

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
OCTOBER 1, 2025**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:28 p.m. on Wednesday, October 1, 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:

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

*Council Member Warren H. Taylor joined the meeting at 7:05 p.m. 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, Ms. Matlock moved, seconded by Mr. Hoops, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

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

AYE - 8

NAY - 0

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

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Hoops moved, seconded by Mrs. Henderson, to approve the minutes of the September 17 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

OATH OF OFFICE

Ms. Lowery administered the oath of office to LuKumanu Sodamade, who was recently reappointed to the Pension Plan Board of Trustees.

**EMPLOYEE
INTRODUCTIONS**

Police Chief James Hudanick introduced newly hired Building Permit Clerk Deborah Fitzgerald.

**DOMESTIC VIOLENCE
SERVICE
RECOGNITION AWARD**

Chief Hudanick presented Police Officer Nicholas Dellemorte with a Domestic Service Recognition Award for his actions over the past year and his continued efforts to combat domestic violence.

PROCLAMATIONS AND RESOLUTIONS

**DOMESTIC VIOLENCE
AWARENESS MONTH
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the month of October 2025 as Domestic Violence Awareness Month.

There were no objections and Proclamation 2510 was read.

Mr. Aubuchon moved, seconded by Ms. Matlock, the adoption of Proclamation 2510 designating the month of October 2025 as Domestic Violence Awareness Month, promoting awareness of the daily occurrence of domestic violence and child mistreatment, and encouraging support for a collaborative effort to end domestic violence and the terror those victims feel in their own homes. The motion passed unanimously.

**FIRE PREVENTION
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the week of October 5 through October 11, 2025 as Fire Prevention Week.

There were no objections and Proclamation 2511 was read.

Mr. Aubuchon moved, seconded by Ms. Wadlow, the adoption of Proclamation 2511 designating October 5 through October 12, 2025, as Fire Prevention Week, urging all citizens, community organizations, schools, and businesses to participate by promoting and practicing battery safety and fire prevention measures consistent with this year's theme and to support the many public safety activities and efforts of the Hazelwood Fire Department. The motion passed unanimously.

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.

NON-DISCRIMINATION POLICY Michael Henley-Hudson of 39 Rivermeadows Drive stated Hazelwood's non-discrimination policy has not been updated on the website.

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

Mr. Leezer stated Susan Funderburg is the new Communications Coordinator.

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.

The Police and Fire Departments hosted the annual Celebrate Safe Communities event at Aubuchon Park last week. The event was well attended, with food provided by the Police Department.

Updates were provided regarding concerns raised by a resident at the last Council meeting. The derelict vehicle located between 8441 and 8445 Jacklin Court has been towed. The property at 8425 Jacklin Court has received citations, and the case is currently in municipal court. Properties at 8390 Latty Avenue, 6944 North Hanley, 6950 North Hanley, and 8610 Latty Avenue have also received citations, and their cases are in municipal court as well. The property at 7350 Hanley Road (the former Haven Inn) has been purchased by The Dels and is undergoing major renovations under City oversight.

PUBLIC HEARINGS

SLUP
945 HORNET DRIVE Mayor Robinson called to order the public hearing to consider a petition by Easy Moves Missouri, LLC d/b/a You Move Me for a Special Land Use Permit (SLUP) for a moving and storage company at 945 Hornet Drive, Suite 150.

City Planner Cecile Denny stated You Move Me has proposed opening a moving and storage company at 945 Hornet Drive, Suite 150. The company will operate Monday through Friday, 8 a.m. to 3 p.m., and by appointment on moving days. This location will primarily be office space and dispatch for the company. She stated that the company will utilize six parking spaces close to the loading dock for storing box trucks overnight.

Owner Chris Heustis was available for questions and stated that the primary reason for the company's relocation was the need for additional space due to business expansion and increased storage requirements.

Mr. Smith asked how many jobs the move would bring to Hazelwood.

Mr. Heustis replied that there are currently 67 jobs, with a total of approximately 140 to 145 positions overall.

Mr. Smith asked how many of those employees are Hazelwood residents.

Mr. Heustis reported that, of their current employees, 16 reside in Hazelwood and Berkeley.

Ms. Wadlow asked if employees would be parking near the dock area.

Mr. Heustis responded that the docks would be in use by the company and others, so employees would park away from the docks as much as possible.

Ms. Wadlow noted that the property has been well-maintained and emphasized the importance of keeping the property in compliance.

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 recommend approval to the City Council of the petition for a Special Land Use Permit for a moving/storage company at 945 Hornet Drive, Suite 150, Ward 4, with the following conditions:

1. All vehicles shall be parked in striped parking spaces.
2. All vehicles stored overnight on the lot must be maintained in good working condition. No non-functional vehicles shall be stored on the lot."

She stated the motion passed unanimously.

Ms. Wadlow moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a moving and storage company at 945 Hornet Drive, Suite 150 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.

SLUP EXPANSION
8784 PERSHALL

Mayor Robinson called to order the public hearing to consider a petition from MHC 323 LLC, d/b/a Extra Space Storage for a SLUP Expansion for vehicle storage at 8784 Pershall Road.

Ms. Denny stated Extra Space Storage has proposed expanding its use at 8784 Pershall Road to lease ten outdoor vehicle parking spaces. The spaces will be leased for monthly storage of RVs, boats, or other vehicles on an overnight basis. There will be no other changes to the business's operations. The business is protected by an electronic gate and managed remotely, with renters given key code access to their property.

Representative Norman Kotoch was available by Zoom for questions and stated that the company had been leasing parking spaces and subsequently learned that a Special Land Use Permit was required for that use. Mr. Kotoch stated that only vehicles would be parked on the premises and that the company would ensure no derelict or unlicensed vehicles are stored on the property.

Ms. Hatton asked what amount of time vehicles are allowed to stay on the premises.

Mr. Kotoch replied that the leases are on a month-to-month basis and that tenants are permitted to maintain a parking space on the premises as long as rent is paid.

Ms. Hatton asked how vehicles would be verified not to be derelict or otherwise unregistered.

Ms. Denny replied that they would require registration and be functional.

Mr. Smith asked if the site was fenced in.

Mr. Kotoch replied affirmatively. The area is not visible from the roadway, and there is a keypad for entry and exit.

Ms. Wadlow asked where the area is located on the property.

Mr. Kotoch replied on the back lot.

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 recommend approval to the City Council of the petition for a Special Land Use Permit Expansion for a vehicle storage at 8784 Pershall Road, Ward 5, with the following conditions:

1. Stored vehicles shall be parked in striped parking spaces.
2. No derelict vehicles shall be stored on the property."

She stated the motion passed unanimously.

Ms. Matlock moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to grant the expansion of the Special Land Use Permit for vehicle storage at 8784 Pershall 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.b.

SLUP
99 FORD LANE

Mayor Robinson called to order the public hearing to consider a petition by Top Care Landscape, LLC for a SLUP for an outdoor storage facility at 99 Ford Lane.

Ms. Denny stated that Top Care Landscape operates a landscaping business at 99 Ford Lane. The hours of operation are 7 a.m. to 5:30 p.m., Monday through Friday, depending on seasonal weather conditions. There are 27 employees on the maximum shift. The 2.43-acre property is currently used as a combination of offices, warehousing, and an outdoor storage area. There are two buildings on the lot, one with the address of 99 Ford Lane, which is the 13,000 square foot office and warehouse, and a 4,000 square foot back building with the address of 100 Ford Lane, that is completely fenced in and used only for storage. Currently, the lot does not have any striped parking spaces, but the intention is to paint 20 striped parking spaces between the front and the side parking areas. The required parking is 18 parking spaces, including one ADA parking spot.

General Manager Brian Colt was available for questions and stated that this site has been home to Top Care Landscape since 2003. He stated that this location has been used for storing mulch from wood chipping. The mulch is dyed to be used for the next season.

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

Jeff Smith of 103 Ford Lane stated he is in favor of this project.

Jessica Platt of 512 Foxtrail Drive asked what they use to dye the mulch.

Mr. Colt explained that they use an organic-based dye.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit for outdoor storage at 99 Ford Lane, Ward 2, with the following condition, that all off-street parking and loading areas, internal drives, and storage areas shall be comprised of an accessible durably paved surface.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for outdoor storage at 99 Ford Lane 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.

SLUP

Mayor Robinson called to order the public hearing to consider

8930 PERSHALL ROAD a petition by American Builders & Contractor Supply Co. for a SLUP for outdoor storage at 8930 Pershall Road.

Ms. Denny stated American Builders & Contractors Supply has proposed opening a wholesale building materials distribution site with outdoor storage. There will be 12 employees on the maximum shift. They will operate Monday through Friday, 7 a.m. to 4 p.m., Saturday, 7 a.m. to 11 a.m., and closed on Sundays. The 5.623-acre property is currently vacant. They are proposing a 40,825 square foot, pre-fabricated building. The site plan includes the required 25 total parking spaces, including two ADA spaces. The building will contain nine functional rooms, plus three bathrooms. Materials, including roofing, siding, windows, and other exterior construction products, will be stored outside.

Regional Manager Tom Meskey was available for questions and gave a brief presentation, stating that the company requires a larger location with additional parking and would prefer to remain within Hazelwood City limits. Mr. Meskey noted that they currently employ 25 people and expect to hire an additional five to ten employees.

Jake Corrigan, Executive Director for Sansone Group, was available for questions and stated that the building will not be prefabricated construction, but rather a tilt-up concrete structure.

Ms. Hatton asked what type of lighting and security would be provided.

Mr. Corrigan replied that the lot will be fenced, and lighting will be provided from the building. He stated that if additional security measures are required, they will comply with the City's requirements.

Mrs. Henderson asked if their current facility has cameras.

Mr. Corrigan replied no.

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 recommend approval to the City Council of the petition for a Special Land Use Permit for outdoor storage at 8930 Pershall Road, Ward 2, with the following condition, that all off-street parking and loading areas, internal drives, and storage areas shall be comprised of an accessible durably paved surface." She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Ms. Matlock, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for outdoor storage at 8930

Pershall 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.d.

SLUP 7350 N. HANLEY ROAD	Mayor Robinson stated the public hearing to consider a petition by The Dels, Inc. for a SLUP for a hotel at 7350 North Hanley Road has been withdrawn.
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COMMUNICATIONS

EWGCG BRIEFINGS	The September 11 issue of Briefings was received from the East-West Gateway Council of Governments.
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EWGCG BRIEFINGS	The September 18 issue of Briefings was received from the East-West Gateway Council of Governments.
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CHARTER COMMUNICATIONS	A notice of upcoming channel changes was received from Charter Communications.
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EWGCG BRIEFINGS	The September 25 issue of Briefings was received from the East-West Gateway Council of Governments.
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Mr. Hoops moved, seconded by Mrs. Henderson, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION	Mr. Hoops motioned, seconded by Ms. Wadlow, to reschedule the November 12 work session to October 30, at 6 p.m. The motion passed unanimously.
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BOARD/COMMISSION APPOINTMENTS	Mayor Robinson appointed Warren Gillespie to the Industrial Development Authority.
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Mrs. Henderson motioned, seconded by Mr. Smith, to approve the preceding appointment. The motion passed unanimously.

PUBLIC COMMENT	Mayor Robinson proposed increasing the time residents are allowed to address the Council at meetings from three minutes to five minutes.
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INVITATION	Ms. Matlock extended an invitation to all residents to attend the Ward 5 meeting to discuss Coldwater Creek, on October 8, starting at 6 p.m. at Civic Center East.
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**ABANDONED
PROPERTY**

Mr. Smith stated he had been notified by a resident of abandoned property in his ward and thanked the City for its prompt response in addressing the issue.

GAS LEAKS

Mrs. Henderson thanked the Fire and Police Departments for their efforts in handling gas leaks throughout the City.

CITY MANAGER'S REPORT

**CONTRACT
CONSULTING
SERVICES**

Mr. Leezer reported staff recommends authorizing a contract with Navigate Building Solutions for consulting services at a cost not to exceed \$74,200.

Mr. Leezer stated that the Master Services Agreement for the next phase of work for a new fire station would primarily include development of a Request for Proposals for architectural and design services, procurement of contractors for site readiness, and construction services.

Ms. Wadlow asked what differentiates Navigate Building Solutions from other consulting companies the City has used in the past.

Mr. Leezer explained that the contract from last year was for the assessment of locations within the City. Sites are required to be within 244 seconds for arrival at a fire, so relative distance is important. The current contract is for possible locations and looking at the current site to see if it is feasible. Entry and exit plans are necessary, and how the building would be situated at the location, impacting traffic and lights.

Mr. Smith requested that a Baby Safe Haven box be positioned at the new location.

Mr. Hoops moved, seconded by Ms. Wadlow, to concur with the staff recommendation to authorize a contract with Navigate Building Solutions for consulting services at a cost not to exceed \$74,200 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.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS**

Mr. Hoops moved, seconded by Mrs. Henderson, to receive and file the minutes of the August 27 Green Committee meeting. The motion passed unanimously

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP
945 HORNET DRIVE
SUITE 150

Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a moving and storage company at 945 Hornet Drive, Suite 150.

There were no objections and Bill 5185 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO EASY MOVES MISSOURI, LLC D/B/A YOU MOVE ME FOR A MOVING/STORAGE COMPANY AT 945 HORNET DRIVE, SUITE 150 AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5185 will be on the agenda for second reading on October 15.

SLUP EXPANSION
8784 PERSHALL ROAD

Mayor Robinson called for the first reading of a bill to grant an expansion of the Special Land Use Permit for vehicle storage at 8784 Pershall Road.

There were no objections and Bill 5186 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4928-22 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO MHC 323 (PERSHALL ROAD HAZELWOOD MO), LLC FOR A SELF STORAGE FACILITY AT 8784 PERSHALL ROAD, TO INCLUDE VEHICLE STORAGE, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5186 will be on the agenda for second reading on October 15.

SLUP
99 FORD LANE

Mayor Robinson called for the first reading of a bill to approve a Special Land Use Permit for outdoor storage at 99 Ford Lane.

There were no objections and Bill 5187 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO TOP CARE LANDSCAPE, LLC FOR OUTDOOR STORAGE AT 99 FORD LANE AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5187 will be on the agenda for second reading on October 15.

SLUP
8930 PERSHALL

Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for outdoor storage at 8930 Pershall Road.

There were no objections and Bill 5188 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC., FOR

OUTDOOR STORAGE AT 8930 PERSHALL ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5188 will be on the agenda for second reading on October 15.

CONTRACT CONSULTING SERVICES	Mayor Robinson called for the first reading of a bill to authorize a contract with Navigate Building Solutions for consulting services.
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There were no objections and Bill 5189 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH NAVIGATE BUILDING SOLUTIONS FOR CONSULTING SERVICES AT A COST NOT TO EXCEED SEVENTY-FOUR THOUSAND TWO HUNDRED DOLLARS (\$74,200).

Bill 5189 will be on the agenda for second reading on October 15.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5184 AMEND AGREEMENT 8TH AVENUE FOODS	Mayor Robinson called for the second reading of Bill 5184 to authorize first amendments to the Performance Agreement with 8 th Avenue Food & Provisions, Inc.
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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.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5184 as an ordinance. The following vote was recorded on the motion:

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

Bill 5184 was unanimously adopted as Ordinance 5066-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting would be held Wednesday, October 15, 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 7:37 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

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