

**CITY OF HAZELWOOD  
REGULAR COUNCIL MEETING  
JANUARY 6, 2021**

**CALL TO ORDER**

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:33 p.m. on Wednesday, January 6, 2021, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

In response to the coronavirus (COVID-19) public health emergency, some members of the City Council attended in-person in the Council Chambers at Hazelwood City Hall and others attended and participated by video conference in accord with Section 610.015, RSMo (“All votes taken by roll call in meetings of a public governmental body consisting of members who are all elected ... shall be cast by members ... who are physically present ... or who are participating via videoconferencing.”) It was impossible and impractical to hold the meeting in a manner physically accessible by the public. Section 610.020.2, RSMo (“Each meeting shall be held at a place reasonably accessible to the public ... unless for good cause such a place ... is impossible or impractical.”) Public access to the meeting was accommodated in person and via access to video conference pursuant to notice provided in accord with Section 610.020, RSMo.;

On roll call the following members of the Council were present:

Daniel T. Herin  
Matthew G. Robinson  
Russell Todd  
Warren H. Taylor  
Rosalie Hendon  
Mary G. Singleton  
Carol A. Stroker  
Robert M. Aubuchon  
Don W. Ryan\*

City Clerk Julie Lowery declared a quorum was present.

Also present were City Manager Matt Zimmerman and City Attorney Kevin O’Keefe.

\*Mr. Ryan joined the meeting at 7:39 p.m.

**AGENDA**

There being no amendments proposed, Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of the agenda as printed. The motion passed unanimously.

**CONSENT AGENDA**

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

AYE - 9

NAY - 0

- Mr. Herin
- Mayor Robinson
- Mr. Todd
- Mr. Taylor
- Mrs. Hendon
- Mrs. Singleton
- Mrs. Stroker
- Mr. Aubuchon
- Mr. Ryan

The motion passed unanimously and the consent agenda, including a closed meeting immediately following the regular meeting to discuss litigation and to consult with the City Attorney in accordance with the provisions of RSMo 610.021(1), was adopted.

**APPROVAL OF MINUTES**

Mr. Aubuchon moved, seconded by Mrs. Singleton, to approve the minutes of the December 16 regular and closed Council meetings as submitted. The motion passed unanimously.

**SPECIAL ORDER OF BUSINESS – None**

**PROCLAMATIONS AND RESOLUTIONS**

DET. ANDREW HRENAK Mayor Robinson called for the reading of a proclamation expressing recognition and appreciation to retiring Police PROCLAMATION Detective Andrew Hrenak.

There were no objections and Proclamation 2101 was read.

Mr. Aubuchon moved, seconded by Mrs. Hendon, the adoption of Proclamation 2101 expressing recognition and appreciation to Detective Andrew Hrenak for 31 years of dedicated service to the Hazelwood community and the Hazelwood Police Department and extending sincere good wishes for a happy retirement. The motion passed unanimously.

BOARD OF DIRECTORS Mayor Robinson called for the reading of a proclamation expressing recognition and appreciation to Board of Directors RICK DORSEY Richard Dorsey for 2021 Greater North County Chamber of PROCLAMATION Commerce Board of Directors.

There were no objections and Proclamation 2102 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 2102 expressing recognition and appreciation to Board of Directors Richard Dorsey for his dedicated service to the Greater North County community and extending sincere good wishes on his new position. 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.

No one came forward to address the Council.

Mayor Robinson stated written comments may be submitted to: Hazelwood City Council, 415 Elm Grove Lane, Hazelwood, MO 63042 or CityClerk@hazelwoodmo.org with "Citizen Comment" in the subject line.

Mayor Robinson asked Mrs. Lowery if any written comments had been received for this evening's meeting.

Mrs. Lowery replied none were received.

## **PUBLIC HEARINGS**

SLUP  
11879 MO BOTTOM RD Mayor Robinson called to order the public hearing to consider the petition received from Rock Solid Creations, LLC for a Special Land Use Permit (SLUP) for outdoor storage at 11879 Missouri Bottom Road.

City Planner Kate Crimmins reported Rock Solid Creations is a fabricator of custom granite, quartz and other stone countertops for residential and commercial use. The company buys large, semi-finished slabs of stone, which are custom cut and fit to customers' projects. Mrs. Crimmins stated this site would house materials and the fabrication shop. This site would not be open to the public, but customers could make an appointment with sales staff to view specific stone slabs. Mrs. Crimmins stated some of the stone slabs would be stored outside but they would be in racks specifically designed for that purpose.

Rock Solid Creations, LLC owner Ryan Kummer gave a PowerPoint presentation and gave a background of the company. Mr. Kummer stated the hours of operation would be 6 a.m. to 3 p.m., Monday through Friday, and visitors by appointment only.

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.

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for Special Land Use Permit for Outdoor Storage at 11879 Missouri Bottom Road, Ward 2, with the following conditions: 1) that the stone slabs shall be the only material stored outside and only in the areas designated on the map plan, 2) slabs must be stored in racks designated for such purpose and no slab may be stored directly on the ground or leaning against buildings.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit to Rock Solid Creations, LLC for outdoor storage at 11879 Missouri Bottom 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.

SLUP  
11800 MO BOTTOM RD Mayor Robinson called to order the public hearing to consider the petition by Midwest Landscape, LLC for a Special Land Use Permit for a vehicle service and repair facility and vehicle storage at 11800 Missouri Bottom Road.

Mrs. Crimmins reported Midwest Landscape is an existing business in Hazelwood that has been located at 11700 Missouri Bottom Road since 2014. Their services include grading, hauling and snow removal. Midwest Landscape previously received a SLUP for the same activities at their current location. Mrs. Crimmins stated in order to expand their business they are planning to relocate to 11800 Missouri Bottom Road. The new location includes a 3,000 square foot building with two service bays for servicing and washing their landscape vehicles, graders, dump trucks and snowplows, which would be stored on the site. Mrs. Crimmins explained Midwest Landscape plans to renovate the existing building and parking lot and have agreed to update their SLUP with a new site plan once they are ready to proceed. They plan to work from both of their locations until the building renovations are completed. The City’s parking requirement is not met at the 11800 Missouri Bottom Road location, as the code requires separate spaces for vehicles stored at the site and employee parking. During the transition period, employees will still be able to park at the 11700 Missouri Bottom Road location and the parking will be addressed in the new site plan.

Midwest Landscape, LLC owner Tom Green gave a PowerPoint presentation and was available for questions.

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.

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for Special Land Use Permit for a vehicle service and repair facility and vehicle storage at 11800 Missouri Bottom Road, with the following conditions: 1) the petitioner apply for a Special Land Use Permit update with the new site plan before making updates, and 2) that vehicle servicing will take place in the service bay only, not in the parking area.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Hendon, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit to Midwest Landscape, LLC for vehicle service and repair facility and vehicle storage at 11800 Missouri Bottom 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  
6053 N. LINDBERGH                      Mayor Robinson called to order the public hearing to consider the petition by Shine N Go Auto Detailing, LLC for a Special Land Use Permit for a Vehicle Service and Repair Facility and Vehicle Wash Facility at 6053 North Lindbergh Boulevard.

Mrs. Crimmins reported there is a 1,800 square foot building on the proposed site. The proposed business plans to do high quality hand washing, detailing and light vehicle repair. There will be five full time employees and the hours of operation would be 8 a.m. to 7 p.m., Monday through Saturday. Mrs. Crimmins stated the site plan shows three vehicle bays, a waiting room, a break room, an office and restrooms. There are 14 parking spaces, one being ADA accessible, which satisfies the City’s parking requirements.

Shine N Go Auto Detailing, LLC owner Reggie McCoy Jr. gave a PowerPoint presentation and history of his company.

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.

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit located at 6053 North Lindbergh Boulevard, Ward 2, with the following conditions: 1) vehicles being serviced cannot remain on the property for more than a 30 day period, 2) vehicles shall be parked in a designated parking space that shall be striped, 3) vehicles without current license plates cannot be parked at the site, and 4) tires or vehicle parts or inventory for the vehicle service and repair facility cannot be stored at any location on the exterior of the premises.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Taylor, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit to Shine N Go Auto Detailing, LLC for a vehicle service and repair facility and vehicle wash facility at 6053 North 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.c.

SLUP  
11902 MO BOTTOM RD Mayor Robinson called to order the public hearing to consider the petition by Happies The St. Louis Burger Joint, LLC for a Special Land Use Permit for a fast food restaurant at 11902 Missouri Bottom Road.

Mrs. Crimmins reported the petitioner proposes to operate a takeout and pickup restaurant, there would be no indoor or outdoor dining. The proposed hours of operation are 11 a.m. to 8:30 p.m., Monday through Saturday. Mrs. Crimmins stated there would be two to four employees working during each shift. The site plan shows 20 parking spaces with three being ADA accessible.

Happies The St. Louis Burger Joint, LLC owner David Drakeford gave a PowerPoint presentation and explained his business model.

Mrs. Stroker asked when the business would be in operation.

Mr. Drakeford replied April 2.

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.

Mrs. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit located at 11902 Missouri Bottom Road, Ward 2.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mrs. Singleton, to concur with the City Plan Commission recommendation to grant a Special Land Use Permit to Happies The St. Louis Burger Joint, LLC for a fast food restaurant at 11902 Missouri Bottom 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.

LIQUOR LICENSE  
6827 HOWDERSHELL Mayor Robinson stated the public hearing to consider the application by Camille Childress for a Full Liquor License, with Sunday, for Inspiring Angels at 6827 Howdershell Road has been postponed.

## **COMMUNICATIONS**

EWGCG  
BRIEFINGS The December 17 issue of Briefings was received from the East-West Gateway Council of Governments.

SLUP PETITION                      A petition for a Special Land Use Permit for a restaurant at  
7217 N. LINDBERGH                7217 North Lindbergh Boulevard was received from The  
   Jackson Vincent Group, LLC.

SUBDIVISION PETITION        A petition for subdivision of 9170 Latty Avenue and 9200 Latty  
9170 LATTY AVE. &                Avenue to adjust the lots' boundaries was received from  
9200 LATTY AVE.                    Jarboe Realty and Investment Company, Inc.

EWGCG                                The December 24 issue of Briefings was received from the  
BRIEFINGS                            East-West Gateway Council of Governments.

BOUNDARY                            Notice of a meeting to be held January 14, for the purpose of  
COMMISSION                        appointing a Boundary Commission representative for cities  
APPOINTMENT                       with populations over 20,000, was received from the  
   Municipal League of Metro St. Louis.

**UNFINISHED BUSINESS** - None

## **MAYOR AND COUNCIL REPORTS**

WORK SESSION                      After discussion Mr. Taylor moved, seconded by Mr. Ryan, to  
AGENDA ITEMS                      cancel the January 13 Council work session. The motion  
   passed unanimously.

RFPD FIRE SERVICES              Mr. O'Keefe reported mediation continues with Robertson Fire  
UPDATE                                Protection District (RFPD).

Mr. O'Keefe stated there have been no substantial changes in the circumstances between the City and the RFPD. Mr. O'Keefe stated RFPD collected approximately 700 signatures for verification by the Board of Elections to place the annexation measure on the ballot in April. The Board of Elections certified that there were enough signatures for the annexation measure to be placed on the April ballot. However, RFPD stated unless the City paid them approximately \$4.5 million by January 15 they would not place the annexation measure on the ballot. Mr. O'Keefe stated discussions continue, with the help of the mediator, to allow the annexation measure initiated by RFPD to proceed.

Mrs. Hendon asked if the residents in the RFPD service area were notified of this update.

Mr. O'Keefe stated there was not a way to notify them.

Mrs. Singleton asked when the deadline to submit to the election board in order to get the annexation measure on the April ballot.

Mr. O'Keefe replied the third week in January.

Mayor Robinson stated he was very concerned with what the City's next steps will be. He stated he believes this will be a tough campaign to pull off and he does not know why RFPD has not started campaigning yet. Mayor Robinson stated he is disappointed because this is very important for the City and RFPD to move forward and allow the residents to vote. Mayor Robinson stated he does not believe RFPD understands the City's financial situation and how important it is that a campaign should have been started by now.

## **CITY MANAGER'S REPORT**

**HOWDERSHELL ROAD SPEED LIMIT STUDY** Mr. Zimmerman reported St. Louis County Transportation Department conducted a speed limit study on Howdershell Road from Brown Road to New Halls Ferry Road.

Mr. Zimmerman stated a recommendation is being made to the St. Louis County Council to create a uniform speed limit throughout the above-mentioned corridor of 40 miles per hour. The City may comment during the public hearing portion of the County Council meeting as well as contact the County Council with a recommendation. City staff believes changing the speed limit is not warranted in Hazelwood due to the number of cross streets and conflicting driveways. Mr. Zimmerman stated staff is concerned that a 40mph speed limit will cause drivers to be less cognizant of the two school zones in Hazelwood abutting Howdershell Road. It will also make it more dangerous for emergency vehicles exiting Fire Station 2. In the event a change is preferred, staff recommends the speed limit change to a uniform 35mph in Hazelwood.

St. Louis County Transportation Department representative Ryan Pierce stated the County conducted a study and there are five different speed limits within six miles of roadway. He stated Howdershell Road and Shackelford are not consistent. Mr. Pierce stated most motorists are traveling at a rate of 40mph and that is what the County is recommending. The study shows that motorists drive at a pace they feel safe.

Mr. Ryan asked how long ago this study was completed.

Mr. Pierce replied the study was conducted from the end of 2019 through the beginning of 2020.

Mr. Ryan stated Howdershell Road is narrower than Shackelford and he is strongly opposed to increasing the speed limit on Howdershell in Hazelwood.

Mrs. Singleton asked when the study was completed did the County consult with the residents that live on that corridor.

Mr. Pierce stated it is an engineering study and not a matter of public opinion.

Mrs. Hendon stated she is in favor of the speed limit change.



Mr. Herin stated he could understand having two uniformed speeds but agrees with Mr. Ryan that Howdershell is narrow and has many sight challenges. Mr. Herin proposes changing the speed limit on Howdershell to 35mph and when it becomes Shackelford, going up to 40mph.

Mrs. Singleton stated if there is going to be a uniform speed she thinks it should be 30mph. She believes it is the Council's obligation to keep the residents safe. Mrs. Singleton stated she is strongly opposed to increasing the speed limit.

Mr. Zimmerman stated the City and Council have no decision to make on this matter. The County Council will consider Hazelwood's recommendation.

<b>CONTRACT HAZELWOOD SPORTS COMPLEX FIELD IMPROVEMENTS PROJECT</b>	Parks and Recreation Superintendent Doug Littlefield reported staff recommends authorizing a contract with Advanced Turf Solutions, Inc., for the 2021 Hazelwood Sports Complex Field Improvements Project at a cost not to exceed \$24,832.
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Mr. Littlefield stated the current fiscal year Capital Improvement Fund budget includes \$30,000 to make field improvements to the Sports Complex. The project includes improvements to three fields which includes removing vegetation, hauling in top soil, laser leveling infields, rebuilding a pitching mound with packing clay, installing new base home plate anchors, installing infield top dressing, etc., all of which will help bring needed improvements necessary to make the fields functional for the coming season. Mr. Littlefield stated he has received commitments for use of the fields from the third week of March through the third week of October.

Mr. Herin asked why the local company Schroeder was not awarded the bid.

Mr. Littlefield replied Schroeder was given the opportunity to bid.

Mrs. Hendon moved, seconded by Mr. Todd, to concur with the staff recommendation to authorize the contract with Advanced Turf Solutions, 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.e.

**CITY ATTORNEY'S REPORT - None**

**CITY CLERK'S REPORT - None**

<b>COMMISSION AND BOARD REPORTS</b>	Mr. Aubuchon moved, seconded by Mrs. Singleton, to receive and file the minutes of the November 10 Community Enrichment Commission meeting, the minutes of the November 12 and December 10 City Plan Commission meetings and the November 23 Historic Preservation Commission meeting. The motion passed unanimously.
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## **NEW BUSINESS**

### **FIREHOUSE IMPROVEMENTS**

Mr. Herin expressed concerns with the conditions at Fire House 1 and asked City staff to look into making some improvements and repairs.

Mayor Robinson stated staff is aware of some of the issues at the firehouse. He stated there are many needs in the City that are not being addressed because of the financial crisis. Mayor Robinson stated this all ties back into solving the issues with RFPD.

## **INTRODUCTION AND FIRST READING OF BILLS**

**SLUP** Mayor Robinson called for the first reading of a bill to grant a  
**11879 MO BOTTOM RD** Special Land Use Permit for outdoor storage at 11879  
Missouri Bottom Road.

There were no objections and Bill 4918 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND  
USE PERMIT TO ROCK SOLID CREATIONS, LLC FOR OUTDOOR STORAGE AT  
11879 MISSOURI BOTTOM ROAD AND PROVIDING THE CONDITIONS OF SUCH  
USAGE.**

Bill 4918 will be on the agenda for second reading on January 20.

**SLUP** Mayor Robinson called for the first reading of a bill to grant a  
**11800 MO BOTTOM RD** Special Land Use Permit for a vehicle service and repair  
facility and vehicle storage at 11800 Missouri Bottom Road.

There were no objections and Bill 4919 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND  
USE PERMIT TO MIDWEST LANDSCAPE, LLC FOR A VEHICLE SERVICE AND  
REPAIR FACILITY AND VEHICLE STORAGE AT 11800 MISSOURI BOTTOM ROAD  
AND PROVIDING THE CONDITIONS OF SUCH USAGE.**

Bill 4919 will be on the agenda for second reading on January 20.

**SLUP** Mayor Robinson called for the first reading of a bill to grant a  
**6053 LINDBERGH BLVD** Special Land Use Permit for a vehicle service and repair  
facility and vehicle wash facility at 6053 North Lindbergh  
Boulevard.

There were no objections and Bill 4920 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO SHINE N GO AUTO DETAILING, LLC FOR A VEHICLE SERVICE AND REPAIR FACILITY AND VEHICLE WASH FACILITY AT 6053 NORTH LINDBERGH BOULEVARD AND PROVIDING THE CONDITIONS OF SUCH USAGE.**

Bill 4920 will be on the agenda for second reading on January 20.

SLUP Mayor Robinson called for the first reading of a bill to grant a  
11902 MO BOTTOM RD Special Land Use Permit for a fast food restaurant at 11902  
Missouri Bottom Road.

There were no objections and Bill 4921 was read by title only:

**AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT TO HAPPIES THE ST. LOUIS BURGER JOINT, LLC FOR A FAST FOOD RESTAURANT AT 11902 MISSOURI BOTTOM ROAD AND PROVIDING THE CONDITIONS OF SUCH USAGE.**

Bill 4921 will be on the agenda for second reading on January 20.

CONTRACT Mayor Robinson called for the first reading of a bill to authorize  
HZ SPORTS COMPLEX a contract with Advanced Turf Solutions, Inc., for the 2021  
FIELD IMPROVEMENTS Hazelwood Sports Complex Field Improvements Project.

There were no objections and Bill 4922 was read by title only:

**AN ORDINANCE AUTHORIZING A CONTRACT WITH ADVANCED TURF SOLUTIONS, INC. FOR THE 2021 HAZELWOOD SPORTS COMPLEX FIELD IMPROVEMENTS PROJECT AT A COST NOT TO EXCEED TWENTY-FOUR THOUSAND EIGHT HUNDRED THIRTY TWO DOLLARS (\$24,832).**

Bill 4922 will be on the agenda for second reading on January 20.

**SECOND READING OF BILLS AND ACTION ON BILLS**

BILL 4917 Mayor Robinson called for the second reading of Bill 4917 to  
SLUP EXTENSION extend the Special Land Use Permit deadline for the operation  
7766 N. LINDBERGH of a medical marijuana dispensary facility at 7766 North  
Lindbergh Boulevard.

There were no objections and Bill 4917 was read by title only:

**AN ORDINANCE AMENDING ORDINANCE 4729-19 BY EXTENDING THE SPECIAL LAND USE PERMIT DEADLINE TO COMMENCE OPERATION OF V3 MO VENDING 2, LLC, D/B/A LEVEL, AT 7766 NORTH LINDBERGH BOULEVARD TO MAY 1, 2021.**

Mr. Todd moved, seconded by Mr. Aubuchon, the adoption of Bill 4917 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Herin	
Mr. Robinson	
Mr. Todd	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	
Mr. Aubuchon	
Mr. Ryan	

Bill 4917 was unanimously adopted as Ordinance 4801-21.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

**CITY HALL CLOSED** Mayor Robinson announced City Hall will be closed to the public on Martin Luther King Jr. Day, January 18.

**COUNCIL MEETING** Mayor Robinson announced the next regular Council meeting will be held Wednesday, January 20, at 7:30 p.m. in the Council Chambers.

**ADJOURNMENT** There being no further business to come before the Council, the meeting was adjourned at 9:11 p.m.

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Matthew G. Robinson - Mayor  
City of Hazelwood, Missouri

ATTEST:

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Julie Lowery - City Clerk  
City of Hazelwood, Missouri