

CITY OF FLORISSANT



COUNCIL MINUTES

March 14, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, March 14, 2022 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: Schildroth, Mulcahy, Pagano, Parson, Siam, Harris, Manganelli, Eagan, and Caputa. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, and Acting City Attorney Jackie Graves. 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 February 28, 2022, seconded by Eagan. Motion carried.

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

Joyce Chancey, 445 Myrtle Dr, thanked Councilmen Eagan and Mulcahy for their hard work on the St. Patrick's Day Parade and for the Florissant staff for their work over the weekend.

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

The City Clerk reported that Public Hearing 22-02-003 for the Request to amend Special Use Ordinance no. 8651 to allow for a tire storage structure in a B-3 "Extensive Business District" located at 1685 N. Hwy 67. The Chair declared the Public Hearing to be open. He asked if the petitioner was present.

Seeing the petitioner was not in attendance, Councilman Mulcahy made a motion to remove the Public Hearing from the agenda, seconded by Eagan. Motion carried.

The City Clerk reported that Public Hearing 22-03-005 for the Request to amend ordinance no. 8734 to allow for changes to the exterior material in a B-5 Planned Commercial District located at 2925 N. Highway 67. The Chair declared the Public Hearing to be open.

Kyle Flaming, engineer, stated the business is wanting to change to the thin brick system because of a model change with Take 5 stores all over. Mr. Flaming noted the business would be installing the veneer to the CMU wall section. Phil Lum, Building Commissioner clarified the thin brick will be replacing the previous approved efis. Councilman Eagan noted the previously approved exterior material also did not meet the masonry ordinance. He also requested information on the cost difference to be given to the City Council. Councilman Caputa stated he would like a copy of the brick proposal with

32 specifications which were not given to the City Council. He noted he would like to have the specifications
33 to the City Council prior to a decision being made. Mr. Manganelli requested the warranty information
34 to be sent along as well. Mr. Flaming stated he is waiting for the manufacturer to send Take 5 the warranty
35 and lifespan information. He noted this material would be installed by a mason.

36 Being no further comments, Councilman Siam made a motion to close the Public Hearing,
37 seconded by Parson. Motion carried.

38 The City Clerk reported that Public Hearing 22-03-006 for the Request to amend ordinance no.
39 6669 for a sit-down, drive-through, carryout restaurant in a B-5 Planned Commercial District located at
40 13963 New Halls Ferry Road. The Chair declared the Public Hearing to be open.

41 Bill Syms, petitioner, noted the recommendation from the Planning and Zoning meeting was to
42 use real brick and the business has agreed to use the real brick instead of thin brick. He clarified the
43 business would be using the existing structure instead of complete demolition. Mr. Syms stated the
44 parking lot would be re-paved and re-striped. It was noted everything should be started about 16 weeks
45 after the permits are received and completed about 90 to 180 days. Mr. Syms stated the business does not
46 have a prototype for a new structure and have continued to only use second generation restaurants.

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

49 The City Clerk reported that Public Hearing 22-03-007 for the Public Hearing to review the report
50 of the Redistricting Commission of the City of Florissant. The Chair declared the Public Hearing to be
51 open.

52 John Heithaus, Vice Chair, stated that the Redistricting Commission followed the standards of
53 the city of Missouri as well as Florissant Charter. The commission made changes to minimize lines, the
54 number of citizens to be affected by the changes, and rebalance the wards. Ms. Geerling, Chair, noted the
55 commission worked to keep the largest and smallest wards at less than 10% difference and the
56 commission achieved a 6% difference. She stated the dark red sections on the map were areas which
57 residents change wards. Councilman Siam clarified the city received the most accurate numbers based
58 on census data which was confirmed to be numbers were received directly from the census rather than
59 St. Louis County. Ms. Geerling noted the majority minority wards are wards 8 and 9, however the exact
60 breakdown can be sent to the council. Mayor Lowery thanked Mr. Heithaus, Ms. Geerling, and the
61 Redistricting Commission for their hard work over the last several months.

62 Being no further comments, Councilman Schildroth made a motion to close the Public Hearing,
63 seconded by Eagan. Motion carried.

64 Councilman Mulcahy made a motion to bring back Public Hearing 22-02-003 to the table,
65 seconded by Eagan. Motion carried.

66 Donnell “Malik” Sims, petitioner, noted the business expanded and did not take a heavy loss over
67 the last few years. He stated they needed to expand their storage area for the tires. The fence would match
68 the décor of the building and would hide the trailer which stores tires from the neighbors in the back and
69 the highway. Councilman Mulcahy verified the trailer is already in place on the business lot, clarified
70 work on vehicles would not be allowed to take place in the parking lot, and no tires would be allowed
71 outside. Mr. Sims noted the fencing on the request is not the business responsibility because it is the
72 property owner responsibility to screen as per the discussion of the Planning and Zoning Commission.
73 He did confirm old tires are picked up within 24 hours of removal from vehicles.

74 Being no further comments, Councilman Siam made a motion to close the Public Hearing,
75 seconded by Caputa. Motion carried.

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

77 Councilman Schildroth moved Bill No. 9760 an Ordinance authorizing an appropriation of
78 \$108,000 from the Capital Improvement to budget account no. 03-5-03-29075 “Building and Grounds
79 Maintenance and Supplies – Janitorial Services” be read for a second time, seconded by Caputa. Motion
80 carried and Bill No. 9760 was read for a second time.

81 Councilman Schildroth moved that Bill no. 9760 be read for a third time, seconded by Harris.
82 Motion carried and Bill No. 9760 was read for a third time and placed upon its passage. Before the final
83 vote all interested persons were given an opportunity to be heard.

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

86 Whereupon the Chair declared Bill No. 9760 to have passed and become Ordinance No. 8767.

87 Councilman Schildroth moved Bill No. 9761 an Ordinance authorizing the Mayor of the City of
88 Florissant to enter into an agreement with Bell Cleaning for janitorial services for city facilities be read
89 for a second time, seconded by Caputa. Motion carried and Bill No. 9761 was read for a second time.

90 Councilman Schildroth moved that Bill no. 9761 be read for a third time, seconded by Harris.
91 Motion carried and Bill No. 9761 was read for a third time and placed upon its passage. Before the final
92 vote all interested persons were given an opportunity to be heard.

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

95 Whereupon the Chair declared Bill No. 9761 to have passed and become Ordinance No. 8768.

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

97 Councilwoman Pagano made a motion to accept Mayor Lowery’s appointment of William
98 Switzer, 2035 Cordoba Dr, to the Emergency Management Commission as a member from Ward 9 for a
99 term expiring on March 14, 2023. Seconded by Mulcahy, motion carried.

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

101 The Council as a whole introduce Resolution 1038 “Resolution of Florissant City Council and
102 Mayor standing in support of Ukraine and urging the end of Russia’s invasion”. Councilman Schildroth
103 made a motion for a second reading, seconded by Eagan. Motion carried, Resolution 1038 was read for
104 a second time. Councilwoman Pagano made a motion for a third reading, seconded by Caputa.

105 On roll call the Council voted: Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes,
106 Harris yes, Manganelli yes, Eagan yes, and Caputa yes. Motion carried, Resolution 1038 was read for a
107 third time. Before the final vote all interested persons were given an opportunity to be heard.

108 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Mulcahy
109 yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes. Motion
110 carried, Resolution 1038 was passed. The City Clerk read the resolution in its entirety.

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

112 Councilman Mulcahy introduced Bill No. 9758 an Ordinance authorizing an amendment to
113 Special Use Ordinance no. 8651 to allow for a tire storage structure in a B-3 “Extensive Business District”
114 located at 1685 N. Hwy 67 was read for the first time.

115 Councilman Caputa made a motion to postpone Bill No. 9762 an Ordinance amending Ordinance
116 no. 8734 to allow for changes to the exterior material in a B-5 Planned Commercial District located at
117 2925 N. Highway 67 to the meeting on Monday, March 28, 2022. Seconded by Eagan, motion carried.

118 Councilman Siam introduced Bill No. 9763 an Ordinance amending Ordinance no. 6669 to allow
119 for a sit-down, drive-through, carryout restaurant in a B-5 Planned Commercial District located at 13963
120 New Halls Ferry Road was read for the first time.

121 The council as a whole introduced Bill No. 9764 an Ordinance establishing the boundaries of the
122 various wards of the City of Florissant was read for the first time.

123 Councilman Schildroth introduced Bill No. 9765 an Ordinance authorizing an appropriation of
124 \$100,000 from the Capital Improvement Fund to budget account no. 03-5-03-50050 “Professional
125 Services-Engineering” for right of way acquisition services for the St. Denis Phase 1 project was read for
126 the first time.

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

128 Councilwoman Pagano thanked everyone for a great St. Patrick’s Celebration.

129 Councilman Caputa reminded residents to lock up firearms in their home, encouraged residents
130 to join Neighborhood Watch by speaking to Officer Steve Michael, and to keep their porch lights on the
131 deter theft. He wished a Happy 80th Birthday to the U.S. Navy Seabees.

132 Councilman Eagan reminded residents to donate to TEAM food pantry. He hoped to keep all
133 residents like Hannah Houston serving in the military and deploying to dangerous areas in their thoughts.
134 Finally, he thanked the Parks, Street, and Police staff for their hard work over the last week to prepare
135 for the St. Patrick's Celebration.

136 Councilman Manganelli reminded residents about the Florissant Food Truck Nights on April 22,
137 2022 with food trucks and Wheelhouse band. He noted the Italian Festival will be taking place on October
138 1st, 2022. Finally, the next Ward 2 get together is planning and more information would be coming out
139 soon.

140 Councilman Harris reminded residents of the combined Wards 1 through 4 would be holding a
141 meeting on March 29, 2022 at the JFK Center at 6:30 pm.

142 Councilman Mulcahy congratulated everyone on their hard work for the St. Patrick's Day
143 Celebration and thanked Mayor Lowery, city staff, Andy Quinones, Police Department, Street
144 Department, Parks Department, Gateway Disposal, and other sponsors.

145 Councilman Schildroth noted the committee did a great job, just like with every event held by the
146 city.

147 The next item was *Mayor Announcements*.

148 Mayor Lowery stated the event was outstanding and the committee did a great job. He stated the
149 next open house for Prop A and Prop U would be on Wednesday, March 23rd from 6:30pm to 8pm at JJE
150 Center. Mayor Lowery encouraged residents to call if they have any questions about the propositions and
151 noted their importance to the city. He noted the voting will take place on Tuesday, April 5th. Mayor
152 Lowery stated the public hearing for the Community Development Block Grant will be on Monday,
153 March 28th during the Council meeting. He stated the Florissant Valley of Flowers is taking place May
154 6-8th and the event would be moving forward this year and still looking for sponsors, vendors, and food
155 booth vendors with more information at florissantvalleyofflowers.com. On Saturday, April 2nd, a
156 recycling event will be held at St. Ferdinand Park from 10am to 1pm. Mayor Lowery stated Angie's All-
157 Inclusive Playground Grand Opening would be Saturday, March 26th at 11am with many events planned
158 for the day at Mannion Park. He announced Angie's All-Inclusive Playground will receive a Community
159 Development Leadership Award and Councilman Eagan will receive a Public Service Award from North
160 County Incorporated which will be presented at the 45th Annual Breakfast at Marriot St. Louis Airport

161 on May 6th. He thanked Joe Eagan for his work for the City of Florissant and all his work serving other
162 communities as a Police Officer.

163 The Council President stated that the next regular City Council Meeting will be Monday, March
164 28, 2022 at 7:00 pm.

165 Councilman Parson moved to adjourn the meeting, seconded by Harris. Motion carried. The
166 meeting was adjourned at 8:13 p.m.

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Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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172 The following Bills were signed by the Mayor:

173 Bill No. 9760 Ord. No. 8767

174 Bill No. 9761 Ord. No. 8768

175 Resolution 1038