

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
SEPTEMBER 3, 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, September 3, 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:

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

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

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

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 property acquisition or sale in accordance with the provisions of RSMo 610.021(2), was adopted.

APPROVAL OF MINUTES

Mr. Hoops moved, seconded by Ms. Wadlow, to approve the minutes of the August 20 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.

AMEND CITY CODE

Michael Henley-Hudson of 39 Rivermeadows Drive stated Hazelwood's non-discrimination policy does not recognize sexual orientation or gender identity and stated his desire for the City to include these classes.

Jessica Platt of 512 Foxtrail Drive stated she is in favor of adding sexual orientation and gender identity to the City's anti-discrimination policy.

LITTER

Marge Kauffeld of 7311 Caione Court expressed concerns with litter throughout the City and the length of time it takes to be picked up.

Ms. Kauffeld thanked the Police Department for advising the Green Committee on the areas of the City that were most in need of trash pick-up services.

REMOVAL

Heather Jones of 1335 Beaujolais Drive expressed concerns with residents questioning her residency.

She stated she is issuing a formal complaint.

CITY MANAGER'S STATUS REPORT

Mr. Leezer updated the Council on resident concerns from the August 20 meeting and noted upcoming events.

Mr. Leezer stated at the last Council meeting, an update was provided on the shootings in the 600 block of Coach Light Lane. Mr. Leezer reported that the property owner was pursuing legal action to evict the renters and they have vacated the premises.

Mr. Leezer stated the Police and Public Works departments have identified the following locations for the upcoming speed cushion installation:

- Riverwood Estates Boulevard - near 37 Riverwood Estates Boulevard, approximately 200 feet past the Mission Walk Court stop sign (speed hump signs required 100 feet prior).
- Flamingo Drive - between the driveways of 14 and 15 Flamingo Drive (speed hump signs required 100 feet prior).
- Fee Fee Road - 200 feet before the stop sign at Fee Fee Hills Drive on the northbound side only (speed hump sign required 125 feet prior).

Mr. Leezer announced Missouri Department of Transportation crews will close Pershall Road from Hanley Road to Hazelwood Avenue on Friday, September 5, from 5 a.m. to 5 p.m. to pour the deck for the new I-170 bridge over Pershall Road.

Mr. Leezer stated the U.S. Army Corps of Engineers is remediating six properties adjacent to Coldwater Creek in the Foxmont Drive and Elmgrove Avenue area as part of the Formerly Utilized Sites Remedial Action Program (FUSRAP). A public meeting will be held on Monday, September 15, starting at 5 p.m. at St. Cin Park. The meeting will provide information on FUSRAP, remediation efforts, and public safety measures.

Mr. Leezer explained that the Council previously discussed the possibility of extending a throughway on Pratt Place for pedestrians and cyclists. Public Works Director David Stewart has communicated with his counterpart at the City of Florissant and a response is pending.

PUBLIC HEARINGS

SLUP
6186 HOWDERSHELL Mayor Robinson called to order the public hearing to consider a Special Land Use Permit for a restaurant for Chef's Kiss, LLC d/b/a Big Boy Burgers at 6186 Howdershell Road.

City Planner Cecile Denny stated Chef's Kiss LLC d/b/a Big Boy Burgers has proposed opening a full-service restaurant at 6186 Howdershell Road. The applicant would be applying for a liquor license at a later date. The restaurant would operate seven days a week from 11:00 AM to 1:30 AM. They will serve primarily American-fare and hamburger-style bar. There will be 7 employees on the maximum shift. The space provides 3,300 square feet of indoor area with an additional 1,000 square feet of patio space outdoors. The floor plan proposes 28 table seats and 10 bar seats indoors, and 11 seats outdoors for a total of 49 seats in the restaurant. There are 65 parking spaces available for the entire strip center, where 20 parking spaces are required. The other uses in the strip center require 113 parking spaces, making the required parking spaces for the strip center 133, with the addition of the new restaurant. The parking code allows for a 25% reduction on the required parking spaces for mixed-use buildings, which brings the required number down to 100 spaces. Since the building was constructed in 1985 and predates the current parking code, it has been allowed to operate with such a deficit. Across the street is single family residential district is the Hazelwood Baptist Church. Because of the proximity of

the site to the church, within 100 feet, a special waiver of proximity will need to be granted by the City Council in order for the business to obtain a liquor license.

Owner, Jeffrey Reed, was available for questions and gave a brief presentation.

Mr. Hoops asked when he anticipates opening.

Mr. Reed replied in early December, and he has already received his State liquor license.

Mr. Smith asked when they would be open.

Mr. Reed replied from 11:30 a.m. to 1:30 a.m.

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

Ms. Pratt asked if there would be non-alcoholic options.

Mr. Reed replied affirmatively.

Mr. Henley-Hudson asked if there would be vegan and vegetarian options.

Mr. Reed stated he is looking into those options.

Ms. Simpson asked if there would be entertainment.

Mr. Reed there would be soft background music and musicians at times to play live music. He wants to ensure a mellow dining experience.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council for a Special Land Use Permit for a restaurant at 6186 Howdershell Road, Ward 2, with the following conditions:

1. The owner shall be required to maintain a fully functioning 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 on a weekly basis 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.
2. The lawn and parking lot may not be used for dining, seating, or congregating. All activity associated with the business must take place indoors or on the fenced in patio area.

3. No outdoor music shall be allowed during the hours of operation of the neighboring childcare center.
4. Public access shall be prohibited through the rear doors.
5. Installation of hookah equipment or smoking of hookah shall be prohibited.
6. Landscaping and screening shall be installed in accordance with the Landscape Plan approved on November 15, 2023.”

She stated the motion passed unanimously.

Mr. Smith moved, seconded by Ms. Wadlow, to concur with the City Plan Commission to grant the Special Land Use Permit for a restaurant at 6186 Howdershell 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.

2025 PROPERTY TAX RATES Mayor Robinson called to order the public hearing to consider the establishment of the 2025 property tax rates.

Director of Finance Dave Tuberty stated that Missouri statutes require the City to establish tax rates for all real and personal property annually. These rates are to be reported to St. Louis County by October 1. The final assessed valuations are expected to be released by the County in mid-September, with final numbers expected to be available for second reading and adoption. This assessed valuation is \$89 million (12.63%) higher than last year. Based on the current assessed valuation and the rates shown, the projection for property tax revenue is \$4.8 million. Calendar year 2025 is a reassessment year for St. Louis County, and the change in assessed valuation is a result of growth and exchanges of property. The Debt Service Fund is dropping by 0% due to the general obligation (GO) bonds ending. The Sewer Lateral fee is currently \$10.00 per household.

Mr. Smith clarified that property valuations are determined solely by the Assessor’s Office, where the process both begins and ends.

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. Hoops moved, seconded by Mr. Smith, to establish the 2025 real and personal property tax rates and sewer lateral line repair fee, 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 A petition for a Special Land Use Permit for a moving and storage facility company at 945 Hornet Drive was received by Easy Moves Missouri, LLC d/b/a You Move Me.
945 HORNET DRIVE

SLUP EXPANSION 8784 PERSHALL	A petition for a Special Land Use Permit Expansion for a vehicle storage facility at 8784 Pershall Road was received by MHC 323, LLC.
SLUP 99 FORD LANE	A petition for a Special Land Use Permit for outdoor storage at 99 Ford Lane was received from Top Care Landscape, LLC.
SLUP 7350 N HANLEY	A petition for a Special Land Use Permit for a motel at 7350 North Hanley Road was received from The Dels, Inc. d/b/a The Dels.
SLUP 8930 PERSHALL	A petition for a Special Land Use Permit for outdoor storage at 8930 Pershall Road was received from American Builders & Contractors Supply Company, Inc.
BOARD RESIGNATION	A resignation from the Pension Plan Board was received from Margo McNeil.
EWGCG BRIEFINGS	The August 21 issue of Briefings was received from the East-West Gateway Council of Governments.
GNCCC INVITATION	An invitation for Mayor Robinson to participate on a panel at a luncheon on October 20, 2025, was received from the Greater North County Chamber of Commerce.
EWGCG BRIEFINGS	The August 28 issue of Briefings was received from the East-West Gateway Council of Governments.
GNCCC INVITATION	An invitation to join the 2026 Partnership Program was received from the Greater North County Chamber of Commerce.

Mr. Hoops moved, seconded by Ms. Wadlow, to refer the petitions to the City Plan Commission, and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS

AMEND CHAPTER 110 CONDUCT/ETHICS Mayor Robinson opened discussion regarding City's Council conduct at public meetings and a code of ethics.

Ms. Hatton stated she does not support the draft legislation without changes regarding the sole authority of the Mayor or Mayor Pro Tempore to determine what constitutes acceptable conduct, how such conduct is addressed, and what repercussions are enforced. She expressed that neither position should hold such authority exclusively.

Ms. Wadlow concurred with Ms. Hatton.

Mayor Robinson stated that there have been two instances in which a resident wished to file a complaint against a Council member, and the only avenue available was to present it before the Council at a public meeting. He expressed the need for an investigation process to be added to the bill and requested further discussion on the matter.

Mr. O'Keefe asked the Council to submit questions and concerns directly to him on items they would like added to the draft legislation.

MAYOR AND COUNCIL REPORTS

**WORK SESSION
AGENDA ITEMS** No items were added to the September 10 Council Work Session agenda.

**BOARD/COMMISSION
APPOINTMENTS** Mayor Robinson nominated Jade Brooks for appointment to the Green Committee and Charles McGhee for reappointment to the City Plan Commission.

Mr. Taylor motioned, seconded by Mr. Smith, to approve the preceding appointments. The motion passed unanimously.

ABATEMENT Ms. Matlock thanked Code Enforcement and the Police Department for the great job they did regarding an abatement in her neighborhood.

COMPLAINT Ms. Hatton stated that she was not the individual who raised concerns regarding Ms. Jones' residency, which has been in question for the past two years.

ABATEMENT Mr. Smith inquired whether the amount charged to residents for grass abatement is sufficient to cover the costs incurred by Code Enforcement and court staff.

Mr. Leezer replied that a lien is placed on the property through St. Louis County.

Mr. Smith stated that the penalty should be increased for residents who take advantage of the City's abatement program.

Mr. Leezer stated he would investigate the process further.

LITTER Mrs. Henderson stated that when she walks through her neighborhood, she picks up trash, and over the past few months, she has noticed efforts in Ward 3 to address the litter problem.

CITY MANAGER'S REPORT

PUBLIC WORKS QRTLTY REPORT

Public Works Director David Stewart stated that Public Works has completed their 10-week limb collection that began in the spring and cleared out tornado debris that was temporarily stored at the Beldt's property.

Mr. Stewart provided several updates. He explained that, in response to this year's tornadoes, the City is working to formalize a mutual aid agreement with surrounding cities, which will be presented at an upcoming Council meeting. He reported that a new mowing contract has been implemented, allowing City staff to enhance service levels in the parks. Regarding Pershall Park, Mr. Stewart noted that the City is under contract for improvements. Preconstruction has been completed with the contractor, but there is a several-month lead time for the engineered restrooms. As a result, contractors will delay mobilization until the facilities arrive on site, with construction expected to begin in October 2025. He also reported that the court has ordered condemnation of the Phantom Drive road reconstruction project. Concrete slab replacements have been finished, and because the bid came in under budget, additional slabs were replaced. Public Works has completed cleanup of infrastructure damage across various City sites. In addition, flood sensors have been installed at Coldwater Creek in St. Cin Park to monitor water levels. Mr. Stewart announced that Hazelwood Day will take place on September 13 and highlighted the extensive preparations underway. He also shared that the "Fun in the Sun" dog day at the pool event successfully wrapped up the swim season, with 38 dogs participating.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS - None

NEW BUSINESS

AMEND CH. 230 A request was made to the Council to consider amending the
RE: DISCRIMINATION City Code relative to human rights.

Mayor Robinson opened the discussion, noting that this matter had been considered a few years ago but was never resolved.

Council members unanimously agreed that the City is in compliance with State law and emphasized their commitment to ensuring no one feels excluded.

City Attorney Kevin O'Keefe added that a draft Bill has been prepared should the Council choose to proceed with a vote.

Ms. Hatton moved, seconded by Mrs. Henderson, to amend City Code Chapter 230: Human Rights to include sexual orientation and gender identity and to place the draft bill on the this agenda for introduction. The motion passed unanimously, and the bill was added to the agenda as item 17.c.

INTRODUCTION AND FIRST READING OF BILLS

SLUP
6186 HOWDERSHELL Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a restaurant at 6186 Howdershell Road.

There were no objections and Bill 5181 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO CHEF'S KISS, LLC D/B/A BIG BOY BURGERS FOR A RESTAURANT AT 6186 HOWDERSHELL ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5181 will be on the agenda for second reading on September 17.

2025 PROPERTY
TAX RATES Mayor Robinson called for the first reading of a bill to approve the 2025 real and personal property tax rates.

There were no objections and Bill 5182 was read by title only:

AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF AD VALOREM TAXES LEVIED FOR THE YEAR 2025 FOR GENERAL AND OTHER MUNICIPAL PURPOSES ON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF HAZELWOOD, MISSOURI, AND THE ANNUAL FEE FOR THE CITY'S SEWER LATERAL SERVICE LINE REPAIR PROGRAM.

Bill 5182 will be on the agenda for second reading on September 17.

AMEND CODE
CHAPTER 230 Mayor Robinson called for the first reading of a bill to amend Chapter 230: Human Rights to enhance protections against discrimination.

There were no objections and Bill 5022 was read by title only:

AN ORDINANCE AMENDING CHAPTER 230 OF THE HAZELWOOD CITY CODE RELATING TO PROHIBITED DISCRIMINATION.

Bill 5183 will be on the agenda for second reading on September 17.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5179
CONTRACT
IT SERVICES

Mayor Robinson called for the second reading of Bill 5179 to authorize a contract with AuditSolv for computer network services for a one-year term at a cost not to exceed \$119,400.

There were no objections and Bill 5179 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH AUDITSOLV FOR COMPUTER NETWORK SERVICES FOR A ONE YEAR TERM AT A COST NOT TO EXCEED ONE HUNDRED NINETEEN THOUSAND FOUR HUNDRED DOLLARS (\$119,400).

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5179 as an ordinance. The following vote was recorded on the motion:

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

Bill 5179 was unanimously adopted as Ordinance 5061-25.

BILL 5180
CONTRACT
HVAC PD

Mayor Robinson called for the second reading of Bill 5180 to authorize a contract with C & R Mechanical Company for the purchase and installation of a rooftop HVAC unit for the Police Station at a cost not to exceed \$195,858.

There were no objections and Bill 5180 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH C & R MECHANICAL COMPANY FOR PURCHASE AND INSTALLATION OF A ROOFTOP HVAC UNIT AT THE POLICE STATION AT A COST NOT TO EXCEED ONE-HUNDRED NINETY-FIVE THOUSAND EIGHT HUNDRED FIFTY-EIGHT DOLLARS (\$195,858).

Mr. Hoops moved, seconded by Ms. Matlock, the adoption of Bill 5180 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Taylor	
Mr. Smith	
Ms. Hatton	
Mr. Hoops	

Mr. Aubuchon
Ms. Henderson
Ms. Wadlow
Mayor Robinson
Ms. Matlock

Bill 5180 was unanimously adopted as Ordinance 5062-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

HAZELWOOD DAYS Mayor Robinson announced Hazelwood Day would take place on September 13 at 3 p.m.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, September 17, 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 7:47 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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