

# CITY OF FLORISSANT



## COUNCIL MINUTES

March 11, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, March 11, 2019 at 7:30 p.m. with Council President Caputa 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: Siam, Harris, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Parson. Also present was City Attorney John Hessel and Deputy City Clerk Anita Moore. The Mayor was attending the National League of Cities Conference in Washington DC. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Schildroth moved to approve the Meeting Minutes of February 25, 2019, seconded by Jones. Motion carried.

The next item on the Agenda was Hearing from Citizens of which there were none.

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 #19-02-002 to be held this night on a request to authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center had been postponed to this date on 2/25/2019. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward. Councilman Siam stated that he had not heard from the petitioners and they were not in attendance.

The Chair asked if there were any other citizens would like to speak on said public hearing. Being no citizens who wished to speak, Councilman Siam moved to postponed P.H. #19-02-002 until 3/25/2019, seconded by Caputa. Motion carried.

Councilman Caputa moved to amend the agenda to remove Bill No. 9474 an Ordinance authorizing a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center from the agenda, seconded by Pagano. Motion carried.

33 The City Clerk reported that Public Hearing #19-02-003 to be held this night on a request to  
34 issue an Amendment to B-5 Ordinance No. 5239 to allow for an adult day care for the property located  
35 at 58 Grandview Plaza Shopping Center had been postponed to this date on 2/25/19. The Chair  
36 declared the Public Hearing to be open and invited those who wished to be heard to come forward.

37 Nichole Williams, Ashley Hall and Patrice Hall, petitioners, appeared before the Council.

38 Council President Caputa stated that several of the Councilmembers had visited the facility and  
39 they now have several questions.

40 Councilman Jones thanked the petitioners for the visit, but stated that he was not in favor of  
41 adult day cares being located in shopping centers and would not be supporting their request.

42 In response to Councilman Parson's question, the petitioner stated that she has the required state  
43 packet and is completing it, but has not yet turned it in. She is waiting for approval from Florissant  
44 and St. Louis County before she can submit the application. In regards to drop-offs, Ms. Williams  
45 stated that there was handicapped parking in front and ample parking at the rear of the building.  
46 Councilman Eagan stated that he has concerns regarding drop off and pick up of clients and the location  
47 of the fire lane. He feels that adult day care centers should be stand-alone buildings and he will not be  
48 supporting the request.

49 Councilwoman Pagano expressed her reservations about how the traffic in the shopping center  
50 would affect the safety of the daycare's clients. She too feels that adult day cares should be located in  
51 stand-alone buildings. She will not be supporting this request.

52 In response to Councilman Caputa's question, the petitioner stated they could serve up to 23  
53 clients. He was concerned that if too many clients were in wheelchairs, there would not be sufficient  
54 room and would be too difficult to get them out of the building if there was an emergency. Ms.  
55 Williams stated that it would be rare, if ever, to have so many clients in wheelchairs.

56 Councilmen Harris stated that his research showed that this type of adult daycare is becoming  
57 more common. Ms. Williams stated they would not be providing therapeutic services, only  
58 recreational, and the site will be totally ADA compliant. Fees for service are based on a case by case  
59 basis. Patrice Hall will be the Program Director.

60 Councilman Schildroth thanked the petitioners for allowing the Councilmembers to visit their  
61 facility. He too is concerned with parking and traffic in a shopping center.

62 Councilman Parson stated that the state only allows these types of facilities to be open 10 hours  
63 a day, 5 days a week. If the petitioners plan on staying open 6 am until 6 pm that is 12 hours a day.  
64 Ms. Williams stated that the extra time takes into consideration transportation time.

65 The Chair asked if there were any other citizens would like to speak on said public hearing.  
66 Being no citizens who wished to speak, Councilman Pagano moved to close P.H. #19-02-003, seconded  
67 by Schildroth. Motion carried.

68 The City Clerk reported that Public Hearing #19-03-004 to be held this night on a request to  
69 authorize an amendment to the provisions of B-5 Ordinance No. 7965 to allow for an outdoor online  
70 grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N.  
71 Hwy 67 had been advertised in substantially the same form as appears in the foregoing publication and  
72 by posting the property. The Chair declared the Public Hearing to be open and invited those who  
73 wished to be heard to come forward.

74 Sunday Bougher, petitioner, stated that the Florissant Walmart was getting ready to launch its  
75 grocery pickup service. The service is offered seven days a week, 8 am until 8 pm. There will be  
76 designated parking stalls for pick-up, similar to those that restaurants provide. Although they will be  
77 widening the parking spaces and eliminating 3 stalls, they still comply with the city's parking ordinance  
78 requirements. The pickup lane is located on the north side of the building and there will be directional  
79 signs placed to indicate where customers should go. Signage will be placed upon the building. Wall  
80 pack lighting will be installed to ensure safety of employees and customers. Alcohol will be available  
81 through the pickup, but ID's will be checked.

82 The Chair asked if there were any other citizens would like to speak on said public hearing.  
83 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #19-03-004, seconded  
84 by Siam. Motion carried.

85 Councilman Schildroth moved to reappointment Christine Keil, 110 St. Pierre, to the Citizens  
86 Participation Committee as a member from Ward 5 for a term expiring on 3/22/2022, seconded by  
87 Pagano. Motion carried.

88 Councilman Siam moved to approve the Transfer of Special Use Permit No. 8299 from  
89 Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N.  
90 Waterford Dr., seconded by Henke. Motion carried.

Councilman Caputa moved to approve the Request for a Full Package Liquor License for Dollar General Store #18943 located at 15275 New Halls Ferry Road, seconded by Schildroth. Councilman Caputa moved to postpone the request to 3/25/2019, seconded by Pagano. Motion carried.

The next item on the agenda was bills for first reading.

Councilman Caputa introduced Bill No. 9475 an Ordinance authorizing an amendment to B-5 Ordinance No. 5239 to allow for an adult day care as a Special Use for the property located at 58 Grandview Plaza Shopping Center and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9477 an Ordinance authorizing an amendment to the provisions of B-5 Ord. No. 7965 to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Hwy 67 and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9478 an Ordinance authorizing the transfer of Special Use Permit No. 8299 from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N. Waterford Drive and said Bill was read for the first time. Councilman Siam moved that Bill No. 9478 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9478 was read for a second time. Councilman Siam moved that Bill No. 9478 be read for a third time, seconded by Pagano. On roll call the Council voted: Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Having received the unanimous vote of all members present Bill No. 9478 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no other persons who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9478 to have passed and became Ordinance No. 8498.

Councilman Caputa introduced Bill No. 9479 an Ordinance appropriating \$80,000 from the Park Improvement Fund to Acct. No. 5-09-61560 "Capital Additions – Koch" for the demolition of the Koch Aquatic Center and said Bill was read for the first time. Councilman Caputa moved that Bill No. 9479 be read for a second time for the purpose of discussion, seconded by Schildroth. Motion carried. Councilman Schildroth commended Councilman Jones for the efforts he had put into this project. Councilman Jones expressed his frustration that his efforts on this project have been ignored.

Councilman Eagan questioned whether Councilman Jones plan could be revisited. That being said, he will not be voting for three readings. Councilwoman Pagano also thanked Councilman Jones

for his work on this demolition project and for keeping it moving forward. Councilman Caputa agreed with his fellow Councilmen and thanked Councilman Jones for his efforts.

The next item on the Agenda was Council Announcements.

Councilman Parson encouraged everyone to be involved with the *Florissant Five Program* by meeting with and checking on their neighbors. He asked residents not to leave their vehicles unattended as they warm them up because many are getting stolen. He also suggested that residents support five Florissant businesses.

Councilman Harris announced that on March 23, a spring litter “pick-up” day was scheduled for 10 a.m. until noon with everyone meeting at Schnucks.

Councilman Eagan stated that Ward 3 will also host a spring litter “pick-up” day in April. Councilman Eagan stated that the St. Ferdinand Basketball Tournament and BBQ Fundraiser has been very successful.

Councilman Jones stated that T.E.A.M Food Pantry always needs help and donations. He encouraged residents to watch their speed on Lindsay Lane since the speed limit has been lowered.

Councilman Henke will also be having a spring litter “pick-up” day in Ward 6 in the very near future, before the Valley of Flowers Festival.

Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to leave them in their vehicles. He also encouraged residents to keep their vehicles locked at all times and to consider joining their local Neighborhood Watch Program.

The Florissant Valley American Legion Post 444 and the City of Florissant will be co-hosting a Veteran’s Job Fair on April 19 at JFK from 9-2. The event is free.

The city, along with Midwest Recycling Center, will be hosting an electronics recycling event at St. Ferdinand Park from 9-1 on April 6<sup>th</sup>.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, March 25, 2019 at 7:30 pm.

Councilman Henke moved to adjourn the meeting, seconded by Parson. Motion carried. The meeting was adjourned at 8:26 p.m.

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Anita Moore, Deputy City Clerk

The following Bills were signed by the Mayor:

Bill No. 9478            Ord. 8498