

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
SEPTEMBER 17, 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 17, 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.

AMEND AGENDA

Mr. Smith motioned, seconded by Mr. Hoops, to amend the agenda by removing item 12.a. The motion passed unanimously.

Mr. Taylor motioned, seconded by Ms. Matlock, to adopt the agenda as amended. The motion passed unanimously.

CONSENT AGENDA

Ms. Wadlow moved, seconded by Ms. Matlock, to amend the consent agenda by the addition of a closed session to discuss litigation and consult with the City Attorney.

Mr. Hoops motioned, seconded by Mr. Smith, the adoption of the consent agenda as amended. The following vote was recorded on the motion:

AYE - 9
Mr. Taylor
Mr. Smith
Ms. Hatton

NAY - 0

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 Mr. Smith, to approve the minutes of the September 3 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
SERVICE AWARDS**

As their biographies were read, Police Officers Ryan Ratica and Preston Billingsley were presented with their five-year service awards, and Police Lieutenant Scott Schnurbusch received his 20-year service award.

**ARMY CORP.
FUSRAP**

A presentation on the Formerly Utilized Sites Remedial Action Program (FUSRAP) regarding Coldwater Creek was given by the Army Corps of Engineers.

Army Corps of Engineers Program Manager Philip Moser stated the cleanup program was created to address contamination from the nation's early atomic energy work. Four St. Louis area sites are involved: the Mallinckrodt property downtown, the former airport storage site, Coldwater Creek and nearby properties, and the Latty Avenue properties in Hazelwood, including the Futura Coatings facility. From the 1940s through the 1970s, uranium residues stored at the airport and later moved to Latty Avenue spread contamination into Coldwater Creek. More than one million cubic yards of material have been removed, and over 576 properties cleared for unrestricted use. Some contamination will remain under the Futura buildings until the Department of Energy assumes oversight in 2029. Recent cleanup has included homes, parks, and schools. Current work in Hazelwood targets six properties and 1,100 feet of creek bank, with 7,520 cubic yards of soil set for removal by August 2026.

PROCLAMATIONS AND RESOLUTIONS

**CELEBRATE SAFE
COMMUNITIES
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation supporting participation in the Celebrate Safe Communities event on September 25, 2025.

There were no objections and Proclamation 2509 was read.

Mr. Aubuchon moved, seconded by Ms. Matlock, the adoption of Proclamation 2509 urging all citizens, government agencies, public and private institutions, and businesses to support our Celebrate Safe Communities event on Thursday, September 25, 2025, and calling upon everyone to embrace the power of prevention and cooperation so that Hazelwood remains a safe, strong, and caring community where all may live, learn, work, and play in peace. The motion passed unanimously.

ALL-HAZARD MITIGATION PLAN RESOLUTION	Mayor Robinson called for the reading of a resolution to adopt the 2025-2030 St. Louis Regional All-Hazard Mitigation Plan.
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Fire Chief Dan Luley stated the Federal Emergency Management Agency (FEMA) and State Emergency Management Agency have approved the plan. Each municipality, county, or school district must adopt the plan to be eligible for FEMA funding in the event of a natural disaster.

There were no objections and Resolution 2512 was read by title only:

A RESOLUTION OF THE COUNCIL OF THE CITY OF HAZELWOOD, MISSOURI, ADOPTING THE ST. LOUIS REGIONAL HAZARD MITIGATION PLAN 2025-2030.

Ms. Wadlow moved, seconded by Mr. Smith, the adoption of Resolution 2512. 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	

Resolution 2512 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.

PROPERTY CONCERNS Lisa Simpson of 8421 Jacklin Avenue expressed concerns regarding Code Enforcement violations and public safety within the community.

Mrs. Simpson stated that public safety remains a top priority for the community. She expressed gratitude for the continued efforts of the Hazelwood Police Department in Ward 6, though challenges with guns, drugs, and homelessness. Mrs. Simpson also stated that many properties remain out of compliance and submitted a request for information on multiple unresolved residences.

RESIDENCY CONCERN Heather Jones of 135 Beaujolais Drive expressed concern about residents questioning her residency.

TRASH, DEBRIS, OVERGROWTH CONCERNS Mike Henley-Hudson of 39 Rivermeadows Drive expressed concerns about trash, debris, and overgrowth, noting that North County appears worse than other parts of St. Louis County.

CITY MANAGER'S STATUS REPORT Mr. Leezer gave the Council updates on past and upcoming events.

Mr. Leezer congratulated and thanked all departments for making Hazelwood Day a success, with special recognition to the Parks Department for coordination.

Mr. Leezer announced the Hazelwood Fire Department will host an Open House on Saturday, October 4, from 12 p.m. to 2 p.m. at Firehouse 1, 6100 North Lindbergh Boulevard. Tours and BBQ will be provided.

A rummage sale, hosted by Parks and Recreation, will take place on Saturday, October 4, from 8 a.m. to 12:30 p.m. on the Community Center parking lot at 1186 Teson Road.

Mr. Leezer announced Missouri Department of Transportation has begun work on the Taylor Road and Lynn Haven Lane Bridge at North Lindbergh Boulevard. Work is expected to continue through the end of the year.

Mr. Leezer stated on September 14 the receptionist position was eliminated following safety concerns identified during Active Shooter Training. An automated telephone system and improved wayfinding signage are being implemented, along with a lobby phone for direct departmental contact. An interactive kiosk will follow. Susan Funderburg, former receptionist, has been promoted to the Communications Coordinator.

PUBLIC HEARINGS - None

COMMUNICATIONS

CHARTER COMMUNICATIONS	A notice of upcoming channel changes was received from Charter Communications.
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EWGCG BRIEFINGS	The September 4 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Hoops moved, seconded by Mr. Smith, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS

AMEND CHAPTER 110 CONDUCT/ETHICS	Mayor Robinson opened discussion regarding the City's Council conduct at public meetings and a code of ethics.
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Mayor Robinson stated no Council person made any suggestions regarding Chapter 110 revisions. Mayor Robinson suggested the Council hold a work session to discuss this item.

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	No items were added to the November 12 Council Work Session agenda.
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ACTIVE SHOOTER TRAINING	Mr. Smith asked if the Council could receive active shooter training.
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Mayor Robinson replied that training for Council should take place, though it will differ from staff training.

ANNOUNCEMENT	Mr. Smith announced the paint recycle event will take place on October 11 at the Community Center.
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BOARD/COMMISSION APPOINTMENTS	Mr. Hoops nominated Jennifer Guyton for appointment to the Civil Service Board.
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Mayor Robinson appointed Ms. Guyton to the Civil Service Board.

Mr. Hoops motioned, seconded by Mr. Smith, to approve the preceding appointment. The motion passed unanimously.

CITY MANAGER'S REPORT

AMEND AGREEMENT 8 TH AVENUE FOODS	Mr. Leezer reported staff recommends amendments to the Performance Agreement with 8 th Avenue Food & Provision, Inc.
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Mr. Leezer stated 8th Avenue Foods' original agreement provided for 314 jobs, and the company now anticipates a total of 140 jobs. The proposed Amended and Restated Performance Agreement reduces tax abatement for 2026 and 2027 to 50%, and for 2028 through 2032 at 50%. This reduction is due to project delays in 2023 and the loss of abatement in the years 2024 and 2025. The cumulative effect of eliminating approximately 55% of the originally anticipated benefit of the property tax abatement.

Representative for Steadfast City Jacob Surratt and Plant Manager of 8th Avenue Food Paul Carr were present to answer questions.

M. Smith asked where the company is advertising available positions.

Mr. Carr replied they post on Indeed, use temp agencies and referrals, and visit Ranken Technical College.

Mr. Hoops moved, seconded by Mr. Smith, to concur with the staff recommendation to amend the Performance Agreement with 8th Avenue Food & Provision, 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.a.

CITY ATTORNEY'S REPORT

CITY CHARTER ELIGIBILITY

Mr. O'Keefe clarified that members of the Civil Service Board shall be registered voters, and may not hold any other position elected or otherwise, within the City government.

CITY CLERK'S REPORT

VETERANS RECOGNITION

Ms. Lowery stated the Council started an initiative in 2024 to recognize military veterans within the Hazelwood community and are continuing the program this year.

In addition to formal recognition at a future Council meeting, veterans will be invited to join the Mayor and City Council in the Florissant Veterans Day Parade on November 9, 2025. Submissions are due by October 17, 2025.

Mr. Smith inquired whether the City could explore the possibility of creating and displaying "Hazelwood Heroes" banners throughout the community to honor local service members.

Ms. Lowery responded that she would research the idea further and report back with additional information.

COMMISSION AND BOARD REPORTS

Mr. Hoops moved, seconded by Mr. Smith, to receive and file the minutes of the July 8 and August 12 Community Enrichment Commission, the August 11 Neighborhood Watch

Commission, and the August 21 Pension Plan Board of Trustees meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

AMEND AGREEMENT Mayor Robinson called for the first reading of a bill to amend
8TH AVENUE FOODS the Performance Agreement with 8th Avenue Food &
Provisions, Inc.

There were no objections and Bill 5184 was read by title only:

AN ORDINANCE APPROVING AN AMENDED AND RESTATED PERFORMANCE AGREEMENT WITH 8TH AVENUE FOOD & PROVISIONS, INC.

Bill 5184 will be on the agenda for second reading on October 1.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5181 Mayor Robinson called for the second reading of Bill 5181 to
SLUP grant a Special Land Use Permit for a restaurant at 6186
6186 HOWDERSHELL 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.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5181 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 5181 was unanimously adopted as Ordinance 5063-25.

BILL 5182
2025 TAX RATES

Mayor Robinson called for the second reading of Bill 5182 to approve the 2025 real and personal property tax rates.

Mr. O'Keefe stated the rates for the residential and commercial changed from the September 3, 2025 Council meeting and are reflected in a revised bill in redline format, identified as Bill 5182.1.

Ms. Matlock moved, seconded by Mr. Hoops, to amend Bill 5182 by the text of Bill 5182.1. The motion passed unanimously.

There were no objections and Bill 5182, as amended, 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.

Ms. Matlock moved, seconded by Mr. Hoops, the adoption of Bill 5182, as amended, as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 5182, as amended, was unanimously adopted as Ordinance 5064-25.

BILL 5183
AMEND CODE
CHAPTER 230

Mayor Robinson called for the second reading of Bill 5183 to amend Chapter 230: Human Rights to enhance protections against discrimination.

There were no objections and Bill 5183 was read by title only:

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

Mr. Aubuchon moved, seconded by Ms. Hatton, the adoption of Bill 5183 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 5183 was unanimously adopted as Ordinance 5065-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CELEBRATE SAFE COMMUNITIES Mayor Robinson announced Celebrate Safe Communities would be held on September 25 at 6 p.m. at Aubuchon Park.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, October 1, 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 7:57 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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