

# CITY OF FLORISSANT



## COUNCIL MINUTES

January 27, 2020

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, January 27, 2020 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, Manganelli, Eagan, Caputa, Schildroth, Henke, Pagano and Parson. 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.

Councilwoman Pagano moved to approve the Meeting Minutes of January 13, 2020, seconded by Caputa. Motion carried.

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

Diane Marischen asked about an update on the Lafayette project.

Chris Bredenkoetter discussed the closing of the animal shelter and proposed savings from the Council compensation and allowances that could sponsor the animal shelter.

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

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing #20-01-005 **to authorize a Special Use Permit to Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N. Waterford**. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Nyshawn Harvey 2184 N. Waterford, was present to discuss her application. She stated that she wants to provide a welcoming and comfortable environment for the residents of Florissant. The hours of operation would be from 7 am to 6 pm.

Councilman Caputa asked about the setup of the location. Robert Klausner from Klausner Construction discussed the improvements to the property including ADA bathrooms, counters and

33 shelving. He stated that there would be all new plumbing and electric where needed. Councilman  
34 Eagan asked how many seats. Ms. Harvey stated that there would be 21 seats and they would not be  
35 cooking any food. They would be using Caldi's coffee. Councilman Siam asked that they keep a trash  
36 can near the door to reduce litter.

37 The Chair asked if there were any citizens who would like to speak on said public hearing.  
38 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #20-01-005,  
39 seconded by Parson. Motion carried.

40 The City Clerk reported that Public Hearing #20-01-006 **to approve a final subdivision plat of**  
41 **Plaza de Seville for the property located at 13015 New Halls Ferry Road.** The Chair declared the  
42 Public Hearing to be open and invited those who wished to be heard to come forward.

43 Edward Griesedieck, Attorney for Plaza Madrid presented the application. He explained the  
44 reason for the subdivision of this property and the process for the development of the Plaza Madrid  
45 property.

46 The Chair asked if there were any citizens who would like to speak on said public hearing.  
47 Being no other citizens who wished to speak, Councilman Parson moved to close P.H. #20-01-006,  
48 seconded by Schildroth. Motion carried.

49 The City Clerk reported that Public Hearing #20-01-007 **to authorize a Special Use Permit to**  
50 **RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and**  
51 **windows tinting business located at 507 Dunn Road.** The Chair declared the Public Hearing to be  
52 open and invited those who wished to be heard to come forward.

53 Randy Hunter was present to discuss the application. He stated that he is moving his business  
54 from Hazelwood to Florissant. They do paintless dent repair and window tinting. Councilman  
55 Manganeli asked how dark they allow the customers to tint windows. Mr. Hunter explained the  
56 Missouri and Illinois regulations that they adhere to with their customers. Councilman Siam asked  
57 about screening the dumpster. Councilman Parson asked how many vehicles would be on the lot at the  
58 same time. Mr. Hunter stated that there would be around 4 cars a day. Councilman Schildroth asked  
59 about hours of operation and the percentage of dent repair and window tinting.

60 The Chair asked if there were any citizens who would like to speak on said public hearing.  
61 Being no other citizens who wished to speak, Councilman Schildroth moved to close P.H. #20-01-007,  
62 seconded by Eagan. Motion carried.

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

64 Councilman Siam moves to accept the substitute for Bill No. 9573, seconded by Henke, motion  
65 carried.

66 Councilman Siam moved that Substitute Bill No. 9573 to authorize an amendment to B-5  
67 Ordinance no. 6134 to allow a catering business for the property located at 2308 N. Highway 67, be  
68 read for a second time, seconded by Caputa. Motion carried and Substitute Bill No. 9573 was read for  
69 a second time. Councilman Siam moved that Bill No. 9573 be read for a third time, seconded by  
70 Harris. Motion carried and Bill No. 9573 was read for a third and final time and placed upon its  
71 passage.

72 Before the final vote all interested persons were given an opportunity to be heard. Being no  
73 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,  
74 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes. Whereupon the Chair  
75 declared Substitute Bill No. 9573 to have passed and became Ordinance No. 8591.

76 Councilman Manganelli moved that Bill No. 9574 to authorize an amendment to Special Use  
77 Permit No. 4879, to Bentwood Nursing Home to allow for signage for the property located at 1501  
78 Charbonier Road, be read for a second time, seconded by Caputa. Motion carried and Bill No. 9574  
79 was read for a second time. Councilman Manganelli moved that Bill No. 9574 be read for a third time,  
80 seconded by Eagan. Motion carried and Bill No. 9574 was read for a third and final time and placed  
81 upon its passage.

82 Before the final vote all interested persons were given an opportunity to be heard. Being no  
83 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,  
84 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair  
85 declared Bill No. 9574 to have passed and became Ordinance No. 8592.

86 Councilman Eagan moved that Bill No. 9575 to authorize a Special Use Permit to JP Morgan  
87 Chase Bank to allow for an ATM for the property located at 555 Howdershell Road be read for a  
88 second time, seconded by Caputa. Motion carried and Bill No. 9575 was read for a second time.  
89 Councilman Eagan moved that Bill No. 9575 be read for a third time, seconded by Schildroth. Motion  
90 carried and Bill No. 9575 was read for a third and final time and placed upon its passage.

91 Before the final vote all interested persons were given an opportunity to be heard. Being no  
92 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,  
93 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair  
94 declared Bill No. 9575 to have passed and became Ordinance No. 8593.

95 Councilwoman Pagano moved that Bill No. 9576 to authorize an amendment to B-5 Ordinance  
96 No. 5239 to allow for an ATM for the property located at Grandview Plaza Shopping Center be read  
97 for a second time, seconded by Schildroth. Motion carried and Bill No. 9576 was read for a second  
98 time. Councilwoman Pagano moved that Bill No. 9576 be read for a third time, seconded by Henke.  
99 Motion carried and Bill No. 9576 was read for a third and final time and placed upon its passage.

100 Before the final vote all interested persons were given an opportunity to be heard. Being no  
101 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,  
102 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair  
103 declared Bill No. 9576 to have passed and became Ordinance No. 8594.

104 The next item on the agenda was new business.

105 The first item under new business was board appointments of which there were none.

106 The next item on the agenda was First Readings.

107 Councilman Siam introduced Bill No. 9580 Ordinance to authorize a Special Use Permit to  
108 Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N.  
109 Waterford and said Bill was read for the first time.

110 Council as a whole introduced Bill No. 9581 Ordinance to approve a final subdivision plat of  
111 Plaza de Seville for the property located at 13015 New Halls Ferry Road and said Bill was read for the  
112 first time.

113 Council as a whole introduced Bill No. 9582 Ordinance to authorize a Special Use Permit to  
114 RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and windows  
115 tinting business located at 507 Dunn Road and said Bill was read for the first time.

116 Council as a whole introduced Bill No. 9583 Ordinance to authorize an appropriation of  
117 \$14,676.33 from the Capital Improvement Fund to account no. 09-5-09-61470 “Capital Additions-Park  
118 Improvements” for the repair of the Sunset Trail fence at Cold Water Creek and said Bill was read for  
119 the first time.

120 The next item on the Agenda was Council Announcements.

121 Councilman Harris announced that a postcard is coming to the residents of Ward 1 inviting  
122 everyone to a Ward meeting on Tuesday, February 18<sup>th</sup> at the JFK Community Center as well as a  
123 Ward 1 litter clean up on Saturday, March 12<sup>th</sup>. There is also an invitation to join the neighborhood  
124 watch program on the postcard.

125 Councilman Eagan reminded everyone to donate to the TEAM food pantry. He announced the  
126 St. Ferdinand annual charity basketball tournament will benefit Natalie Pessimenti, he asked that  
127 people donate and participate in these fund raisers.

128 Councilman Manganelli updated the residents on the Missouri American Water project on  
129 Lindsay Lane. He stated that Phase 1 is complete, restoration will begin when the weather breaks.

130 Councilman Caputa reminded everyone to secure firearms and do not leave them in their cars.  
131 He reminded anyone who does deliveries to not leave their cars running when they deliver, it creates a  
132 crime of opportunity. St. Louis County is looking for pole workers. Contact the Election Board if  
133 interested. There are scams regarding census workers, training should not cost you money. You can  
134 call Andy at City Hall if you are interested in helping out.

135 The next item on the Agenda was Mayor Announcements.

136 Mayor Lowery stated that the 2020 Census is extremely important. Each person counted is  
137 \$1300, which is why everyone needs to be counted.

138 He announced the Mardi Gras Adult Prom sponsored by Old Town Partners on Saturday,  
139 February 15<sup>th</sup>. The money raised goes back into the community.

140 The Council President announced that the next regular City Council Meeting was scheduled for  
141 Monday, February 10, 2020 at 7:30 pm.

142 Councilman Schildroth moved to adjourn the meeting, seconded by Pagano. Motion carried.  
143 The meeting was adjourned at 8:13 p.m.

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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

148 The following Bills were signed by the Mayor:

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150 Bill No. 9573 Ord. 8591

151 Bill No. 9574 Ord. 8592

152 Bill No. 9575 Ord. 8593

153 Bill no. 9576 Ord. 8594