

CITY OF FLORISSANT



COUNCIL MINUTES

July 12, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, July 12, 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: Pagano, Parson, Siam, Harris, Manganelli, Caputa, Schildroth, and Mulcahy. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and Acting City Attorney Michael Hickey. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Mulcahy moved to approve the City Council Minutes and Executive Meeting minutes of June 28, 2021, seconded by Schildroth, motion carried.

Council President Schildroth moved to amend the agenda to add a proclamation for Representative Betty Thompson, seconded by Caputa, on voice vote, motion carried.

The next item on the Agenda was *Proclamations*.

Council President Schildroth stated that the next item was a proclamation for the Knights of Columbus 75th Anniversary. City Clerk read the proclamation in its entirety and the proclamation was presented by the Mayor and Council Members.

The next proclamation for Mrs. Hazel Erby for a lifelong commitment to her community was read in its entirety.

The next proclamation for Representative Betty Thompson for her devotion and commitment to her district, the state and the region, was read in its entirety.

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

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

The City Clerk reported that Public Hearing 21-07-016 for the request to approve rezoning of 12895 New Halls Ferry Road from B-3 "Extensive Business District" to a B-5 "Planned Commercial District" for the location of a carryout, drive-through restaurant (Imo's). The Chair declared the Public Hearing to be open.

32 Robert Jacknewitz, 2324 Hampton Avenue and Dave Klor, 7417 Warner Avenue were present to
33 discuss the application to construct a new Imo's Pizza in the location that was the old Steak n Shake
34 restaurant. They plan to demolish the existing building and the location will have carry-out and have a
35 pick-up window. They discussed parking requirements and landscaping for the project. Councilman
36 Parson asked if the new construction would be similar to other Imo's locations. Mr. Jacknewitz stated
37 that Imo's is trying to establish a standard look so this building will be the new look. Councilman Parson
38 asked about the masonry ordinance and whether or not this development complies. He also asked about
39 the number of employees. Mr. Klor answered that it could be as many as 30 employees. Councilman
40 Parson asked them to police the trash around the building. Councilman Eagan asked about selling alcohol
41 and they stated that they do not sell alcohol at their locations. Councilman Caputa asked about the type
42 of brick proposed for the project. Councilman Manganelli welcomed another Imo's to the City of
43 Florissant. Councilman Siam asked the applicants to keep trash cans by the doors to limit the trash that
44 ends up outside the building. Phil Lum, Building Commissioner, clarified that none of the materials met
45 the masonry ordinance but the predominant material is a load bearing brick that is similar to concrete
46 block but does not exactly meet the ordinance.

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

49 The City Clerk reported that Public Hearing 21-07-017 for the request to authorize an amendment
50 to an existing B-5 "Planned Commercial District" to allow for a sit-down, carry-out restaurant located at
51 3234 Parker Road (Healthy Habits Nutrition). The Chair declared the Public Hearing to be open.

52 Brittany Wayne stated that she already owns Healthy Habits Nutrition and provides nutritional
53 information for girl scouts and other organizations. Councilman Parson asked if Ms. Wayne was still
54 using the same space but not expanding. Ms. Wayne said that was true. Ms. Wayne stated that she is
55 now doing carryout so she needed to get a special use for the take-out menu for food and smoothies. The
56 original zoning was a nutrition club and now that they have added food and carry out, they needed to get
57 a special use permit for that use. Council members and the Mayor welcomed Ms. Wayne and thanked
58 her for her investment in the community.

59 Being no further comments, Councilman Parson moved to close the Public Hearing, seconded by
60 Siam. Motion carried.

61 The City Clerk reported that Public Hearing 21-07-018 for the request to authorize a Special Use
62 Permit to Event Center STL Vibez to allow for an Assembly Hall in a B-3 Zoning District located at 9
63 Paddock Hills Shopping Center. The Chair declared the public hearing to be open.

64 Breonna Hargrove stated that she is an event planner and a seamstress so she would like to have
65 an event space for birthday parties and other events and sewing classes. Councilman Siam asked if she
66 planned to have a liquor license. Ms. Hargrove stated that she would like to get a liquor license to offer
67 a cash bar for a party but she will require an extra fee to have a security guard for those events. She
68 stated that the space will only be open per event. Councilman Siam asked about concerts. Ms. Hargrove
69 stated that the maximum occupancy is 44 people and the music would be for only the events that are
70 booked such as parties. She stated that she is not planning on any entry fee. Councilman Manganelli
71 asked what type of events she is planning on hosting. Ms. Hargrove stated that it would be primarily a
72 birthday party but she feels that having a security guard is important for any liability with serving liquor.
73 Councilman Caputa asked about bathroom facilities. Ms. Hargrove stated that there would be two
74 bathrooms with handicapped accessibility. Councilman Siam stated that the reason the council is using
75 the word “concert” is because it is in the ordinance but it is not necessarily what she is planning on doing
76 but someone who rents the space for a party could have music for their event. Councilman Parson asked
77 how many security officers will be present for an event. Ms. Hargrove stated that the security company
78 recommends two officers for an event of 44 people. Councilman Eagan asked about hooka smoking.
79 Ms. Hargrove stated that she has hosted classes with hooka but she has been informed that that is not
80 allowed per the clean air act. Councilman Eagan asked the City Attorney about separate uses in the same
81 space. Mr. Hickey, Acting City Attorney stated that the multiple uses may need to be included in the
82 ordinance. Mr. Hickey stated that an assembly hall is different from a tavern or night club and they would
83 need a different special use for a bar.

84 Being no further comments, Councilman Siam moved to close the Public Hearing, seconded by
85 Pagano. Motion carried.

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

87 Councilman Schildroth moved Bill No. 9692 an Ordinance re-adopting a procedure to disclose
88 potential conflict of interest and substantial interest for certain officials as set forth in title 1, section
89 105.130 “Compliance with State Conflict of Interest” law in the Florissant Code of Ordinances be read
90 for a second time, seconded by Manganelli.

91 Councilman Mulcahy moved that Bill no. 9692 be read for a third time, seconded by Harris.
92 Motion carried and Bill No. 9692 was read for a third time and placed upon its passage. There being no
93 one in the public that wishes to speak on this issue, the Chair called for the final vote.

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

96 Whereupon the Chair declared Bill No. 9692 to have passed and become Ordinance No. 8702.

97 Councilman Eagan moved Bill No. 9693 an Ordinance authorizing the city of Florissant,
98 Missouri, to enter into a lease purchase agreement, as lessee, with BOKF, N.A., as lessor, to prepay
99 outstanding lease obligations of the city; and approving the execution of certain documents and
100 authorizing certain actions in connection therewith be read for a second time, seconded by Caputa.

101 Councilman Schildroth moved to amend the bill to change the amount on line number 25 and line
102 82 from \$6,460,000 to \$6,375,000, seconded by Eagan, motion carried.

103 With a voice vote for the motion for a second reading, as amended, the motion passed and the bill
104 was read by title only for the second time.

105 Councilman Siam moved that Bill no. 9693, as amended, be read for a third time, seconded by
106 Schildroth. There being no one in the public that wishes to speak on this issue, the chair called for the
107 final vote.

108 On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes,
109 Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. The bill was read for the third time and placed
110 upon its passage.

111 Whereupon the Chair declared Bill No. 9693 to have passed and become Ordinance No. 8703.

112 Councilman Eagan moved Bill No. 9694 an Ordinance authorizing an amendment to Article XIV,
113 “Miscellaneous Offenses” to prohibit bars on windows of commercial establishments be read for a second
114 time, seconded by Pagano. Motion carried and the bill was read for the second time by title only.

115 Councilman Siam moved that Bill no. 9694 be read for a third time, seconded by Pagano. Motion
116 carried and Bill No. 9694 was read for a third time and placed upon its passage. There being no one in
117 the public that wishes to speak on this issue, the chair called for the final vote.

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

120 Whereupon the Chair declared Bill No. 9694 to have passed and become Ordinance No. 8704.

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123 The Chair stated that the next item on the agenda was Bill No. 9695. Councilman Parson moved
124 to postpone Bill No. 9695 an Ordinance authorizing an amendment to Article XVII, “Residential Rental
125 Real Estate” to prohibit short term rentals to the next meeting scheduled on July 26, 2021, seconded by
126 Manganelli.

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

128 Councilman Caputa moved to appoint Stacie Rupp, 2190 Grants Parkway to the Parks &
129 Recreation Advisory Committee as a member from Ward 4 for a term expiring on 7/12/2024, seconded
130 by Eagan, on voice vote, motion carried and the appointment was made.

131 Mayor Lowery nominated Lafondria Brown, 3660 Tremont, was appointed to the Senior
132 Commission as a member from Ward 9 for a term expiring on 7/12/2024. Councilman Schildroth
133 moved to approve the mayor’s appointment, seconded by Caputa, on voice vote the motion carried and
134 the appointment was made.

135 The Chair stated the next item on the agenda was *Resolutions*.

136 The Council as a whole introduced Resolution 1030 “A Resolution of the City of Florissant
137 supporting a grant application for renovations to the James J. Eagan Center and JFK Center fitness
138 spaces”. Councilman Mulcahy made a motion for a second reading, seconded by Harris. Motion carried,
139 Resolution 1030 was read for a second time. Councilman Parson made a motion for a third reading,
140 seconded by Caputa.

141 On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes,
142 Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. Motion carried, Resolution 1030 was read for
143 a third time. Before the final vote all interested persons were given an opportunity to be heard.

144 Being no persons who wished to speak, on roll call the Council voted: Pagano yes, Parson yes,
145 Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. Motion
146 carried, Resolution 1030 was adopted.

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

148 Councilman Parson introduced Bill No. 9696 an Ordinance to approve the rezoning of 12895
149 New Halls Ferry Road from B-3 “Extensive Business District” to B-5 “Planned Commercial District” for
150 the location of a carryout, drive-through restaurant (Imo’s) was read for the first time.

151 Councilman Parson introduced Bill No. 9697 an Ordinance to authorize an amendment to an
152 existing B-5 “Planned Commercial District” to allow for a sit-down, carry-out restaurant located at 3234
153 Parker Road was read for the first time.

154 Councilman Siam introduced Bill No. 9698 an Ordinance to authorize a Special Use Permit to
155 Event Center STL VibeZ to allow for an Assembly Hall in a B-3 Zoning District located at 9 Paddock
156 Hills Shopping Center was read for the first time.

157 The Council as a whole introduced Bill No. 9699 an Ordinance appropriating the Community
158 Development Block Grant (CDBG) funds for the 2020 Fiscal Year for the City of Florissant was read for
159 the first time.

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

161 Councilman Eagan reminded everyone to remember TEAM food pantry, there is always someone
162 hungry, morning, noon and night.

163 Councilman Manganeli encouraged people to have block parties and get to know your neighbors.
164 And announced that the Italian Festival is October 1st, 2022.

165 Councilman Mulcahy announced that Old Town Partners is having a Story Walk for the month
166 of July for kids to read a book at 17 businesses along St. Francois. There will be a K-She party town
167 parade on Friday, July 16th.

168 Councilman Parson reminded to get to know 5 of your neighbors and visit at least 5 Florissant
169 businesses each month to support the local businesses.

170 Councilman Caputa reminded everyone to be a responsible fire arm owner. Keep vehicles locked.
171 Keep porch lights on as a deterrent to crime and join the Neighborhood Watch.

172 The next item was *Mayor Announcements*.

173 Mayor Lowery stated that the Friends of Old St. Ferdinand Shrine are having a golf cart raffle,
174 the drawing is August 29, 2021. You can purchase tickets at shrinegolfcart.giveasmart.com or call 314-
175 837-2110. The city along with the Hispanic leader’s group and the Dellwood Pharmacy is hosting a
176 Karaoke pop up vaccination event, everyone is encouraged to come out and enjoy the event and get
177 vaccinated. July 28th will be the next Old Town Partners Wednesday Night Out, Family Fun and Movie
178 night begins at 6pm. The next Walk of History plaque dedication will be on July 28th as well, at 5:30 pm
179 for Police Officer Glennon Fernau who died in the line of duty. The next music under the stars will be
180 Saturday, July 17th in St. Ferdinand Park.

181 The Council President stated that the next regular City Council Meeting will be Monday, July 26,
182 2021 at 7:00 pm.

183 Councilman Schildroth moved to adjourn the meeting, seconded by Eagan. Motion carried. The
184 meeting was adjourned at 8:09 p.m.

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189 The following Bills were signed by the Mayor:

190	Bill No. 9692	Ord. 8702
191	Bill No. 9693	Ord. 8703
192	Bill No. 9694	Ord. 8704
193	Resolution 1030	



Karen Goodwin, MPPA/MMC/MRCC
City Clerk