

# CITY OF FLORISSANT



## COUNCIL MINUTES

February 12, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 12, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Schildroth, Henke, Pagano, Parson, Siam, Lee, Jones, Eagan and Caputa. Also present was City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Caputa moved to approve the Meeting Minutes of January 22, 2018, seconded by Schildroth. Motion carried.

The Chair stated the next item on the agenda was Hearing from Citizens.

Kenny Greene, 1230 St. Richard, informed every one of the St. Baldrick's Foundation fundraiser to be held at Show-Me's Restaurant on March 25th. The Foundation promotes research for children with cancer.

Diane Distl, The Bridge at Florissant, informed the Council of the educational events regarding aging adults to be held at the facility.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-02-005 to be held this night on a request to amend B-5 Ord. No. 5733, as amended, to allow for the remodeling of a retail establishment (Target) for the property located at 2341 N. Hwy. 67 had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Alex Bockman, petitioner, explained that Target was undergoing a nationwide effort to upgrade the exterior appearance of their stores. They will also upgrade the signage and the Target logo in order

33 to give a more modern appearance. The Target sign on the east elevation will be replaced with a white  
34 bullet only. They will be adding Stonewood siding as an architectural feature. The existing brick will  
35 remain “as is.” A cast oak color will be used above the storefront, under the Nantucket Oak panel.  
36 These colors balance each other well and have warm rich tones. These colors will also complement the  
37 existing colors on the building and the rest of the shopping center. Alex Bockman explained that the  
38 phenolic material is a non-porous plastic material. The durable stone wood panels are made of phenolic  
39 resins which are durable for all weather conditions and passes all fire testing. Single panels can be  
40 replaced as necessary for maintenance. This material offers sustainable design benefits and contributes  
41 to LEED credits. The Stonewood panels will account for 25% of the front façade and the existing  
42 masonry will account for 70%. Mr. Bockman distributed samples of the product.

43 The Chair asked if there were any citizens who would like to speak on said public hearing.  
44 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #18-02-005, seconded  
45 by Parson. Motion carried.

46 The City Clerk reported that Public Hearing #18-02-006 to be held this night on a request to  
47 authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a  
48 sit-down, carry-out and drive through restaurant and signage for the property located at #1 Flower  
49 Valley Shopping Center had been advertised in substantially the same form as appears in the foregoing  
50 publication and by posting the property. The Chair declared the Public Hearing to be open and invited  
51 those who wished to be heard to come forward.

52 Joe Tocco, petitioner, stated that Chick-fil-A had been unanimously approved by the Planning  
53 & Zoning Commission with a few recommendations. The first recommendation was to add bollards in  
54 the patio area to address safety concerns to which they will comply.

55 The second issue concerned signage. Chick-fil-A had originally requested a 40 foot sign which  
56 would be a combination sign of Chick fil-A and other tenants. P & Z was concerned that the sign was  
57 too high and requested that the height be reduced to 25 feet to which they had agreed. This evening,  
58 they would like to request a compromise of a 32 foot sign, especially since there will be additional  
59 tenants on the sign. Mr. Tocco stated that the sign will be located 30 feet back from Lindbergh. There  
60 will be no reader board on the sign.

61 The dumpster will be facing away from Lindbergh and the majority of it will likely be hidden  
62 by the building. A dumpster enclosure will screen the dumpster. There will be trash cans located at the

63 outside seating area and at the exits, but he is not sure exactly where they will be. Councilman Jones  
64 asked that the cans be added to the plans to which the petitioner agreed.

65 The site provides room for plenty of stacking. There will be directional signage on site to guide  
66 customers to get in and out of the restaurant, but there will be no signage off of New Halls Ferry Rd. A  
67 customer will drive into Chick-fil-A off of Lindbergh and enter between McDonalds and Burger King.  
68 They will have dual drive through lanes to order and a by-pass lane.

69 Councilman Caputa suggested that Chick-fil-A use North County labor during the construction  
70 process.

71 Councilman Schildroth stated that he has been to the other Chick-fil-A's in the area and was  
72 very impressed with the way their engineer's efficiently negotiated the traffic flow and drive through  
73 lane in very busy areas.

74 The Chair asked if there were any citizens who would like to speak on said public hearing.  
75 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #18-02-006, seconded  
76 by Henke. Motion carried.

77 At the request of the petitioner, Councilman Schildroth moved to postpone Bill No. 9339 An  
78 Ordinance authorizing an amendment to B-5 Ord. No. 6836 to allow for an addition of the Siteman  
79 Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Rd. to 2/26/2018,  
80 seconded by Pagano. Motion carried.

81 The next item on the Agenda was Board Appointments.

82 Councilman Lee moved to reappoint Andrew Harris, 2535 Lindsay Lane, to the Citizen  
83 Participation Committee as a member from Ward 1 for a term expiring on 2/28/19, seconded by  
84 Pagano. Motion carried.

85 Councilman Eagan moved to reappoint Margaret Meresicky, 1190 Manresa, to the Senior  
86 Citizen Commission as a member from Ward 3 for a term expiring on 2/22/2021, seconded by Pagano.  
87 Motion carried.

88 Councilman Eagan moved to reappoint Janice Daming, 1270 Acredale, to the Senior Citizen  
89 Commission as a member from Ward 7 for a term expiring on 2/14/2021, seconded by Pagano.  
90 Motion carried.

91 Council President Pagano recused herself from the next item on the Agenda due to a possible  
92 conflict of interest.

93 Council Vice President Caputa moved to approve the request to transfer Special Use Permit No.  
94 7628 located at 1915 Washington Street from J. Montgomery, Inc. d/b/a Montgomery Auto Repair to J.  
95 Pagano Automotive Group, Inc. d/b/a Joe's Automotive for the operation of an auto repair business,  
96 seconded by Eagan. Motion carried.

97 Councilman Schildroth moved to approve the request to keep 3 hens for Linda Meyers located  
98 at 680 St. Brendan Lane, seconded by Parson. Motion carried.

99 Councilman Caputa moved to approve the request to keep 4 hens for Allen Stanger located at  
100 1405 Angelus Drive, seconded by Eagan. Motion carried.

101 Councilman Schildroth moved to approve the request to keep 3 chickens for Michael DiSalvo  
102 located at 504 Harrison St., seconded by Henke. Motion carried.

103 Councilman Jones moved to approve the request to keep 1 pot belly pig for Lauren Harvath  
104 located at 100 Pompano Lane, seconded by Eagan. Motion carried.

105 The next item on the Agenda was first readings.

106 Councilman Siam introduced Bill No. 9347 An Ordinance authorizing the re-painting of  
107 masonry for First Collinsville Bank located at 14040 New Halls Ferry Road and said bill was read for  
108 the first time. Councilman Siam moved that Bill No. 9347 be read for a second time, seconded by  
109 Eagan. Motion carried and Bill No. 9347 was read for a second time. Councilman Siam moved that  
110 Bill No. 9347 be read for a third time, seconded by Henke. On roll call the Council voted: Schildroth  
111 yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes.  
112 Having received the unanimous vote of all members present Bill No. 9347 was read for a third and final  
113 time and placed upon its passage. Before the final vote all interested persons were given an opportunity  
114 to be heard.

115 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Henke  
116 yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Whereupon the  
117 Chair declared Bill No. 9347 to have passed and said Bill became Ordinance No. 8384.

118 Council President Pagano recused herself from the next item on the Agenda due to a possible  
119 conflict of interest.

120 Council Vice President Caputa introduced Bill No. 9348 An Ordinance authorizing a Transfer  
121 of Special Use Permit No. 7628 from J. Montgomery, Inc. d/b/a Montgomery Auto Repair to J. Pagano  
122 Automotive Group, Inc. d/b/a Joe's Automotive for the operation of an auto repair business located at  
123 1915 Washington and said bill was read for the first time. Councilman Lee moved that Bill No. 9348

124 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9348 was read for a  
125 second time. Councilman Caputa moved that Bill No. 9348 be read for a third time, seconded by  
126 Schildroth. On roll call the Council voted: Schildroth yes, Henke yes, Pagano excused, Parsons yes,  
127 Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Having received the unanimous vote of all  
128 members present Bill No. 9348 was read for a third and final time and placed upon its passage. Before  
129 the final vote all interested persons were given an opportunity to be heard.

130 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Henke  
131 yes, Pagano excused, Parsons yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes.  
132 Whereupon the Chair declared Bill No. 9348 to have passed and said Bill became Ordinance No. 8385.

133 Councilman Siam introduced Bill No. 9349 An Ordinance authorizing an amendment to B-5  
134 Ordinance No. 5733, as amended, to allow for a remodeling of a retail establishment (Target) for the  
135 property located at 2341 N. Hwy. 67 and said bill was read for the first time by title only.

136 Councilman Siam introduced Bill No. 9350 An Ordinance to authorize a Special Use Permit to  
137 Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive  
138 through restaurant and signage for the property located at #1 Flower Valley Shopping Center and said  
139 bill was read for the first time by title only.

140 Councilwoman Pagano introduced Bill No. 9351 An Ordinance amending Ord. No. 8183  
141 establishing a new compensation plan for seasonal part-time employees of the City of Florissant to  
142 increase pay for certain positions that fall below the state minimum wage requirements and said bill  
143 was read for the first time. Councilman Schildroth moved that Bill No. 9351 be read for a second  
144 time, seconded by Lee. Motion carried and Bill No. 9351 was read for a second time. Councilman  
145 Schildroth moved that Bill No. 9351 be read for a third time, seconded by Caputa. On roll call the  
146 Council voted: Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan  
147 yes and Caputa yes. Having received the unanimous vote of all members present Bill No. 9351 was  
148 read for a third and final time and placed upon its passage. Before the final vote all interested persons  
149 were given an opportunity to be heard.

150 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Henke  
151 yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Whereupon the  
152 Chair declared Bill No. 9351 to have passed and said Bill became Ordinance No. 8386.

153 The next item on the Agenda was Council Announcements.

154 Councilman Schildroth congratulated Nathan and Christine Bennett, Hendels Market, for being  
155 named North County Chamber Business Persons of the Year.

156 Councilman Caputa reminded residents to keep their firearms secured and not to leave them in  
157 their vehicles. In an effort to reduce crime, he also encouraged residents to lock their cars, leave their  
158 porch lights on at night and join their local Neighborhood Watch Program. HBO is airing a  
159 documentary on the West Lake nuclear dumpsite called "Atomic Homefront."

160 Councilman Eagan stated that the annual St. Ferdinand BQ and Basketball Tournament will be  
161 held Feb 24 & 25 and will continue through the month of March.

162 Councilman Jones encouraged everyone to donate and volunteer for TEAM. The EPA has  
163 decided on a partial cleanup of West Lake. He attended and spoke at the public hearing held by  
164 Missouri American Water regarding a rate increase. He asked residents to have patience with the  
165 fallout from the many water main breaks in the area. The Council and administration are working very  
166 hard to make the repairs.

167 Councilwoman Pagano congratulated Councilman Eagan on his promotion to Captain at the  
168 Maryland Heights Police Department. There will be a Council Workshop Meeting on February 20<sup>th</sup> at  
169 6:30 at the Eagan Center.

170 The next item on the Agenda was Mayor Announcements.

171 Mayor Schneider announced that there would be a public hearing for the Community  
172 Development Block Grant Program on February 27 at 5 pm in Council Chambers. A "Poetry Out  
173 Loud" competition will be held at the Eagan Center with the winner moving on to the state contest in  
174 Jefferson City. On next Monday, President's Day, the ice rink will be open and also there will be a free  
175 skate from 2-4 on February 19th. On Friday, March 2 there will be a free skate for D.A.R.E students.

176 The Council President announced that the next regular City Council Meeting was  
177 scheduled for Monday, February 26, 2018 at 7:30 pm.

178 Councilman Henke moved to adjourn the meeting, seconded by Jones. Motion carried. The  
179 meeting was adjourned at 8:29 p.m.

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Karen Goodwin, City Clerk

182 The following Bills were signed by the Mayor:

183 Bill No. 9347 Ord. 8384

184 Bill No. 9348 Ord. 8385

185 Bill No. 9351 Ord. 8386