CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
DECEMBER 3, 2025

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Pro Tempore Lisa M. Matlock at 6:30 p.m. on Wednesday, December 3, 2025, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Pro Tempore Matlock 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:

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

Mayor Matthew G. Robinson was not present. 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. Aubuchon 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
Mr. Hoops	
Mr. Aubuchon	
Ms. Henderson	
Ms. Wadlow	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

The motion passed unanimously and the consent agenda was adopted.

APPROVAL OF MINUTES	Mr. Aubuchon moved, seconded by Mr. Hoops, to approve the minutes of the November 19 regular Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

COMMISSION OATH OF OFFICE	Ms. Lowery administered the oath of office to Jessica Plaggenberg, who was recently appointed to the Community Enrichment Commission.
EMPLOYEE SERVICE AWARD	As his biography was read, Maintenance Worker II Stephen Reed received his 10-year service award.
CITIZEN RECOGNITION AWARDS	Police Chief James Hudanick recognized Alan Cook and Luis Garza as recipients of the Police Department's Citizens Recognition Award.

Chief Hudanick stated both individuals displayed exceptional bravery and selflessness when they intervened to assist a police officer who was being assaulted during an arrest. Their swift actions and willingness to put themselves at risk were instrumental in safely resolving a dangerous situation. The Hazelwood Police Department extends its deepest gratitude for their heroic efforts, which not only prevented further harm but may have saved the life of the officer involved. Their actions serve as a powerful reminder of the shared responsibility we all hold in ensuring the safety and well-being of our community.

PROCLAMATIONS AND RESOLUTIONS

GNCCC 2026 BUSINESS PERSON OF THE YEAR	Mayor Pro Tempore Matlock called for the reading of a proclamation congratulating Patty Dooley Sosa, owner of Dooley's Florist & Gifts, as the Greater North County Chamber of Commerce 2026 Business Person of the Year.

There were no objections and Proclamation 2513 was read.

Mr. Aubuchon moved, seconded by Mr. Smith, the adoption of Proclamation 2513 extending congratulations to Patty Dooley Sosa, Greater North County Chamber of Commerce 2026 Business Person of the Year, and commending her for her involvement and dedicated service to the community. The motion passed unanimously.

GNCCC 2026 LEGACY AWARD PROCLAMATION	Mayor Pro Tempore Matlock called for the reading of a proclamation congratulating Richard P. Dorsey III as the Greater North County Chamber of Commerce 2026 Legacy Award recipient.

There were no objections and Proclamation 2514 was read.

Mr. Smith moved, seconded by Mr. Taylor, the adoption of Proclamation 2423 extending congratulations to Richard P. Dorsey III, Greater North County Chamber of Commerce 2026 Legacy Award recipient, and commending him for his contributions to the Greater North County Chamber and the North County community. The motion passed unanimously.

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Pro Tempore Matlock explained the procedures to be followed during a hearing. She invited anyone desiring to make a comment to come forward at this time.

No one from the audience came forward to address the Council.

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

Mr. Leezer stated that at the last Council meeting, a resident raised concerns about code violations in the Cedarbrook Subdivision. Cedarbrook includes nine residential streets, and over the past three months, Code Enforcement has issued 39 citations in that area. He also addressed ongoing concerns regarding a property on Leaf Crest Drive. Staff have investigated the site and, while a few violations were identified and cited, the property is otherwise in compliance with all applicable code regulations. The City understands the resident may be dissatisfied with the property's appearance; however, no ordinances prohibit the owner's current activities on their own property.

Mr. Leezer expressed appreciation to the Public Works Department for their strong response to the recent snowstorm. Although the National Weather Service did not anticipate the storm's intensity, crews proactively pre-treated the roads, which allowed plowing operations to begin sooner and proceed more effectively.

Mr. Leezer stated that the snow has delayed leaf collection by one to two weeks. Crews collected bagged leaves today and will resume curbside collection once snow has melted enough to access the remaining piles.

Mr. Leezer announced that Hazelwood will participate in the St. Louis Historic Homes Tour on Saturday, December 6, from 10:00 a.m. to 4:00 p.m. The Historic Preservation Commission will be at Brookes Park offering tours and brief historical overviews of the Knobbe House, Little Red School House, and Utz-Teson House.

Hazelwood Firefighters will host "Breakfast with Santa" on Saturday, December 6, from 8:00 a.m. to 10:30 a.m. at Fire Station No. 2.

The Police Department is collecting new, unwrapped toys for the Marine Corps' Toys for Tots program. Donation sites include City Hall, Fire Station No. 2, the Community Center, and Civic Center East.

Mr. Leezer stated the Fire Department provided complete Thanksgiving meals to 10 local families, funded through firefighter contributions and support from the Bommarito Automotive Group.

PUBLIC HEARINGS

SLUP 7234 N. LINDBERGH	Mayor Pro Tempore Matlock called to order the public hearing to consider the petition by Cornerstone Resource & Community Center for a Special Land Use Permit for a social assistance establishment at 7234 North Lindbergh Boulevard.

City Planner Cecile Denny stated that Cornerstone Resource & Community Center operates a nonprofit space in Hazelwood that provides a variety of social support programs. Their diverse offerings include parent café classes, couponing workshops, résumé writing assistance, clothing support services for men, women, and children, diapers, wipes, and notary services. They operate from 9 a.m. through 9 p.m. Saturday-Sunday, with services accessed on a walk-in basis and by appointment. There are currently two employees on maximum shift, but that would increase if the petition is approved. Ms. Denny stated they would like to expand to begin providing after-school snacks, weekend, and summer meals to children. The 4,840 square foot office and commercial kitchen space is part of a larger 3.96-acre storage and office complex. The space contains 10 rooms, plus a kitchen and a large common area where the meals are served to the children. Meals would be prepared on site in their renovated commercial kitchen which contains a commercial refrigerator, stand-alone freezer, three-compartment sink, designated handwashing sink, mop sink, food preparation sink, and commercial convection oven.

Founder Adrienne Myles was available for questions and gave a brief overview of the community services provided, stating the mission is to serve the community and help men, women, and children receive services to achieve self-sufficiency.

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

Jessica Platt of 512 Foxtrail Drive stated she is a licensed Counselor and asked if volunteer opportunities would be available.

Ms. Myles replied affirmatively.

Ms. Wadlow asked if they had already taken over the premises.

Ms. Myles responded that they have, although they are not operating due to the necessary permits needed.

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 social assistance establishment located at 7234 N. Lindbergh Boulevard, Ward 2, with the following conditions:

1) All meals shall be prepared in the approved commercial kitchen.
2) The lawn and parking lot shall not be used for dining, seating, or congregating. All activities associated with the business shall take place indoors.
3) Vehicles utilizing any pickup service shall be parked in striped parking spaces.
4) There shall be no temporary or permanent housing at the site.
5) 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 criminal activity. The cameras should be set up to accurately record entry/exit doors from the inside. The system 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.
6) No business patrons shall enter or exit through the rear door of the building."

She stated the motion passed unanimously.

Mr. Hoops moved, seconded by Mr. Aubuchon, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit for a social assistance establishment at 7234 N. Lindbergh Boulevard 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.

SUBDIVISION
8827 NYFLOT AVENUE

Mayor Pro Tempore Matlock called to order the public hearing to consider the petition by Roberto Garcia-Morales for subdivision of 8827 Nyflot Avenue to divide one lot into two lots.

Ms. Denny stated the petitioner seeks to subdivide the 3.13-acre property into two lots measuring 2.37 acres and 0.76 acres. Lot 1 contains a 1,232-square-foot frame building to be donated to a local church for community use. Lot 2 includes an existing residence and garage and will remain a residential lot.

Owner Roberto Garcia Morales was available for questions.

Mrs. Hatton asked whether any portion of the property would require rezoning.

Ms. Denny responded that no rezoning is required, as churches are permitted in all zoning districts.

Mayor Pro Tempore Matlock 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 Pro Tempore Matlock declared the hearing closed.

The recommendation from the City Plan Commission to approve the petition for subdivision of 8827 Nyflot Avenue had been distributed to the Council. The City Plan Commission motion passed unanimously.

Mr. Taylor moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to authorize the subdivision of 8827 Nyflot Avenue 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 EXPANSION 6041 N. LINDBERGH	A petition for a Special Land Use Permit Expansion for vehicle painting at 6041 North Lindbergh Boulevard was received from Complete Auto Body & Repair, Inc.
TIP FUND OBLIGATION DEADLINES	A reminder of the Transportation Improvement Program fund obligation deadlines for the Teson Road – Howdershell Road to Aubuchon Road – Resurfacing – Sidewalk (5') – Chatillion to Teson Garden right-of-way project was received from East-West Gateway Council of Governments.
COMMISSION RESIGNATION	A notice of resignation from the Historic Preservation Commission was received from Susan Zwygart.

A letter thanking Ms. Zwygart for her service to the City was sent.

CHARTER COMMUNICATIONS	A notice of upcoming channel changes was received from Charter Communications.
EWGCG BRIEFINGS	The November 20 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Aubuchon 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 — No items were added to the January 14 Council Work Session agenda.

CITY MANAGER'S REPORT

AMEND TITLE III. TRAFFIC CODE — Chief Hudanick reported staff recommends an amendment to *Title III. Traffic Code, Schedule IV. Parking Restrictions, Table IV-A. Parking Prohibited at All Times on Certain Streets* relative to parking on Lambert Pointe Drive.

Chief Hudanick stated that on September 26, 2025, temporary “No Parking” signs were installed in the 600 block of Lambert Pointe Drive as part of a traffic study initiated in response to complaints from nearby businesses regarding street parking obstructing semi-truck access to loading docks. The Hazelwood Police Department Traffic Management Team monitored traffic flow and parking compliance and confirmed that drivers complied with the posted signs and that the original issue had been resolved.

Mr. Hoops moved, seconded by Ms. Matlock, to concur with the staff recommendation to amend *Title III. Traffic Code, Schedule IV. Parking Restrictions, Table IV-A. Parking Prohibited at All Times on Certain Streets* relative to parking on Lambert Pointe Drive 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.

CHAPTER 100 BONDS AMENDMENT — Mr. Leezer reported staff recommends approval of an amendment to the Chapter 100 bond documents in connection with an industrial development project for JSM, LLC.

Mark Spykerman of Gilmore and Bell, the City’s bond counsel, stated that in 2023, the City Council approved a Chapter 100 transaction for the property located at 600 James S. McDonnell Boulevard. He explained that the project experienced significant delays due to vandalism that resulted in approximately $3 million in damage, as well as an extended crime scene investigation and insurance claims process. As a result, renovation work was delayed. However, the project is now approximately 90 to 95 percent complete. Mr. Spykerman stated the petitioner is requesting an extension of the project completion date and approval to initiate the tax abatement in 2025. While the original bond documents required full project completion prior to beginning the abatement, the facility is now substantially complete and eligible to begin abatement this year.

Ms. Hatton asked Mr. Spykerman to confirm whether any other changes to the abatement were proposed and when the building is expected to be completed.

Mr. Spykerman responded that the abatement would begin in 2025, with year 15 concluding in 2039. He stated the project is expected to reach full completion in the first quarter of 2026 and confirmed that no other provisions of the agreement would be amended.

City Attorney Kevin O'Keefe asked Mr. Spykerman to clarify for the record that Chapter 100 bonds do not impose any financial obligation on City residents.

Mr. Spykerman confirmed this for both the Council and the public.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the staff recommendation to amend the Chapter 100 bond documents in connection with an industrial development project for 600 James S. McDonnell Boulevard 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.

GENERAL OBLIGATION BONDS FOR A NEW FIREHOUSE	Mr. Leezer reported staff recommends consideration of calling an election to seek voter approval for the issuance of General Obligation Bonds to fund construction of a new fire station.

Mr. Leezer stated that the proposal is to issue $20 million in general obligation bonds for the construction of a new fire station, with a 20-year term, and to place the initiative on the April 7, 2026 ballot. He stated that over the past several months, staff has been working to complete the necessary steps for the project. With assistance from Navigate Building Solutions, an architectural firm has been selected, and a contract for design services will be presented to the Council in the near future. He further reported that staff continues to review and evaluate potential sites for the new fire station, including the current location, and anticipates presenting a recommended site to the Council in the near future. Mr. Leezer explained that the requested bond amount of $20 million should not be interpreted as the final cost of the project, as final costs will not be known until bids are received and construction is completed. Bond proceeds would be used for construction of the facility, potential property acquisition, full outfitting of the building, and other related project costs. Mr. Leezer stated that Piper Sandler, the City's municipal advisor, has advised that the City is in a strong financial position to manage the debt service if the bonds are approved by voters. He also noted that additional work remains to meet the April election timeline, including preparation of building renderings, site plans, cost projections, a construction schedule, and public meetings to address citizen questions.

Ms. Hatton asked whether issuance of the bonds would result in increased costs for residents and what the estimated impact of a $20 million bond would be on a per-homeowner basis.

Mr. Spykerman responded that the cost would be $0.23 per $100 of assessed valuation, equating to approximately $6 per month for a home valued at $160,000.

Ms. Hatton asked about the term of the bonds.

Mr. Spykerman responded that the bond term would be 20 years and stated that as assessed valuations increase, the tax rate may roll down.

Ms. Hatton asked how the City plans to communicate information regarding the bond issue to the public.

Mr. Leezer responded that the City is already conducting outreach through multiple channels.

Ms. Wadlow stated she was hesitant and expressed concern that additional information had not yet been provided to the Council, noting that approximately four months remain before the measure would appear on the ballot.

Mr. Taylor moved, seconded by Mr. Hoops, to call for an election to seek voter approval on the new fire station proposal 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. Aubuchon moved, seconded by Mr. Hoops, to receive and file the minutes of the June 9 Board of Adjustment, October 13 Neighborhood Watch Commission, October 22 Green Committee Board, and November 4 Parks and Recreation Board meetings. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP
7234 NORTH
LINDBERGH BLVD.

Mayor Pro Tempore Matlock called for the first reading of a bill to grant a Special Land Use Permit for a social assistance establishment at 7234 North Lindbergh Boulevard.

There were no objections and Bill 5197 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO CORNERSTONE RESOURCE & COMMUNITY CENTER FOR A SOCIAL ASSISTANCE ESTABLISHMENT AT 7234 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.

Bill 5197 will be on the agenda for second reading on December 17.

SUBDIVISION
8827 NYFLOT AVENUE

Mayor Pro Tempore Matlock called for the first reading of a bill to authorize the subdivision of 8827 Nyflot Avenue.

There were no objections and Bill 5198 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 8827 NYFLOT AVENUE FROM ONE LOT INTO TWO LOTS.

Bill 5198 will be on the agenda for second reading on December 17.

AMEND TITLE III. TRAFFIC CODE	Mayor Pro Tempore Matlock called for the first reading of a bill to amend *Title III. Traffic Code*.

There were no objections and Bill 5198 was read by title only:

AN ORDINANCE TO PROHIBIT PARKING ALONG A PORTION OF LAMBERT POINTE DRIVE IN THE CITY OF HAZELWOOD.

Bill 5199 will be on the agenda for second reading on December 17.

AMEND CH. 100 BOND DOCUMENTS	Mayor Pro Tempore Matlock called for the first reading of a bill to authorize amending bond documents in connection with an industrial development project for JSM, LLC.

There were no objections and Bill 5200 was read by title only:

AN ORDINANCE APPROVING AMENDMENTS TO BOND DOCUMENTS IN CONNECTION WITH AN INDUSTRIAL DEVELOPMENT PROJECT FOR 600 JSM, LLC.

Bill 5200 will be on the agenda for second reading on December 17.

ELECTION FOR NEW FIRE STATION	Mayor Pro Tempore Matlock called for the first reading of a bill calling for an election to seek voter approval for a new fire station initiative.

There were no objections and Bill 5201 was read by title only:

AN ORDINANCE CALLING AN ELECTION IN THE CITY OF HAZELWOOD, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS.

Bill 5201 will be on the agenda for second reading on December 17.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5194 H.R. PAYROLL SYSTEM	Mayor Pro Tempore Matlock called for the second reading of Bill 5194 to authorize a service agreement with UKG for the implementation of a human resources information and payroll system.

There were no objections and Bill 5194 was read by title only:

AN ORDINANCE AUTHORIZING A SERVICE AGREEMENT WITH UKG KRONOS SYSTEMS, LLC FOR A HUMAN RESOURCES INFORMATION AND PAYROLL SYSTEM AT AN ANNUAL COST NOT TO EXCEED FORTY-SIX THOUSAND EIGHT HUNDRED FORTY-FIVE DOLLARS ($46,845).

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Bill 5194 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Hoops	
Mr. Aubuchon	
Ms. Henderson	
Ms. Wadlow	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

Bill 5194 was unanimously adopted as Ordinance 5076-25.

BILL 5195
CELL TOWER

Mayor Pro Tempore Matlock called for the second reading of Bill 5195 to authorize an extension of a lease agreement between the City and Eco-Site, Inc. for City property at 7029 Howdershell Road.

There were no objections and Bill 5195 was read by title only:

AN ORDINANCE AUTHORIZING A LEASE AGREEMENT WITH ECO-SITE, INC., FOR THE LOCATION OF A MONOPOLE COMMUNICATION TOWER ON CITY PROPERTY AT 7029 HOWDERSHELL ROAD.

Mr. Smith moved, seconded by Mr. Hoops, the adoption of Bill 5195 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Hoops	
Mr. Aubuchon	
Ms. Henderson	
Ms. Wadlow	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

Bill 5195 was unanimously adopted as Ordinance 5077-25.

BILL 5196 SERVICE AGREEMENT LICENSING & PERMIT	Mayor Pro Tempore Matlock called for the second reading of Bill 5196 to authorize a service agreement with Clariti Cloud USA, Inc. for licensing and permitting software.

There were no objections and Bill 5196 was read by title only:

AN ORDINANCE AUTHORIZING A SERVICE AGREEMENT WITH CLARITI CLOUD USA, INC., FOR CODE ENFORCEMENT, FIRE AND FINANCE DEPARTMENTS LICENSING AND PERMITTING SOFTWARE FOR A THREE-YEAR TERM AT A COST NOT TO EXCEED ONE HUNDRED EIGHT THOUSAND NINE HUNDRED FIFTY DOLLARS ($108,950).

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Bill 5196 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Hoops	
Mr. Aubuchon	
Ms. Henderson	
Ms. Wadlow	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

Bill 5196 was unanimously adopted as Ordinance 5078-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING	Mayor Pro Tempore Matlock announced the next regular Council meeting would be held Wednesday, December 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 7:24 p.m.

____
Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

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