

# CITY OF FLORISSANT



## COUNCIL MINUTES

August 9, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, August 9, 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: Parson, Siam, Harris, Manganelli, Caputa, Schildroth, Mulcahy, and Pagano. 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 made a motion to amend the agenda to add a moment of silence for Officer Richard Kohlen, seconded by Schildroth. Motion carried.

Councilman Eagan stated Officer Kohlen served the Florissant Police Department for over 30 years and passed away in the last week while battling cancer. Mr. Eagan stated Officer Kohlen received numerous awards and commendations during his service and was most proud of his time as a school resource officer at McCluer High School. Officer Kohlen leaves behind his wife, children, grandchildren, and father.

Councilman Manganelli moved to approve the City Council Minutes of July 26, 2021, seconded by Mulcahy. Motion carried.

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

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

The City Clerk reported that Public Hearing 21-08-019 for the request to amend Special Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment located at 2420 and 2400 N. Hwy 67. The Chair declared the Public Hearing to be open.

Joe Dale, petitioner, stated the business will be expanding the lots space only not the building space. Mr. Dale stated the cars are being imported and requiring more lot space to change odometers on the property he is intending to lease from another business. The lot being leased will be fenced in and be only used as supplemental parking for the vehicles which are being imported.

32 Being no further comments, Councilman Siam made a motion to close the Public Hearing,  
33 seconded by Schildroth. Motion carried.

34 The City Clerk reported that Public Hearing 21-08-020 for the request to amend Sections 405.115,  
35 Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125, Subsection B “Use  
36 Regulations”, and 405.110, Subsection A “Use Regulations” by adding “Electric Vehicle Charging  
37 Stations” as a permitted use. The Chair declared the Public Hearing to be open.

38 Phil Lum, Building Commissioner, stated the Planning and Zoning Commission discussed an  
39 easier way for the electric vehicle charging stations to be allowed in commercial and multi-family  
40 residential zoning districts. This change would not require a special use permit for businesses to add these  
41 on the properties which already exist and it is suggested by Ameren to create it as a permitted use. The  
42 Planning and Zoning Commission recommends this as a permitted use for the commercial and multi-  
43 family zoning properties. Mr. Lum noted the Planning and Zoning Commission is not recommending the  
44 city require the electric charging stations and to mandate it would be a change in the Building Code rather  
45 than the Zoning Code.

46 Being no further comments, Councilman Caputa made a motion to close the Public Hearing,  
47 seconded by Parson. Motion carried.

48 The Chair stated that the next item on the agenda was *Second Readings* of which there were none.

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

50 Councilman Harris made a motion to reappoint Ron Azzanni, 1070 Cedar, to the Board of  
51 Adjustment with a term expiring on 8/10/2024. Seconded by Caputa, motion carried and the appointment  
52 was made.

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

54 Councilman Caputa moved to accept the application for a Request to transfer Special Use Permit  
55 no. 5540 from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt Missouri LLC d/b/a Pizza Hut #  
56 038367 for the operation of a restaurant with delivery and carry-out located at 2839 Patterson Rd,  
57 seconded by Eagan. Motion carried.

58 Councilman Siam moved to accept the application for a Request to transfer Special Use Permit  
59 no. 6891 from Simply Thai to Harlston Foods, LLC. d/b/a Baxters Chicken for the operation of a  
60 restaurant located at 2470 N. Highway 67, seconded by Schildroth. Motion carried.

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

62 Councilman Caputa introduced Bill No. 9700 an Ordinance authorizing transfer of Special Use  
63 Permit no. 5540 from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt Missouri LLC d/b/a Pizza  
64 hut # 308367 for the operation of a restaurant with delivery and carry-out located at 2839 Patterson Rd  
65 was read for the first time.

66 Councilman Caputa moved that Bill No. 9700 be read for a second time, seconded by Pagano.  
67 Motion carried and Bill No. 9700 was read for a second time. Councilman Caputa moved that Bill No.  
68 9700 be read for a third time, seconded by Manganelli. On roll call the Council voted: Parson yes, Siam  
69 yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.  
70 Having received a unanimous vote of all members present Bill No. 9700 was read for a third and final  
71 time and placed upon its passage. Before the final vote all interested persons were given an opportunity  
72 to be heard.

73 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,  
74 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

75 Whereupon the Chair declared Bill No. 9700 was passed and became Ordinance No. 8709.

76 Councilman Siam introduced Bill No. 9701 an Ordinance authorizing an amendment to Special  
77 Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment  
78 located at 2420 Rear N. Hwy 67 was read for the first time.

79 The Council as a whole introduced Bill No. 9702 an Ordinance authorizing an amendment to  
80 Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125  
81 Subsection B “Use Regulations”, and 405.110, Subsection A “Use Regulations” by adding “Electric  
82 Vehicle Charging Stations” as a permitted use was read for the first time.

83 Councilman Siam introduced Bill No. 9703 an Ordinance authorizing a transfer of special use  
84 permit no. 6897 from Simply Thai to Harlston Foods, LLC. d/b/a Baxters Chicken for the operation of a  
85 restaurant located at 2470 N. Highway 67 was read for the first time.

86 Councilman Siam moved that Bill No. 9703 be read for a second time, seconded by Schildroth.  
87 Motion carried and Bill No. 9703 was read for a second time. Councilman Siam moved that Bill No.  
88 9703 be read for a third time, seconded by Mulcahy. On roll call the Council voted: Parson yes, Siam  
89 yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.  
90 Having received a unanimous vote of all members present Bill No. 9703 was read for a third and final  
91 time and placed upon its passage. Before the final vote all interested persons were given an opportunity  
92 to be heard.

93 Councilman Eagan made a motion to suspend the rules for the petitioner to answer a few questions  
94 from the council, seconded by Schildroth. Motion carried.

95 LeMell Harlston, owner of Harlston Foods LLC, stated the business will not be selling alcohol  
96 and have not determined hours because they are still cleaning up the business. He stated they are hoping  
97 to be open from 10am to 11pm with drive-through and carry-out options.

98 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,  
99 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

100 Whereupon the Chair declared Bill No. 9703 was passed and became Ordinance No. 8710.

101 The Council as a whole introduced Bill No. 9704 an Ordinance authorizing an increase to the  
102 annual Sewer Lateral from \$28.00 to \$50.00 was read for the first time.

103 Councilman Schildroth introduced Bill No. 9705 an Ordinance authorizing various appropriations  
104 from The American Rescue Plan (ARP) Funds FY21 received was read for the first time.

105 Councilman Schildroth introduced Bill No. 9706 an Ordinance amending the Public Safety Fund  
106 budget to remove allocations totaling \$80,500 and authorizing an appropriation of \$120,000 from the  
107 public safety fund to account no. 17-5-17-61000 “Capital Additions” for the remodeling of the men and  
108 women’s locker rooms at the police department was read for the first time.

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

110 Councilwoman Pagano stated the First Annual Florissant Golf Cart Race at St. Ferdinand Park  
111 will take place on Saturday, August 14 from 12pm to 3pm. This event will raise money for the Weise  
112 House.

113 Councilman Manganelli stated the next Florissant Food Truck night is August 20<sup>th</sup> at the Knights  
114 of Columbus and encouraged residents to hold block parties as the weather cools down. He stated the  
115 next Ward 2 gathering would be in September with Food Trucks and all are welcome.

116 Councilman Harris had the following comments:

117 I would like to thank the mayor and city staff who continue to work closely with a consulting  
118 group on a process to update a comprehensive plan for the City of Florissant, as well as a plan specifically  
119 looking at a plan for the Old Town area. The City Council budgeted for this process in our 2021 annual  
120 budget. I believe this process can offer us a way to prioritize projects and spending towards making  
121 Florissant an even more attractive place live and run a profitable business. Thank you to all those in the  
122 community who offered feedback on the Old Town portion the last couple of weeks. I look forward to  
123 seeing many more in the community showing up after Labor Day, once the public meetings are set, to

124 assist with the city-wide portion. As well, my understanding is there is a city-wide survey coming very  
125 soon. So please be on the lookout for that. Regarding the recent surge and spread of the Covid-19 virus  
126 in Missouri and again increasingly in the St. Louis area, I have been following the St. Louis Pandemic  
127 Task Force daily reports and I would encourage you to do the same. Our local hospitals and medical staff  
128 are again becoming overwhelmed with cases, most of which are unvaccinated individuals. Some of these  
129 individuals are also unvaccinated because they are not old enough to yet receive the vaccination. Children  
130 have been impacted differently with the Delta variant than with previous versions of the virus. For this  
131 reason, recommendations from the CDC and American Academy of Pediatrics have recently changed,  
132 recommending that everyone in high spread areas wear a mask while in inside public places. Thank you  
133 to our local businesses who are still strongly encouraging the wearing of masks and requiring employees  
134 to do so as well. It may not always be a popular or comfortable policy, but I am confident it is a wise and  
135 kind policy. Finally, the American Red Cross is holding a blood drive at JFK Community Center in  
136 Florissant on Friday, August 13 between 2-7pm. You can schedule to give blood on the Red Cross website  
137 or app.

138 Councilman Caputa reminded residents to lock up firearms in their house and not in their vehicles  
139 as well as to join the Neighborhood Watch Programs.

140 The next item was *Mayor Announcements*.

141 Mayor Lowery stated on Tuesday, August 10 would be the Ice Cream Social from 6pm to 7:30pm  
142 at 601 rue St. Charles (corner of St. Charles and St. Francois) to celebrate the 200<sup>th</sup> anniversary of the  
143 State of Missouri. He stated the next Wednesday Night Out would be August 25 from 6pm to 9pm from  
144 210 to 301 St. Francois St, though there would not be a plaque dedication due to a scheduling conflict.

145 The Council President stated that the next regular City Council Meeting will be Monday, August  
146 23, 2021 at 7:00 pm.

147 Councilman Parson moved to adjourn the meeting, seconded by Siam. Motion carried. The  
148 meeting was adjourned at 7:29 p.m.

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The following Bills were signed by the Mayor:

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Bill No. 9700

Ord. 8709

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Bill No. 9703

Ord. 8710



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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk