

CITY OF FLORISSANT



COUNCIL MINUTES

December 11, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, December 11, 2017 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: Caputa, Schildroth, Henke, Pagano, Parson, Siam, Lee, Jones and Eagan. Also present was Mayor Thomas P. Schneider, 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 Henke moved to approve the Meeting Minutes of November 27 and Budget meeting minutes of November 15th & 20th, 2017, seconded by Siam. Motion carried.

The chair stated that the next item on the agenda was commendations presented by Mayor Schneider and Chief Lowery. The following commendations were read and presented:

- Officer Kiefer & Officer Feldman
- Detective Osmer & Detective Schlueter
- Detective Schlueter & Officer Malik

The Chair stated that the next item on the agenda is Eddie's Heros, presented by Mayor Schneider and Chief Lowery. Mayor Schneider read the award presented to Erin Schwartz for her efforts to help her community.

The Chair stated that she was amending the agenda to move the Certificate of Appreciation for Ken Fowler to next on the agenda.

A certificate of appreciation was presented by Mayor Schneider, Councilwoman Pagano and Councilman Eagan to Ken Fowler for his many years of service and dedication to the City of Florissant. A photo was taken of 50 years of representation of Ward 3 to include Mayor Schneider, Ken Fowler and Joe Eagan.

33 The Chair stated that the next item on the agenda is a legislative update from Tim Green and she
34 invited him to the podium. Mr. Green presented an update on pending legislation and bills he is
35 tracking. He presented a handout of the municipal bills.

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

37 Mark Behlmann, 740 Lindsay Lane, introduced the new Superintendent of Hazelwood School
38 District, Dr. Nettie Collins-Hart.

39 Dr. Nettie Collins-Hart, Superintendent of Hazelwood School District, provided a brief
40 introduction and an overview of the direction of the Hazelwood School District. She presented folders
41 to the council with information about 2 major initiatives; strategic planning and redistricting. She
42 extended an invitation to visit the schools and serve on committees.

43 John Engelmeyer, 1281 Graham Road, discussed the budget work sessions and complimented
44 Council President Pagano on her efforts. He also stated that future planning is needed.

45 Kevin O'Donnell, 512 Rancho Lane, discussed the veto of the retirement incentive ordinance.

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

47 The next item on the Agenda was Public Hearings.

48 The City Clerk reported that Public Hearing #17-12-029 to be held this night on a Request to
49 issue an amendment to B-5 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center
50 and parking in an existing B-5 Zoning District located at 1225 Graham Road. had been advertised in
51 substantially the same form as appears in the foregoing publication and by posting the property. The
52 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
53 forward.

54 George Stock, representing BJC to discuss the request for approval of the Siteman Cancer
55 Center. He introduced the development team that were present at the meeting. Mr. Stock gave a brief
56 history of the B-5 Development plan approved with Ordinance No. 6836. He described the single level
57 building and parking requirements. They will be increasing greenspace and continuing a ring road to
58 service the parking. There will be walkability between the buildings. Existing building has 438 spaces
59 and is more than necessary; they will be building an additional 152 to comply with the regulations. Mr.
60 Stock stated that according to the photometric plan they are proposing LED lighting in compliance
61 whereby there is no illumination extended beyond the property line. The lighting is there for the safety
62 of the patients and the employees who work there and the general welfare of the community. He

63 discussed the landscaping plan. The building is one story and predominantly brick. The operation is
64 Monday through Friday from 8 am to 5 pm and approximately 60 patients a day.

65 Councilman Schildroth asked about the construction entrance. Mr. Stock stated that the
66 construction traffic would be kept separate from the existing medical building traffic. Councilman
67 Schildroth thanked BJC for investing in this site.

68 Councilman Caputa asked about a Project Labor Agreement (PLA) job. Mr. Mouler from
69 planning and design stated that they could make that happen.

70 Councilman Parson asked about the resolution of the topography issues, he asked who they have
71 consulted with. Mr. Stock stated that the authority on the drainage channel is the Metropolitan Sewer
72 District. He stated that they have to raise the building above the 100 year flood to an elevation of 536
73 which puts them 2 ft. above the 534 ft. 100 year flood level.

74 Councilman Siam asked about a traffic signal at the Southern entrance. Mr. Stock stated that it
75 does not meet the regulations for a signal intersection with St. Louis County.

76 Councilman Jones stated that he is concerned about the dirt on the roads. Mr. Stock stated that
77 they understand and will adhere to the rules and expectations. Councilman Jones asked about the lights.
78 Mr. Stock stated that there are multiple light standards in the parking lots. Mr. Stock stated that the
79 current emergency room and parking lot will not be disturbed.

80 Councilman Lee thanked Christian Hospital and BJC for their continued investment in
81 Florissant.

82 The Chair asked if there were any citizens who would like to speak on said public hearing.

83 Kevin O'Donnell, 512 Rancho Lane, stated that he is happy with the Siteman development and
84 would like to see more development across Graham Road.

85 Mark Schmidt, 1065 St. Anthony, asked if this site would be self-contained with their own CT's
86 and MRI's and full radiation. Mr. Stock answered yes.

87 Being no other citizens who wished to speak, Councilman Schildroth moved to close P.H. #17-
88 12-029 seconded by Henke. Motion carried.

89 The City Clerk reported that Public Hearing #17-12-030 to be held this night on a Request to
90 authorize a Special Use Permit to Abdeen, LLC d/b/a Sahara Mediterranean Grill to allow for the
91 operation of a restaurant in a B-3 Zoning District for the property located at 472 Howdershell Road
92 had been advertised in substantially the same form as appears in the foregoing publication and by

93 posting the property. The Chair declared the Public Hearing to be open and invited those who wished
94 to be heard to come forward.

95 Waseem Abdeen was present to represent Sahara Grill. He stated that there was a restaurant
96 there previously.

97 Councilman Eagan asked about hours of operation. Mr. Abdeen stated that it is mainly take-
98 out, 7 days a week with no alcohol. He stated that he owns three restaurants in San Diego and this is
99 his home town.

100 Councilman Jones asked that they put a trash can outside of the entrances and exits to keep litter
101 down.

102 Councilman Eagan stated that he will be asking for three readings because the second meeting
103 in December has been cancelled.

104 The Chair asked if there were any citizens who would like to speak on said public hearing.

105 Being no other citizens who wished to speak, Councilman Eagan moved to close P.H. #17-12-
106 030 seconded by Caputa. Motion carried.

107 The Chair stated that the next item on the agenda is old business and the first item under old
108 business is second readings.

109 Councilman Jones moved that Substitute Bill No. 9318 Ordinance amending Article XVII
110 “Residential Rental Real Estate” be read for a second time, seconded by Pagano. Motion carried and
111 Bill No. 9318 was read for a second time. Councilman Jones moved that Bill No. 9318 be read for a
112 third time, seconded by Pagano. Motion carried and Bill No. 9318 was read for a third and final time
113 and placed upon its passage.

114 Before the final vote all interested persons were given an opportunity to be heard.

115 John Engelmeyer, 1281 Graham Road, asked how the amendment that was made will affect
116 him. Mr. Hessel explained the changes that were made in the bill.

117 On roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes,
118 Siam yes, Lee yes, Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9318 to have
119 passed and said Bill became Ordinance No. 8375.

120 Councilman Henke moved that Bill No. 9334 Ordinance to authorize a Special Use Permit to
121 Five Aces Bar-B-Que, LLC d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant
122 located at 1752-1754 N. New Florissant Rd be read for a second time, seconded by Parson. Councilman
123 Schildroth moved to suspend the rules to speak to the petitioner, seconded Eagan, motion carried. The

124 petitioner stated that he has done all of the paperwork except the St. Louis County paperwork for
125 permission for the outdoor grill. Motion carried and Bill No. 9334 was read for a second time.
126 Councilman Henke moved that Bill No. 9334 be read for a third time, seconded by Siam. Motion
127 carried and Bill No. 9334 was read for a third and final time and placed upon its passage.

128 Before the final vote all interested persons were given an opportunity to be heard. On roll call
129 the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes,
130 Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9334 to have passed and said Bill
131 became Ordinance No. 8376.

132 Councilman Lee moved to override the Mayor's Veto of Ordinance no. 8366 An Ordinance
133 authorizing a one-time retirement incentive opportunity for City of Florissant full-time employees who
134 qualify, seconded by Jones. Councilwoman Pagano read a statement from the City Council regarding
135 the Mayor's Veto and the budget process (attached) and asked that the statement be sent out as a press
136 release and posted on the website. On roll call the Council voted: Caputa yes, Schildroth yes, Henke
137 yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes.

138 The next item on the Agenda was New Business and the first item is Board Appointments.

139 Councilwoman Pagano moved to reappointment Allen Minks, 6 Fremont Ct, to the Planning
140 and Zoning Commission as a member from Ward 7 for a term expiring on 12/11/2021, seconded by
141 Schildroth. Motion carried.

142 Councilman Schildroth moved to reappointment Teri Reiter, 450 St. Christine, to the Citizens
143 Participation Committee as a member from Ward 5 for a term expiring on 12/11/2018, seconded by
144 Schildroth. Motion carried.

145 Councilman Schildroth moved to reappointment James Hunt, 1340 St. Bernadette, to the
146 Personnel Commission as a member from Ward 5 for a term expiring on 12/11/2021, seconded by
147 Pagano. Motion carried.

148 Councilman Eagan moved to accept the Mayor's appointment of Jacob May, 4 Garnier Court to
149 the Environmental Quality Commission for a term expiring 12/11/2020, seconded by Lee, motion
150 carried.

151 The Chair stated that the next item on the agenda is Requests.

152 Councilman Siam moved to accept the application for a transfer of Special Use Permit no. 7592
153 from Gamvil, Inc. d/b/a Little Caesars Pizza to the Beck Group LLC d/b/a Little Caesars Pizza located
154 at 2632 N. Hwy 67 for the operation of a carry-out restaurant, seconded by Eagan, motion carried.

155 Councilman Siam moved to approve a Full Liquor by the Drink license for Five Aces Bar-B-
156 Que, LLC d/b/a Five Aces Bar-B-Que located at 1752-1754 N. New Florissant Rd, seconded by
157 Henke, On roll call the Council voted: Caputa no, Schildroth yes, Henke yes, Pagano yes, Parson yes,
158 Siam yes, Lee yes, Jones no and Eagan yes. Motion carried and the liquor license was approved.

159 The Chair stated that the next item on the agenda is Resolutions.

160 Councilwoman Pagano introduced Resolution no. 1000 Resolution of the City of Florissant
161 adopting the St. Louis Regional All-Hazard Mitigation Plan and said Resolution was read for the first
162 time. Councilwoman Pagano moved that Resolution No. 1000 be read for a second time, seconded by
163 Lee. Motion carried and Resolution No. 1000 was read for a second time. Councilman Lee moved
164 that Resolution no. 1000 be read for a third time, seconded by Jones. On roll call the Council voted:
165 Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and
166 Eagan yes. Having received the unanimous vote of all members present Resolution No. 1000 was
167 read for the third and final time and placed upon its passage.

168 Being no persons who wished to be heard, on roll call the Council voted: Caputa yes,
169 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes.
170 Whereupon the Chair declared Resolution No. 1000 to have passed.

171 The Chair stated that the next item on the agenda was Bills for First Reading.

172 Councilwoman Pagano introduced Bill No. 9339 Ordinance authorizing an amendment to B-5
173 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center and parking in an existing
174 B-5 Zoning District located at 1225 Graham Road and said bill was read for the first time by title only.

175 Councilwoman Eagan introduced Bill No. 9340 An Ordinance to authorize a Special Use
176 Permit to Abdeen, LLC d/b/a Sahara Mediterranean Grill to allow for the operation of a restaurant in a
177 B-3 Zoning District for the property located at 472 Howdershell Road and said Bill was read for the
178 first time. Councilman Lee moved that Bill No. 9340 be read for a second time, seconded by
179 Schildroth. Motion carried and Bill No. 9340 was read for a second time. Councilman Eagan
180 moved that Bill No. 9340 be read for a third time, seconded by Caputa. On roll call the Council
181 voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes
182 and Eagan yes. Having received the unanimous vote of all members present Bill No. 9340 was read
183 for the third and final time and placed upon its passage.

184 Being no further persons who wished to be heard, on roll call the Council voted: Caputa yes,
185 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes.

186 Whereupon the Chair declared Bill No. 9340 to have passed and said Bill became Ordinance No.
187 8377.

188 Councilman Siam introduced Bill No. 9341 An Ordinance to authorize transfer of Special Use
189 Permit no. 7592 from Gamvil, Inc. d/b/a Little Caesars Pizza to the Beck Group LLC d/b/a Little
190 Caesars Pizza located at 2632 N. Hwy 67 for the operation of a carry-out restaurant and said Bill was
191 read for the first time. Councilman Siam moved that Bill No. 9341 be read for a second time,
192 seconded by Eagan. Motion carried and Bill No. 9341 was read for a second time. Councilman
193 Siam moved that Bill No. 9341 be read for a third time, seconded by Eagan. On roll call the Council
194 voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes
195 and Eagan yes. Having received the unanimous vote of all members present Bill No. 9341 was read
196 for the third and final time and placed upon its passage.

197 Being no persons who wished to be heard, on roll call the Council voted: Caputa yes, Schildroth
198 yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes. Whereupon the
199 Chair declared Bill No. 9341 to have passed and said Bill became Ordinance No. 8378.

200 The next item on the Agenda was Council Announcements.

201 Councilman Lee wished his mom a happy birthday.

202 Councilman Schildroth congratulated Ken Fowler for his proclamation. He asked for patience
203 on New Florissant Road through a 10 day MSD project. He wished all of the residents happy holidays.
204 He wished his wife happy anniversary.

205 Councilman Jones reminded everyone about TEAM and asked that everyone donate food or
206 money when you can.

207 Councilman Eagan wished a happy birthday to his wife Kelly. He stated that a fellow police
208 officer and friend Officer O'Connor in the Arnold Police Department, was shot and there is a go fund
209 me campaign to help the family with expenses. He asked that everyone keep the family in their
210 prayers.

211 Councilman Caputa reminded everyone to keep firearms locked up and safe. Please join the
212 Neighborhood Watch program. He commented on the letter from the Mayor regarding the veto of the
213 retirement incentive.

214 Councilman Parson reminded the residents to be safe during the holidays, please do not drink
215 and drive. Please do not shoot firearms on New Years.

216 The next item on the Agenda was Mayor Announcements.

217 Mayor Schneider stated that he and the Chief ask that the residents do not use fireworks or
218 firearms on New Year's Eve. He complimented the Chief on the passing of the police standards by the
219 Municipal League. He commended the Chief for his hard work on this effort.

220 Mayor Schneider mentioned the Christmas lights and tree disposal program. Meridian will be
221 picking up trees with yard waste after Christmas. There will be a place to bring your lights to dispose
222 of at the city garage.

223 The Christmas tree lighting at city hall was a very well attended event.

224 Mayor Schneider discussed the success of the sold out Project Lift Off program this year.

225 He mentioned the many programs going on at Parks Department.

226 The New Calendar should be out hopefully before Christmas.

227

228 The Council President announced that the next regular City Council Meeting was scheduled for
229 Monday, January 8, 2018 at 7:30 pm.

230 Councilwoman Pagano stated that on behalf of the City Council they would like to wish the
231 residents of Florissant a Merry Christmas and a Happy New Year.

232 Councilman Parson moved to adjourn the meeting, seconded by Siam. Motion carried. The
233 meeting was adjourned at 9:13 p.m.

234

235

236

Karen Goodwin, City Clerk

237 The following Bills were signed by the Mayor:

238 Sub Bill No. 9318 Ord. 8375

239 Bill No. 9334 Ord. 8376

240 Bill No. 9340 Ord. 8377

241 Bill No. 9341 Ord. 8378

242