populations. These establishments may operate as non-profit organizations, government-supported programs, or community-based initiatives. Staff wish to create a social assistance use category and the regulations pertaining to the use. A Special Land Use Permit would be required and tailored to that particular business. Staff is proposing that this land use be added to *Appendix A: Use Regulations* of the zoning code, as permitted by Special Land Use Permits in the following districts: C-2 – General Commercial District, C-3 – Highway Commercial District, I-1 – Light Industrial District, and I-2 – Heavy Industrial District.

Ms. Miller stated it would be a normal business.

Ms. Platt asked if there would be a fee to utilize the program.

Mayor Robinson declared the hearing closed.

Mrs. Lowery read the City Plan Commission motion to recommend the Council approve the proposal to amend *Chapter 405: Zoning Regulations* to define a new use for social assistance establishments and establish regulations for said use. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Ms. Wadlow, to concur with the City Plan Commission recommendation to amend *Chapter 405: Zoning Regulations* to define a new use for social assistance establishments and establish regulations for said use 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

SLUP 7115 N. HANLEY	A petition for a Special Land Use Permit for a vehicle service and repair facility at 7115 North Hanley Road was received from Arizona Auto Sales, Inc.
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EWGCG BRIEFINGS	The June 19 issue of Briefings was received from the East-West Gateway Council of Governments.
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EWGCG BRIEFINGS	The June 26 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Taylor moved, seconded by Mr. Hoops, 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	Mr. Aubuchon motioned, seconded by Mr. Hoops, to cancel the July 9 Work Session meeting.
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BOARD/COMMISSION APPOINTMENTS	No appointments or reappointments were made to the City's boards and commissions.
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WARD 3 VACANCY	Ms. Lowery announced the City has received one application for the Ward 3 vacancy, and the process closes on Thursday, July 3.
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Mr. Hoops motioned, seconded by Ms. Matlock, to set interviews for July 9 at 6 p.m. The motion passed unanimously.

AMEND CHAPTER 110	Ms. Lowery stated this item is accompanying legislation to the resolution previously introduced this evening.
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This ordinance amends Chapter 110 of the Municipal Code to formally establish public comment time limits as part of the Council's rules and procedures. Ms. Lowery stated that the ordinance specifically limits individual public comments to three minutes each, with a total comment period of fifteen minutes. The Council's intention is to conduct efficient meetings while still providing ample opportunity for public input. For flexibility, the Chair or a majority of the Council may extend the commenting time as needed.

Ms. Hatton motioned, seconded by Mr. Hoops, 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.

Mayor Robinson apologized to Ms. Matlock and explained how dialogue works during public comments.

Ms. Hatton expressed that she believes there has been a misunderstanding regarding the decorum policy. She stated the policy is designed for the benefit of all residents and the Council and want residents to feel heard and to be treated with respect during meetings.

CITY MANAGER'S REPORT

CHAPTER 100 PIVOT BIO	Mr. Leezer reported staff recommends the issuance of Chapter 100 taxable industrial bonds for Pivot Bio, Inc.
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Mark Grimm of Gilmore & Bell, the City's bond counsel, stated the City 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 under Ordinance No. 4919-22. The Company now intends to improve and expand its facility to include 641 Lambert Point Drive. To make the expansion financially feasible, the Company has requested additional personal property tax abatement and sales tax exemptions. The proposed personal property tax abatement is 10 years, 100%. In addition to complying with the required job provisions of the 2022 tax abatement, the Company will be required to create seven additional jobs at an average annual salary of \$70,000.

Mr. Taylor moved, seconded by Ms. Matlock, to concur with the staff recommendation for issuance of Chapter 100 taxable industrial bonds for Pivot Bio, Inc., 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 - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS - None

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP 11750 MO BOTTOM	Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a restaurant at 11750 Missouri Bottom Road.
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There were no objections and Bill 5174 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO STONE X STEEL, LLC FOR A RESTAURANT AT 11750 MISSOURI BOTTOM ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5174 will be on the agenda for second reading on July 16.

AMEND CHAP. 405 ZONING REGULATIONS	Mayor Robinson called for the first reading of a bill to amend <i>Chapter 405: Zoning Regulations</i> to define a new use for social assistance establishments and establish regulations for said use.
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There were no objections and Bill 5175 was read by title only:

AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS OF THE HAZELWOOD CITY CODE PERTAINING TO SOCIAL ASSISTANCE ESTABLISHMENTS.

Bill 5175 will be on the agenda for second reading on July 16.

AMEND CHAP. 110	Mayor Robinson called for the first reading of a bill to amend Chapter 110 of the municipal code and revising public comment time limits.
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There were no objections and Bill 5176 was read by title only:

AN ORDINANCE AMENDING CHAPTER 110 OF THE MUNICIPAL CODE AND REVISING PUBLIC COMMENT TIME LIMITS.

Bill 5176 will be on the agenda for second reading on July 16.

CHAPTER 100 PIVOT BIO INC	Mayor Robinson called for the first reading of a bill to authorize the issuance of Chapter 100 bonds for Pivot Bio, Inc.
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There were no objections and Bill 5177 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (PIVOT BIO, INC. PROJECT), SERIES 2025, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$11,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Bill 5177 will be on the agenda for second reading on July 16.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5173	Mayor Robinson called for the second reading of Bill 5173 to
CONTRACT	authorize a contract with Hankins Construction Company for
PERSHALL PARK	Pershall Park improvements at a cost not to exceed \$901,000.

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).

Mr. Aubuchon moved, seconded by Ms. Matlock, the adoption of Bill 5173 as an ordinance. The following vote was recorded on the motion:

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

Bill 5173 was unanimously adopted as Ordinance 5055-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

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

Mayor Robinson announced the next regular Council meeting would be held Wednesday, July 16, 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 7:50 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

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