

CITY OF FLORISSANT



COUNCIL MINUTES

October 26, 2020

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, October 26, 2020 at 7:30 p.m. with Council President Schildroth 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: Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy and Pagano, Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Siam moved to approve the City Council Minutes of October 12, 2020, seconded by Caputa. Motion carried.

The next item on the Agenda was a *Proclamation* proclaiming Extra Mile Day.

The next item on the Agenda was *Hearing from Citizens*.

Rhoda Sims, resident, asked that the police patrol her neighborhood for speeding vehicles.

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 #20-10-031 on a request to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5 Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The

31 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
32 forward.

33 Wes Kistler, petitioner, explained that this would be a 2 tenant, 3,360 sf building and Domino's
34 Pizza would be one of the tenants. The current site is an asphalt parking lot next to a post office. The
35 old parking lot will be replaced with a new one and will have 27 parking spaces. There will be new
36 landscaping and lighting installed along with a pole sign on Shackelford Road. In response to
37 Councilman Harris's questions, Mr. Kistler responded that after working with Planning & Zoning, it
38 was decided that the fences would stay, but a continuous row of shrubs/trees will be added as well.
39 There is a 6" vertical curb between the post office and the proposed site. The building will be
40 constructed of stone EIFS, stone veneer and stone accents. The petitioner thought that the stone would
41 be a natural, creek stone, nothing pre-cast.

42 Councilman Manganelli questioned whether the stone met the city's brick requirement. The
43 petitioner stated that Mr. Lum requested that they meet the 3 foot masonry requirement at the base of
44 the building, which they have revised in order to comply.

45 Wes Kistler explained that the drive through will be on the post office side of the building.
46 Furthermore, it is a pick-up window only, no ordering will be done. No second tenant has been selected
47 as of now.

48 Being no citizens who wished to speak, Councilman Harris moved to close P.H. #20-10-031,
49 seconded by Manganelli. Motion carried.

50 The City Clerk reported that Public Hearing #20-10-032 on a request to issue an amendment to
51 Ord. No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle
52 rentals from "Permitted Uses" for the property located at 3120 N. Hwy 67 had been advertised in
53 substantially the same form as appears in the foregoing publication and by posting the property. The
54 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
55 forward.

56 Bill Robinson, architect for Take Five, stated that they would like to make exterior alterations
57 to the existing building to give it a fresh look. The current building, although it looks like it is made of
58 brick, does not comply with the city's masonry code. This existing brick will remain and they would
59 like to re-freshen it by staining it. They would also like to replace the "wrap around" material with
60 EIFS with accent banding. A raised parapet will be added as well.

61 The petitioner will restripe and reseal the parking lot in order to comply with the parking
62 ordinance. The previous tenant needed parking for vehicle rentals, which they do not need. They
63 propose to use the existing landscaping plan, but will replant all the dead and removed foliage.

64 In response to Councilman Siam's question, the petitioner stated that he will look into repairing
65 and freshening the dumpster and enclosure. Take Five is very aggressive on keeping their properties
66 clean and well maintained, both inside and out.

67 The signage will be included in a separate package submitted by the sign company. The
68 petitioner guessed that the sign company would like to take down the existing sign and replace it with
69 something acceptable to the city.

70 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-10-032,
71 seconded by Pagano. Motion carried.

72 The City Clerk reported that Public Hearing #20-10-033 on a request to authorize an
73 amendment to Special Use Permit Ord. No. 4144, as amended, to allow for a 'Restaurant Use' to
74 become a 'Restaurant Bar Use' in an existing B-1 Zoning District for the property located at 3343
75 Parker Spur had been advertised in substantially the same form as appears in the foregoing publication
76 and by posting the property. The Chair declared the Public Hearing to be open and invited those who
77 wished to be heard to come forward.

78 Ms. Tonya Hester, petitioner for NOCO, stated that she proposed to open a restaurant with a
79 bar at that location, which used to be a café. There will be no changes to the outside of the building
80 other than updating the sign. She will also be updating the inside space. Ms. Hester will be selling
81 liquor by the drink with meals. She will also sell top shelf liquor and cigars, but there will be no
82 smoking on the premises. She does not plan on having any large groups or banquet settings.
83 Councilman Parson asked that she keep the area around her restaurant clean of trash because they have
84 a problem with debris along Parker Spur.

85 Being no citizens who wished to speak, Councilman Parson moved to close P.H. #20-10-033,
86 seconded by Mulcahy. Motion carried.

87 The Chair stated that the next item on the agenda was Second Readings.

88 Councilman Siam moved that Bill No. 9627 an Ordinance to approve a final subdivision plat of
89 the Flower Valley Shopping Center plat for the property located at 3159 N. Hwy 67 be read for a
90 second time, seconded by Schildroth. Motion carried and Bill No. 9627 was read for a second time.
91 Councilman Siam moved that Bill No. 9627 be read for a third time, seconded by Harris. Motion

92 carried and Bill No. 9627 was read for a third and final time and placed upon its passage. Before the
93 final vote all interested persons were given an opportunity to be heard.

94 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
95 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
96 Whereupon the Chair declared Bill No. 9627 to have passed and said Bill became Ordinance No. 8642.

97 Councilman Siam moved that Bill No. 9628 an Ordinance to authorize a Special Use Permit to
98 allow for an Event Center establishment in a B-3 Extensive Commercial District for the property
99 located at 3421 N. Hwy 67 be read for a second time, seconded by Caputa. Motion carried and Bill
100 No. 9628 was read for a second time. Councilman Siam moved that Bill No. 9628 be read for a third
101 time, seconded by Schildroth. Motion carried and Bill No. 9628 was read for a third and final time and
102 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
103 heard.

104 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
105 Harris yes, Manganelli yes, Eagan yes, Caputa no, Schildroth yes, Mulcahy yes and Pagano no.
106 Whereupon the Chair declared Bill No. 9628 to have passed and said Bill became Ordinance No. 8643.

107 Councilman Mulcahy moved that Bill No. 9630 an Ordinance amending Title III “Traffic Code”
108 of the Florissant City Code, Schedule III “Stop Intersections” Table III-D “Four-Way Stops” by adding
109 thereto Jefferson Street at St. Antoine Street be read for a second time, seconded by Manganelli.
110 Motion carried and Bill No. 9630 was read for a second time. Councilman Mulcahy moved that Bill
111 No. 9630 be read for a third time, seconded by Parson. Motion carried and Bill No. 9630 was read for a
112 third and final time and placed upon its passage. Before the final vote all interested persons were given
113 an opportunity to be heard.

114 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
115 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth no, Mulcahy yes and Pagano yes.
116 Whereupon the Chair declared Bill No. 9630 to have passed and said Bill became Ordinance No.8644.

117 Councilwoman Pagano moved to approve the Mayor’s re-appointment of Ray Keil to the
118 Traffic Commission with an expiration date of 11/28/2024, seconded by Manganelli. Motion carried.

119 The next item on the agenda was First Readings.

120 Councilman Harris introduced Bill No. 9632 an Ordinance to rezone the property located at
121 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for

122 a sit-down, carry-out, and drive-through restaurant and tenant space and said Bill was read for the first
123 time by title only.

124 Councilman Siam introduced Bill No. 9633 an Ordinance authorizing an amendment to B-5
125 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove
126 vehicle rentals from 'Permitted Uses' for the property located at 3120 N Highway 67 and said Bill was
127 read for the first time by title only.

128 Councilman Schildroth introduced Bill No. 9634 an Ordinance authorizing an amendment to
129 Special Use Permit No. 4144, as transferred, to allow for a 'Restaurant Use' to become a 'Restaurant-
130 Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur and said Bill
131 was read for the first time by title only.

132 Councilman Schildroth introduced Bill No. 9635 an Ordinance authorizing transfers within
133 various Park Improvement Fund accounts for the parks department and said Bill was read for the first
134 time. Councilman Caputa moved that Bill No. 9635 be read for a second time, seconded by Schildroth.
135 Motion carried and Bill No. 9635 was read for a second time. Councilman Parson moved that Bill No.
136 9635 be read for a third time, seconded by Siam. On roll call the Council voted: Parson yes, Siam yes,
137 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
138 Having received the unanimous vote of all members present Bill No. 9635 was read for a third and final
139 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
140 to be heard.

141 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
142 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
143 Whereupon the Chair declared Bill No. 9635 to have passed and said Bill became Ordinance No. 8645.

144 Councilman Manganelli introduced Bill No. 9636 an Ordinance authorizing transfers within
145 various accounts for the information technology department, and said Bill was read for the first time.
146 Councilwoman Pagano moved that Bill No. 9636 be read for a second time, seconded by Manganelli.
147 Motion carried and Bill No. 9636 was read for a second time. Councilman Harris moved that Bill No.
148 9636 be read for a third time, seconded by Siam. On roll call the Council voted: Parson yes, Siam yes,
149 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
150 Having received the unanimous vote of all members present Bill No. 9636 was read for a third and final
151 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
152 to be heard.

153 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
154 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
155 Whereupon the Chair declared Bill No. 9636 to have passed and said Bill became Ordinance No. 8646.

156 Councilman Schildroth introduced Bill No. 9637 an Ordinance amending the General Fund
157 Budget to reflect \$100,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-
158 34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for the pay down compensatory
159 overtime for personnel at the police department said Bill was read for the first time. Councilman Eagan
160 moved that Bill No. 9637 be read for a second time, seconded by Schildroth. Motion carried and Bill
161 No. 9637 was read for a second time. Councilman Eagan moved that Bill No. 9637 be read for a third
162 time, seconded by Caputa. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli
163 yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the
164 unanimous vote of all members present Bill No. 9637 was read for a third and final time and placed
165 upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

166 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
167 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
168 Whereupon the Chair declared Bill No. 9637 to have passed and said Bill became Ordinance No. 8647.

169 The next item on the Agenda was Council Announcements.

170 Councilman Siam reminded everyone, in light of the continuing pandemic, to continue to wear
171 masks, wash hands and socially distance even though it is difficult for everyone.

172 Councilman Parson announced that there will be a Block Party in Ward 8 on Halloween from 3-
173 6 p.m. Masks will be required.

174 Councilwoman Pagano asked everyone to be patient with the construction going on, especially
175 at Dunn Road at 270. There is a considerable amount of cross through traffic in the neighborhoods and
176 she asked everyone to be careful.

177 Councilman Mulcahy thanked the Parks Department for a fun Boo Bash at Sunset Park.

178 Councilman Caputa reminded everyone to secure their firearms and not leave guns in their
179 vehicles. He encouraged residents to vote.

180 Councilman Eagan reminded residents to donate to the T.E.A.M. food pantry on St. Catherine.

181 Councilman Manganelli also encouraged everyone to get out and vote.

182 Councilman Harris thanked the Park employees and volunteers for a wonderful evening at Boo
183 Bash. He also thanked the Mayor and staff for the hard work that was put into planning the 2021
184 budget.

185 Councilman Schildroth stated that the Graham Road Project is near completion, but he asked
186 residents to continue to be patient with the construction.

187 The next item was Mayor Announcements.

188 The Mayor announced that the Parks Department did an outstanding job at Family Boo Bash
189 and a good time was had by parents and kiddos alike. He thanked the Finance Department and
190 Council for an excellent job in preparing the city's upcoming budget. He expressed concern about
191 people leaving their cars running during the cold weather. It is a dangerous thing to do and creates
192 perfect opportunities for crimes. The Halloween Skate will be held for 5-8th graders at the JJE Ice Rink
193 on 10/30. The Veterans Parade has been cancelled. On November 29, there will be the annual Christmas
194 tree lightening at City Hall.

195 The Council President stated that the next regular City Council Meeting will be Monday,
196 November 9, 2020 at 7:30 pm.

197 Councilman Eagan moved to adjourn the meeting, seconded by Harris. Motion carried. The
198 meeting was adjourned at 8:48 p.m.

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204 The following Bills were signed by the Mayor:

205 Bill No. 9627 Ord. 8642

206 Bill No. 9628 Ord. 8643

207 Bill No. 9630 Ord. 8644

208 Bill No. 9635 Ord. 8645

209 Bill No. 9636 Ord. 8646

210 Bill No. 9637 Ord. 8647

211



Karen Goodwin, MPPA/MMC/MRCC
City Clerk