

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JANUARY 21, 2026**

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, January 21, 2026, 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 M. Aubuchon
Lesli M. Henderson
Kelly Wadlow
Matthew G. Robinson
Lisa M. Matlock
Warren H. Taylor
Robert C. Smith
Jen Hatton
William C. Hoops, Jr.

City Clerk Julie Lowery declared a quorum was present. Also present were City Manager David Leezer and Associate City Attorney Phillip Boyd.

AGENDA

There being no amendments proposed, Mr. Taylor moved, seconded by Ms. Matlock, 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 - 9

NAY - 0

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

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Taylor moved, seconded by Mr. Hoops, to approve the minutes of the January 7 regular Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTIONS**

City Manager David Leezer introduced Interim Director of Finance Brandi Enzwiler.

PROCLAMATIONS AND RESOLUTIONS

**BLACK HISTORY
MONTH
PROCLAMATION**

Mayor Robinson called for the reading of a proclamation designating the month of February 2026 as Black History Month.

There were no objections and Proclamation 2601 was read.

Ms. Matlock moved, seconded by Mr. Hoops, the adoption of Proclamation 2601 designating the month of February as Black History Month in the City of Hazelwood, Missouri, and calling upon all citizens, public officials, and educators to observe February with appropriate programs, ceremonies, and activities. The motion passed unanimously.

RESOLUTION

Mayor Robinson called for the reading of a resolution to amend the development agreement relating to Aviator Business Park.

Mark Grimm of Gilmore and Bell, the City's bond counsel, stated that the City and the Aviator Business Park Redevelopment Corporation entered into a Development Agreement on April 16, 2008, providing up to 25 years of real property tax abatement under Chapter 353, RSMo, for redevelopment of a former automotive factory into a business park. Between 2011 and 2023, 11 buildings were constructed, fully building out the site.

The Agreement allowed abatements to be initiated on a building-by-building basis, with all abatements required to be activated by 2018. During due diligence for a proposed sale, it was discovered that required Certificates of Substantial Completion had not been submitted, despite the buildings being completed and occupied.

The Corporation and current owner have requested an amendment to the Development Agreement to confirm abatement terms and allow late acceptance of the Certificates. Bond counsel advised this would resolve the issue. Preparation of the amendment will require title review, verification of the Certificates, and coordination with the County Assessor. The buyer has agreed to proceed with the sale provided the City Council adopts a resolution expressing intent to consider the amendment at a later date.

There were no objections and Resolution 2601 was read by title only:

RESOLUTION STATING THE CITY OF HAZELWOOD'S INTENT TO AMEND THE DEVELOPMENT AGREEMENT RELATING TO AVIATOR BUSINESS PARK.

Mr. Hoops moved, seconded by Mrs. Henderson, the adoption of Resolution 2601. The following vote was recorded on the motion:

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

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.

BOND ISSUANCE CONCERNS	Kevin Foley of 5274 Ville Rosa Lane expressed concerns regarding the bond issuance for a new firehouse.
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He stated there is not enough information being provided to the residents.

Clara Faatz of 8 Bon Vue Drive concurred with Mr. Foley. She stated the bond issuance is a waste of taxpayer funds and is concerned that the Council is not being proactive and prioritizing investment in new pools, a community center, and police department facilities.

PUBLIC HEARINGS - None

COMMUNICATIONS

MLMSTL NEWSLETTER	The January issue of The Link was received from the Municipal League of Metro St. Louis.
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EWGCG BRIEFINGS	The January 8 issue of Briefings was received from the East-West Gateway Council of Governments.
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CHARTER COMMUNICATIONS	A notice of upcoming price changes was received from Charter Communications.
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**EWGCG
BRIEFINGS**

The January 15 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Taylor moved, seconded by Mr. Hoops, 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 March 11 Council Work Session agenda.

**BOARD/COMMISSION
APPOINTMENTS** Mayor Robinson nominated Amber Carlisle for appointment to the Historic Preservation Commission.

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

**AMEND CHAPTER 110
RE: REMOVAL,
CONDUCT, ETHICS,
AND DISCIPLINE OF
COUNCIL MEMBERS** Ms. Lowery stated during a work session this past October, Council discussed the importance of having clear standards and processes related to Council Member conduct, ethics, and discipline, as well as the need for transparency, consistency, and due process.

Ms. Lowery stated that if there are no questions or discussion, it would be appropriate to put this on for first reading.

Mr. Hoops motioned, seconded by Mr. Aubuchon, to concur with the staff recommendation to amend Chapter 110 relating to qualifications and removal of council members, and codes of conduct and ethics for council members, 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 MANAGER'S REPORT

**FIRE DEPARTMENT
QUARTERLY REPORT** Fire Chief Dan Luley gave a quarterly report of the Hazelwood Fire Department.

Chief Luley stated that the Fire Department responded to 1,046 total calls for service, including 180 fire calls, 835 EMS calls, 29 hazardous materials responses, and two service calls, and completed 162 building inspections and 36 occupancy inspections. The Department provided 58 EMS mutual aid responses to surrounding jurisdictions and received 35 EMS mutual aid responses from outside agencies. Fire Department personnel continued training in structural firefighting and paramedic services using in-house instructors, North County Training, and outside providers, and conducted public

outreach and education activities including school visits, coat donations, Trunk-or-Treat, a BBQ open house, Breakfast with Santa, and participation in the Cardinal Glennon Light Up event. Installation of generators at Fire House #2 and the Community Center was completed, providing full power capability during outages, with costs offset through grant funding.

REQUEST: CONTRACT Mr. Leezer stated the City has received a request to modify
MODIFICATION the cell site lease from Vertical Bridge.

Mr. Leezer reported that the City Council previously approved a lease extension with Eco-Site, LLC d/b/a Vertical Bridge for ground space at Truman Park, extending through 2072 in five-year increments. The original lease, executed in 2017, provided for a \$2,000 monthly payment with annual increases and currently totals \$2,343.32 per month. As part of the extension, Vertical Bridge provided a one-time \$4,000 payment to the Parks Department. Following Council approval, Vertical Bridge requested modifications to the executed agreement, citing economic conditions, including a 23% reduction in the monthly lease payment to \$1,804.42 and a change to the final sunset date to 2052. Mr. Leezer stated that the extension had already been executed and consideration received and recommended denial of the requested modifications.

Ms. Wadlow asked if the City would receive the payment of \$2,300 for at least the next five years.

Mr. Leezer responded affirmatively.

CITY MANAGER'S Mr. Leezer updated the Council on current and upcoming
STATUS REPORT events.

He announced that the annual Shred Day is scheduled for Monday, January 26, 2026. City offices will be closed to the public to allow staff to dispose of excess paper and materials, but the Community Center and Civic Center East will remain open.

Mr. Leezer commended Parks and Recreation Assistant Superintendent Pam Reynolds and the Community Enrichment Commission for their work on the Martin Luther King Jr. celebration. He also reported that the City hosted a town hall meeting to receive public input on the proposed new fire station and stated that he would follow Council direction regarding whether to proceed with or delay placing the measure on the ballot, noting concerns about meeting the April timeline, particularly if a campaign committee is utilized.

Ms. Wadlow expressed opposition to placing the measure on the April ballot, stating there was insufficient time and that the public had not been provided adequate information. Mr. Leezer stated that the land purchase would be finalized soon but that additional timelines were uncertain due to coordination with multiple entities, adding that placement on the April ballot was not relevant at this time.

Ms. Hatton also expressed opposition to placing the measure on the April ballot and asked whether the measure would move to the August ballot if not placed in April. Mayor Robinson stated that, due to timing considerations, he believed the matter was better suited for the August ballot and added that the established citizen committee would proceed regardless of whether the measure was placed on the April ballot.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS	Mr. Taylor moved, seconded by Mr. Hoops, to receive and file the minutes of the December 10 Green Committee Board meeting. The motion passed unanimously.
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NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

AMEND CHAPTER 110 RE: REMOVAL & ENFORCEMENT	Mayor Robinson called for the first reading of a bill to amend Chapter 110 of the Hazelwood city code relating to qualifications and removal of council members, and adopting and providing for the enforcement of codes of conduct and ethics for council members
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There were no objections and Bill 5209 was read by title only:

AN ORDINANCE AMENDING CHAPTER 110 OF THE HAZELWOOD CITY CODE RELATING TO QUALIFICATIONS AND REMOVAL OF COUNCILMEMBERS; AND ADOPTING AND PROVIDING FOR ENFORCEMENT OF CODES OF CONDUCT AND EHTICS FOR COUNCIL MEMBERS.

Bill 5209 will be on the agenda for second reading on February 4.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5207 SLUP EXPANSION 6041 N. LINDBERGH	Mayor Robinson called for the second reading of Bill 5207 to grant a Special Land Use Permit expansion for vehicle painting at 6041 North Lindbergh Boulevard.
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There were no objections and Bill 5207 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 4185-11 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO BARKS PROPERTY DEVELOPMENT, LLC, D/B/A COMPLETE AUTO BODY AND REPAIR, FOR VEHICLE/AUTO SALES, A VEHICLE SERVICE AND REPAIR FACILITY, A VEHICLE WASH FACILITY, AND AN ADDITIONAL GARAGE AT 6041 NORTH LINDBERGH

BOULEVARD, TO INCLUDE VEHICLE PAINTING, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Bill 5207 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 5207 was unanimously adopted as Ordinance 5089-26.

BILL 5208
MUTUAL AID
AGREEMENT

Mayor Robinson called for the second reading of Bill 5208 to approve an Intergovernmental Mutual Aid Agreement.

There were no objections and Bill 5208 was read by title only:

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL PUBLIC WORKS MUTUAL AID AGREEMENT.

Mr. Aubuchon moved, seconded by Ms. Matlock, the adoption of Bill 5208 as an ordinance. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 5208 was unanimously adopted as Ordinance 5090-26.

BILL 5201
ELECTION FOR NEW
FIREHOUSE

Mayor Robinson stated that a recommendation has been made to remove Bill 5201 from second reading, which would have authorized an election to seek voter approval for a new fire station initiative.

Ms. Wadlow moved, seconded by Mrs. Henderson, to remove Bill 5201 from second reading of bills. The following vote was recorded on the motion:

AYE - 9

NAY - 0

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

Bill 5201 was removed from second reading of bills.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED

Mayor Robinson announced City Hall would be closed to the public on Monday, January 26, for the City's clean-up day.

COUNCIL MEETING

Mayor Robinson announced the next regular Council meeting would be held Wednesday, February 4, 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 7:15 p.m.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

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