

# CITY OF FLORISSANT



## COUNCIL MINUTES

June 14, 2021

The Florissant City Council met in regular session in the Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, June 14, 2021 at 7:00 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: Mulcahy, Pagano, Parson, Siam, Harris, Manganelli, Caputa, and Schildroth. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, 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 Manganelli moved to approve the City Council Minutes of May 24, 2021, seconded by Siam. Motion carried.

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

Marvin Tobias, 1826 Woodridge Ln, thanked the Finance Department for updating the quarterly finance report on the city website and stated he thinks it would be important to upload the entire budget to the website as well to help convince residents to vote for the use tax. Mr. Tobias continued to state the Citizen's Review Board should have the ability to review body cam footage for the police department.

Caleb Gentry, 7520 York Dr, thanked the council for serving the City of Florissant. He stated he is an intern for a current state representative and is working to become a policy hub for municipal governments. Mr. Gentry continued he has contact information for the State Representative regarding the policy hub and encouraged the Council to contact them if they have any questions.

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

The City Clerk reported that Public Hearing 21-06-014 for the request to approve the rezoning of 130 Howdershell from R-4 "Residential Zoning District" to a B-5 "Planned Commercial District" for the location of a utility substation. The Chair declared the Public Hearing to be open.

Roxanne Young, Ameren Missouri Real Estate Representative, stated this substation will be consolidated into an adjacent lot which is being used as a substation currently. Councilman Eagan stated he has no objection to the rezoning of the property in his ward. Roxanne Young stated the Planning and

32 Zoning Commission noticed a lack of vegetation which is now to be completed on the property by the  
33 fall.

34 Being no further comments, Councilman Eagan moved to close the Public Hearing, seconded by  
35 Pagano. Motion carried.

36 The City Clerk reported Public Hearing 21-06-015 for the request to amend an existing B-5  
37 “Planned Commercial District” to allow for changes in the recorded development plan to include an  
38 addition, exterior changes and signage located at 3500 Patterson Road. The Chair declared the Public  
39 Hearing to be open.

40 Scott Elpers, petitioner, stated there will be an exterior renovation to reface the canopy, resurface  
41 the building, and change signage on the outside of the building. He stated the ‘V’ and ‘T’ portion of the  
42 canopy will be removed. The initial large standing road sign will be moved farther back from the road  
43 and allow for a price sign to be added to the canopy. Mr. Elpers stated the location is adding food service  
44 and is the reason the additional signage is being requested. The signs were verified to be static and digital  
45 signs for the gas prices. Mr. Elpers stated the building will have all the bricks removed to the studs and  
46 completely replaced.

47 Being no further comments, Councilman Caputa moved to close the Public Hearing, seconded by  
48 Parson. Motion carried.

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

50 Councilman Harris moved Bill No. 9684 an Ordinance authorizing a special use permit to  
51 Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a B-3  
52 “Extensive Business District” for the property located at 8 & 9 Mullanphy Gardens Shopping Center be  
53 read for a second time, seconded by Schildroth.

54 Councilman Harris moved that Bill no. 9684 be read for a third time, seconded by Mulcahy.  
55 Motion carried and Bill No. 9684 was read for a third time and placed upon its passage.

56 On roll call the Council voted: Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes,  
57 Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes.

58 Whereupon the Chair declared Bill No. 9684 to have passed and become Ordinance No. 8697.

59 The Chair stated the next item on the agenda was *Board Appointments*.

60 Councilman Manganelli moved to appoint Melissa Adney, 1450 Estes Drive, to the Citizens  
61 Participation Board with a term expiring on 6/14/2024. Seconded by Eagan, motion carried and the  
62 appointment was made.

63 Councilman Mulcahy moved to appoint Thomas Friedhoff Jr., 620 Van Asche Ct, to the Parks  
64 and Recreation Advisory Board with a term expiring on 6/14/2024.

65 Councilman Schildroth moved to accept the Mayor's appointments of Jason Epersole, 1400  
66 Balmoral Dr, to the Citizen's Corp Council Emergency Management Commission with a term expiring  
67 on 6/14/2024. Seconded by Caputa, motion carried and the appointment was made.

68 The Chair stated the next item on the agenda was *Requests*.

69 Councilman Mulcahy moved to accept the application for a Request to approve to keep chickens  
70 for Sara Weber located at 534 Aubuchon St, seconded by Schildroth. Motion carried.

71 Councilman Mulcahy moved to approve the application for a Request for a Full Liquor by the  
72 Drink license for Boykins Family LLC d/b/a FlyZone located at 620 N. Hwy 67, seconded by Schildroth.

73 Councilman Mulcahy moved to suspend the rules to allow for discussion, seconded by Pagano. Motion  
74 carried.

75 Corwin Boykins, petitioner, stated the business will be a fashion bar for women to shop and enjoy  
76 a cocktail at the same time. He stated many stores in other countries have the same concept and is  
77 expecting about \$400k in revenue in the first year. Mr. Boykins stated the company is moving to a larger  
78 location in the same shopping center due to a large customer base of customers who fly in from other  
79 states to shop at her store. He informed the Council the store will be about 3 times the size and allow the  
80 business to hold fashion shows inside the store and a circle bar to be attached to the catwalk. Mr. Boykins  
81 stated the drinks would be cocktails rather than just beer and wine. Corwin Boykins stated the hours  
82 would be 10am to 8pm Monday through Saturday and would like to add Sundays to do bridal showers or  
83 special event fashion shows. Mr. Boykins stated the business would be primarily geared towards women  
84 and there is a simple speaker system without live entertainment. Corwin Boykins stated the music type  
85 would not change or disrupt the neighbors in the area and they continue to have only 4-5 employees.  
86 Madeline Boykins stated they do work with Good Will and At Risk Youth to show them different job  
87 options and as well as bring in part-time employees. Mr. Boykins stated they are hoping to increase the  
88 number of employees based on the increased size of the business and have scheduled to move on July  
89 18, 2021. Ms. Boykins stated this idea is similar to nail shops allowing customers to have a cocktail or  
90 drink while they are shopping for clothing and the drinks are for shopping customers not for people to  
91 just sit down and enjoy a drink. Mr. Boykins stated the current FlyZone location will be turning into a  
92 men's clothing store location. Mr. Boykins stated the only employees serving alcohol are over the age of  
93 21 and one employee is currently being trained to check IDs as well as make drinks.

94 Mr. Hessel clarified this request is not a special use permit and does not require a public hearing  
95 or Planning and Zoning Commission recommendation.

96 Councilman Mulcahy made a motion to postpone to the meeting scheduled June 28, 2021,  
97 seconded by Pagano. On roll call the Council voted: Mulcahy yes, Pagano yes, Parson no, Siam yes,  
98 Harris no, Manganelli yes, Eagan no, Caputa no, and Schildroth no. Motion failed.

99 On roll call to approve the request, the Council voted: Mulcahy no, Pagano yes, Parson yes, Siam  
100 yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes.

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

102 The Council as a whole introduced Bill No. 9688 an Ordinance approving the Community  
103 Development Block Grant (CDBG) FY2021-FY2025 5-Year Consolidated Plan and the FY2021 Annual  
104 Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such  
105 plan to the United States Department of Housing and Urban Development was read for the first time.

106 Councilman Eagan introduced Bill No. 9689 an Ordinance to approve the rezoning of 130  
107 Howdershell from R-4 “Residential Zoning District” to a B-5 “Planned Commercial District” for the  
108 location of a utility substation was read for the first time.

109 Councilman Caputa introduced Bill No. 9690 an Ordinance to amend an existing B-5 “Planned  
110 Commercial District” to allow for changes in the recorded development plan to include an addition,  
111 exterior changes and signage located at 3500 Patterson Road was read for the first time.

112 The Council as a whole introduced Bill No. 9691 an Ordinance authorizing the Mayor of the City  
113 of Florissant to enter into a program agreement for the federal funding for project number STP-5622  
114 (603) for the improvement of rue St. Denis street phase II was read for the first time.

115 The next item on the Agenda was *Council Announcements*.

116 Councilman Schildroth thanked the Daughters of the American Revolution for the ceremony at  
117 City Hall and disposing of the flags.

118 Councilman Caputa reminded residents to lock up firearms in their homes and to join their  
119 Neighborhood Watch.

120 Councilman Manganelli stated Friday, June 18 is the first Florissant Food Truck Nights for the  
121 year and will have a food collection for the TEAM food pantry.

122 The next item was *Mayor Announcements*.

123 Mayor Lowery stated the plaque dedication for Lt. Jay Noser would be held on Wednesday, June  
124 23<sup>rd</sup> at 5:30pm at 619 St. Francois St and to follow will be the second Night Out at Korte’s Custom

125 Framing at Jefferson and St. Francois. Mayor Lowery stated the July 4<sup>th</sup> celebration will be taking place  
126 at the Eagan Center starting at 7:30pm with the Midnight Piano band playing and the fireworks at 9:15pm.

127 The Council President stated that the next regular City Council Meeting will be Monday, June  
128 28, 2021 at 7:00 pm.

129 Councilman Parson moved to adjourn the meeting, seconded by Manganelli. Motion carried.  
130 The meeting was adjourned at 7:56 p.m.

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135 The following Bills were signed by the Mayor:

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Bill No. 9688

Ord. 8697



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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk