

CITY OF FLORISSANT



COUNCIL MINUTES

February 10, 2020

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 10, 2020 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join Troop 186 in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Harris, Manganelli, Eagan, Caputa, Schildroth, Pagano, Parson and Siam. Councilman Henke was excused. 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.

Councilman Eagan moved to approve the Executive Minutes and Meeting Minutes of January 27, 2020, seconded by Caputa. Motion carried.

The next item on the Agenda was *a Special Presentation* by Kelly McGowan & Phedra Nelson, Missouri Foundation for Health, regarding the importance of the 2020 Census.

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

Chuck Barcom, Gateway Disposal, updated the Council and residents on changes to recycling.

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 #20-02-008 **to authorize a Special Use Permit to Florissant Brewing, LLC d/b/a Narrow Gauge Brewing Company for the operation of a brewpub located at 1545 N. Highway 67**. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Gabe McKee, architect, presented full scale drawings to the Council for review. Narrow Gauge Brewing would like to expand their space. There will be a new brewing area, tasting space and offices. No brewing will be done at the current location once the construction at the new location is complete. The hours of operation will be 8 to 5 Monday through Friday for the production staff. The tasting room will be closed on Mondays and hours will vary through the week. Actual construction will be

33 approximately 12-18 weeks, depending upon financing and weather. They hope to have outdoor patio
34 seating in the future, but at this point no definite plans have been made. Any music they decide upon
35 would be inside.

36 The Chair asked if there were any citizens who would like to speak on said public hearing.
37 Being no citizens who wished to speak, Councilman Pagano moved to close P.H. #20-02-008, seconded
38 by Schildroth. Motion carried.

39 The City Clerk reported that Public Hearing #20-02-009 **to authorize a Special Use Permit to**
40 **Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out**
41 **restaurant located at 119 Flower Valley Shopping Center.** The Chair declared the Public Hearing
42 to be open and invited those who wished to be heard to come forward.

43 Marikit Villasis-Corbin, petitioner and chef, explained that the shop will be a French Asian
44 pastry shop. She originally worked out of her home, but out grew it and moved to Surry Plaza. Her
45 business has continued to grow and she has had numerous requests from customers to be able to sit
46 down and have tea. Ms. Corbin would like to have seating for thirty. She is attempting to use local
47 suppliers, including Goekes and Dierberg's, and she uses the finest ingredients. She might have up to
48 five employees.

49 The Chair asked if there were any citizens who would like to speak on said public hearing.
50 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #20-02-009,
51 seconded by Eagan. Motion carried.

52 The City Clerk reported that Public Hearing #20-02-010 **to authorize a Special Use Permit to**
53 **Avis Budget Car Rental, LLC, to allow for the operation of a car leasing facility located at 730 N.**
54 **Hwy 67.** The Chair declared the Public Hearing to be open and invited those who wished to be heard
55 to come forward.

56 Jeff Wagner, petitioner, stated that Avis would like to open a car rental facility in Florissant.
57 The proposed site is in the Florissant Meadows Shopping Center and was previously a tire center. The
58 site has been vacant for over five years. The five bays will be utilized for parking only because the cars
59 will not be maintained at this location. They will only be cleaned on site. Typically they will have an
60 average of 10 cars on site and there is an abundance of customer parking. Due to safety concerns, they
61 have decided to designate five parking spaces for drop-off and pick-up of vehicles. Customers will not
62 drive the cars from the bays.

63 The Chair asked if there were any citizens who would like to speak on said public hearing.
64 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-02-010, seconded
65 by Manganelli. Motion carried.

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

67 Councilman Siam moved that Bill No. 9580 Ordinance to authorize a Special Use Permit to
68 Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N.
69 Waterford, be read for a second time, seconded by Caputa. Motion carried and Bill No. 9580 was read
70 for a second time. Councilman Siam moved that Bill No. 9580 be read for a third time, seconded by
71 Pagano. Motion carried and Bill No. 9580 was read for a third and final time and placed upon its
72 passage.

73 Before the final vote all interested persons were given an opportunity to be heard. Being no
74 citizens who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes,
75 Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes. Whereupon the Chair
76 declared Bill No. 9580 to have passed and became Ordinance No. 8595.

77 Councilman Parson moved that Bill No. 9581 Ordinance to approve a final subdivision plat of
78 Plaza de Seville for the property located at 13015 New Halls Ferry Road be read for a second time,
79 seconded by Siam. Motion carried and Bill No. 9581 was read for a second time. Councilman Parson
80 moved that Bill No. 9581 be read for a third time, seconded by Caputa. Motion carried and Bill No.
81 9581 was read for a third and final time and placed 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: Harris yes, Manganelli yes, Eagan yes,
84 Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes. Whereupon the Chair
85 declared Bill No. 9581 to have passed and became Ordinance No. 8596.

86 Councilman Schildroth moved that Bill No. 9582 Ordinance to authorize a Special Use Permit
87 to RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and window
88 tinting business located at 507 Dunn Road be read for a second time, seconded by Caputa. Motion
89 carried and Bill No. 9582 was read for a second time. Councilman Schildroth moved that Bill No.
90 9582 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9582 was read for a
91 third and final time and placed upon its passage.

92 Before the final vote all interested persons were given an opportunity to be heard. Being no
93 citizens who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes,

94 Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes. Whereupon the Chair
95 declared Bill No. 9582 to have passed and became Ordinance No. 8597.

96 Councilman Caputa moved that Bill No. 9583 Ordinance to authorize an appropriation of
97 \$14,676.33 from the Park Improvement Fund to account no. 09-5-09-61470 “Capital Additions-Park
98 Improvements” for the repair of the Sunset Trail fence at Cold Water Creek be read for a second time,
99 seconded by Pagano. Motion carried and Bill No. 9583 was read for a second time. Councilman
100 Caputa moved that Bill No. 9583 be read for a third time, seconded by Schildroth. Motion carried and
101 Bill No. 9583 was read for a third and final time and placed upon its passage. Before the final vote all
102 interested persons were given an opportunity to be heard.

103 Robert Smith, resident, questioned the moving and depositing of the funds in 2016 and 2020.
104 Councilman Caputa stated that he would respond to Mr. Smith’s question after talking to the Finance
105 Director.

106 Being no other citizens who wished to speak, on roll call the Council voted: Harris yes,
107 Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam
108 yes. Whereupon the Chair declared Bill No. 9583 to have passed and became Ordinance No. 8598.

109 Councilwoman Pagano moved that Bill No. 9588 Ordinance amending Section 125.065A “Job
110 Classification and Grade Level” by adding and deleting certain job classifications was passed be read
111 for a second time, seconded by Schildroth. Motion carried and Bill No. 9588 was read for a second
112 time. Councilwoman Pagano moved that Bill No. 9588 be read for a third time, seconded by Henke.
113 Motion carried and Bill No. 9588 was read for a third and final time and placed upon its passage.

114 Before the final vote all interested persons were given an opportunity to be heard. Being no
115 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,
116 Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes and Parson yes. Whereupon the
117 Chair declared Bill No. 9588 to have passed and became Ordinance No. 8598.

118 The next item on the agenda was new business.

119 The first item under new business was board appointments.

120 Councilwoman Pagano moved to reappoint Linda Rose, 1080 Wycomb, to the Parks and
121 Recreation Advisory Commission, seconded by Schildroth. Motion carried. She thanked Ms. Rose for
122 her service to the city.

123 Councilman Siam introduced the Request to transfer Special Use Permit No. 8407 from Hwy.
124 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant & Bar for the property located at 1752-1754 N.
125 New Florissant Rd.

126 Councilman Siam asked to suspend the rules in order to hear from the petitioner, seconded by
127 Schildroth. Motion carried.

128 Gerald Rankin and Princeton Dew, petitioners, appeared before the Council.

129 Mr. Rankin stated that Shade Restaurant will be having the same business as Hwy 67 BBQ,
130 with the same menu. They would like to upscale the restaurant by “white plating” it. He would also
131 like to add a comedy club to the business. No kitchen will be needed, just the BBQ bit for cooking.
132 The petitioners hope to be open for lunch from 10:30 and close at 9:00 pm. The weekends will have
133 more extended hours.

134 Councilman Siam expressed some concerns. He noticed on social media that the restaurant
135 might be more like a night club or tavern. Mr. Dew stated that his graphic designer misunderstood and
136 he brought along a revised flyer. He added that the comedy stage would be in the same location as it
137 is now. Although he wanted primarily to add a comedy club, there might be, on occasion, a band
138 performance. Councilman Siam noted that this particular transfer of special use permit did not allow
139 for the selling of tickets. A new special use permit would be necessary.

140 Councilman Eagan asked Mr. Hessel if the introduction of a comedy show substantially
141 changed the operation of the business. Mr. Hessel responded that this special use request was solely for
142 a restaurant. The introduction of a “comedy show” changed the use beyond the restaurant. They could
143 transfer the Special Use Permit tonight and operate as a restaurant only, then come back before
144 Planning & Zoning and request a special use for comedy club/events.

145 In response to Councilwoman Pagano’s question, the petitioners stated that they will have 3
146 comedy shows a year, with the possibility of more. She also suggested that if they were serving food
147 on “white plates,” a dish washer would be needed for sanity purposes.

148 Councilman Eagan suggested postponing this request until the details could get be sorted out
149 with the Building Commissioner and staff.

150 Councilman Schildroth moved to postpone the request for a Transfer of Special Use Permit No.
151 8407 from Hwy. 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant & Bar for the property
152 located at 1752-1754 N. New Florissant Rd. for the operation of a restaurant until 2/24/2020,
153 seconded by Eagan. Motion carried.

154 Councilman Eagan moved to postpone the request for a Full Liquor by the Drink License for
155 Shade Partners, LLC d/b/a Shade Restaurant & Bar located at 1752-1754 N. New Florissant Rd until
156 2/24/2020, seconded by Schildroth. Motion carried.

157 Councilman Caputa introduced Resolution No. 1013 supporting the City of Florissant grant
158 application to the East-West Gateway Council of Government Transportation Improvement Program
159 FY 21-24 for the St. Denis Street reconstruction Phase II and said Resolution was read for the first
160 time. Councilman Caputa moved that Resolution No. 1013 be read for a second time, seconded by
161 Schildroth. Motion carried and Resolution No. 1013 was read for a second time. Councilman Caputa
162 moved that Resolution No. 1013 be read for a third time, seconded by Pagano. On roll call the
163 Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent,
164 Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all members present
165 Resolution No. 1013 was read for a third and final time and placed upon its passage. Before the final
166 vote all interested persons were given an opportunity to be heard. Being no persons who wished to
167 speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth
168 yes, Henke absent, Pagano yes, Parson yes, and Siam yes. Whereupon the Chair declared Resolution
169 No. 1013 to have been adopted.

170 The next item on the agenda was First Readings.

171 Councilman Henke introduced Bill No. 9584 Ordinance to authorize a Special Use Permit to
172 Florissant Brewing Company, LLC, d/b/a Narrow Gauge Brewing Company for the operation of a
173 brewpub located at 1545 N. Highway 67 and said Bill was read for the first time by title only.

174 Council as a whole introduced Bill No. 9585 Ordinance to authorize a Special Use Permit to
175 Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant
176 located at 119 Flower Valley Shopping Center and said Bill was read for the first time by title only.

177 Councilman Henke introduced Bill No. 9586 Ordinance to authorize a Special Use Permit to
178 Avis Budget Car Rental, LLC for the operation of a car leasing facility located at 730 N. Hwy. 67 and
179 said Bill was read for the first time by title only.

180 Councilman Eagan moved to amend the agenda in order to remove Bill No. 9587, seconded by
181 Pagano. Motion carried.

182 Councilman Caputa introduced Bill No. 9588 Ordinance amending Section 125.065 A “Job
183 Classification and Grade Level” by adding and deleting certain job classifications and said Bill was
184 read for the first time. Councilman Caputa moved that Bill No. 9588 be read for a second time,

185 seconded by Pagano. Motion carried and Bill No. 9588 was read for a second time. Councilwoman
186 Pagano moved that Bill No. 9588 be read for a third time, seconded by Manganelli. On roll call the
187 Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent,
188 Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all members present
189 Bill No. 9588 was read for a third and final time and placed upon its passage. Before the final vote all
190 interested persons were given an opportunity to be heard.

191 Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli
192 yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes.
193 Whereupon the Chair declared Bill No. 9588 to have passed and became Ordinance No. 8599.

194 The next item on the Agenda was Council Announcements.

195 Councilman Eagan reminded everyone to donate to the TEAM food pantry. There will be a pub
196 crawl on 4/25 to benefit the Valley of Flowers Committee. He announced the St. Ferdinand annual
197 charity basketball tournament will benefit Natalie Pessimenti and will be held the end of February.

198 Councilman Harris announced that a postcard is coming to the residents of Ward 1 inviting
199 everyone to a Ward meeting on Tuesday, February 18th at the JFK Community Center as well as a
200 Ward 1 litter clean up on Saturday, March 21st.

201 Councilman Parson cautioned residents about warming up their cars and leaving them
202 unattended. Car theft is a crime of opportunity and residents need to monitor their vehicles. He stated
203 that February was Black History Month and in 1964 the Civil Rights Act was passed and signed into
204 law by President Lyndon Johnson.

205 Councilwoman Pagano announced that St. Mark's Methodist Church will be holding their
206 annual chili cook-off on February 22.

207 Councilman Caputa reminded everyone to secure their firearms and not leave them in their cars.
208 He reminded anyone not to leave their cars running when warming them up. It creates a crime of
209 opportunity.

210 The next item on the Agenda was Mayor Announcements.

211 Mayor Lowery announced the Mardi Gras Party sponsored by Old Town Partners will be held
212 on Saturday, February 15th. The money raised goes back into the community. On March 12th from 4-
213 8 will be a public hearing for the Hwy 270 project at the Florissant Valley Community College.

214 The Council President announced that the next regular City Council Meeting was scheduled for
215 Monday, February 24, 2020 at 7:30 pm.

216 Councilwoman Pagano moved to adjourn the meeting, seconded by Manganelli. Motion
217 carried. The meeting was adjourned at 9:11 p.m.

218

219

220

Karen Goodwin, MPPA/MMC/MRCC

221

City Clerk

222 The following Bills were signed by the Mayor:

223

224 Bill No. 9580 Ord. 8595

225 Bill No. 9581 Ord. 8596

226 Bill No. 9582 Ord. 8597

227 Bill No. 9583 Ord. 8598

228 Bill No. 9588 Ord. 8599