

CITY OF FLORISSANT



COUNCIL MINUTES

October 26, 2015

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, October 26, 2015 at 7:30 p.m. with Council President Joe Eagan presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following were present: Henke, Pagano, Schmidt, Siam, Lee, Jones, Eagan, Caputa and Schildroth. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council meeting was in session for the transaction of business.

Council President Eagan stated that former Councilman and Planning and Zoning Representative John Grib passed away. In honor of Mr. Grib, who was not a "suit and tie guy," the Councilmembers wore polo shirts and removed their ties in tribute.

Councilman Lee stated that John Grib was a great man, dedicated husband and father. He was a good friend, smart and a true "professor." Councilman Lee stated that he will miss John and asked that everyone celebrate his life.

Councilman Jones stated that his heart went out to the Grib family. He added that John was an honest man, always willing to discuss and debate different ideas, even if they did not agree.

Councilman Caputa stated that it was an honor to have served with John and he will be truly missed.

Councilman Schildroth stated that he too felt that it was an honor and privilege to have served with John on the Council. He will miss his friendship, fun and "lectures."

33 Councilman Pagano stated that she and John became good “buddies” and that he
34 had a wealth of knowledge to share. He was a teacher and role model for her while on
35 Council and a dear friend.

36 Councilman Schmidt stated that he served on the Council with John for 2 terms.
37 He stated that it was difficult to lose a close friend that he has known for a long time and
38 he will be greatly missed.

39 John Hessel, City Attorney, stated that he had the privilege of working with John
40 Grib on both the Planning and Zoning Commission and on Council. He was a friend and
41 colleague for over twenty six years. Mr. Hessel’s nephew, Jim Hessel, also worked
42 with John on the Planning & Zoning Commission and would like me to express
43 condolences on his behalf. John was always professional, analytical, respectful and
44 thoughtful. He used his teaching skills to listen as well as to articulate his position. Mr.
45 Hessel thanked John Grib for being a part of his life and added that he will be terribly
46 missed. He expressed his condolences to his wife and family.

47 Councilman Eagan stated that John Grib was a sage person, wise, savvy, caring
48 and understanding. He was a mentor to Mr. Eagan personally and while serving on
49 Council. He added that John was a lot of fun and had a great sense of humor.

50 Mayor Schneider stated that John was the 7th member of the City Council that he
51 has lost: Meinert, Bennett, Steel, Wiesehan, McCloughlin and Reynolds. The Mayor
52 had a personal and professional relationship with John, beginning with the Men’s Club
53 at St. Ferdinand Parish. John served on the Planning and Zoning Commission for
54 twenty years. When the Mayor heard that there was going to be an opening on the
55 Council, the Mayor encouraged and supported John’s election. John served as
56 Councilman for Ward 2 for six years. He was the wise “professor” on both the Planning
57 and Zoning Commission and City Council, always sought after for advice. With a
58 quarter century of service, few individuals have given so much of their time to advance
59 the progress of Florissant. In Scottish, “Auld Lang Syne” means “Old Long Ago” and
60 reflects the friendships of the past.

61 A moment of silence was had for former Councilman and Planning and Zoning
62 Representative John Grib.

63 Councilman Schildroth moved to approve the Meeting Minutes of 10/12/2015,
64 seconded by Siam. Motion carried.

65 Council as a Whole introduced Resolution No. 982 A joint resolution of the
66 Florissant City Council and Mayor Schneider regarding Florissant Old Town Partners
67 and the Fall Festival and said Resolution was read for the first time. Councilman Lee
68 moved that Resolution No. 982 be read for a second time, seconded by Jones. Motion
69 carried and Resolution No. 982 was read for a second time. Councilman Schmidt
70 moved that Resolution No. 982 be read for a third time, seconded by Pagano. On roll
71 call the Council voted: Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones
72 yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of
73 all members present Resolution No. 982 was read for the third and final time and placed
74 upon its passage.

75 Before the final vote all interested persons were given an opportunity to be
76 heard. Being no persons who wished to be heard, on roll call the Council voted: Henke
77 yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and
78 Schildroth yes. Councilwoman Pagano read the Resolution in its entirety. Whereupon
79 the Chair declared Resolution No. 982 to have been adopted.

80 City Clerk, Karen Goodwin and Diana Weidinger, were honored as Co-Chairs of
81 the Fall Festival for their hard work for the past nine years, along with the many years of
82 dedicated help of the Fall Festival Planning Committee. Appreciation was also
83 expressed for the help from the employees of the Florissant Park Maintenance
84 Department, Street, Health, and Police Departments in planning and carrying out the
85 event. Mayor Schneider gave a brief overview of the history of the Old Town Partners
86 organization and the success of the Fall Festival.

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

88 John Engelmeyer, 1281 Graham Rd., appeared before the Council. Mr.
89 Engelmeyer stated that in an effort to better understand the complexity of the City's
90 Budget, he would like the subcommittee agendas regarding the golf course and rental
91 property be posted on the website. He thanked the Council for allowing him to speak for
92 4 minutes at the end of the budget work session.

93 The next item on the Agenda was Communications of which there were none.

94 The next item on the Agenda was Public Hearings.

95 The City Clerk reported that Public Hearing #15-10-025, A request to authorize
96 a Special Use Permit to Amigo Food, LLC d/b/a Rubio's Fresh Mexican Grill to allow
97 for the operation of a restaurant/grocery store for the property located at 758 S. New
98 Florissant Rd. had been advertised in substantially the same form as appears in the
99 foregoing publication and by posting the property. The Chair declared the Public
100 Hearing to be opened and invited those who wished to be heard to come forward.

101 Mr. Marco Felix, petitioner, stated that he would like to operate a restaurant and
102 grocery store at this location. He stated that the Planning and Zoning Commission had
103 some concerns about his loading zone and how it would affect the veterinary practice
104 next door. Mr. Felix stated that Dr. Weiss, the veterinarian, was here to speak in support
105 of his request. He stated that originally loading was going to be at the rear of the
106 building, and now it will be on the side of the property. The deliveries would be made
107 before the animal hospital opens and would not have any adverse effect. The other area
108 of concern of the Planning and Zoning Commission was that 2 restrooms be installed
109 which he has showed on the plans. He will be selling fresh, healthy products, foods,
110 especially vegetables. The hours of operation will be from 10 a.m. until 9 p.m. – closed
111 on Saturday. No alcohol or cigarettes will be served.

112 Councilwoman Pagano stated that she too was worried about the deliveries since
113 his site was located near residential properties. He stated that deliveries would be 7 a.m.
114 – 8 a.m., but no big trucks would be involved. She then asked about the entrance to the
115 restrooms. The petitioner stated that he will be installing a wall to separate the storage
116 area and to create a walkway. There is a trash enclosure at the rear of the property. He
117 will be building another one. She asked if it would be possible to meet him at the
118 property to visit the building, to which Mr. Felix agreed.

119 Councilman Schmidt expressed his concerns about the entrance to the restroom.
120 Mr. Felix stated that the door was a double frame, two-way door. Councilman Schmidt
121 stated that he felt it was not a good plan in order to get to the restrooms. Consequently,
122 the petitioner stated that he would have his architect revise the plans to create an
123 entrance especially for the restrooms. He will have no drive-up window.

124 Councilman Lee asked the petitioner if he considered himself to be mostly a
125 carry-out restaurant to which the petitioner responded yes. Mr. Felix then explained the
126 layout of the building. Councilman Lee likewise expressed his concern about the
127 restroom facilities. Again, the petitioner stated that he would have his architect revise
128 the plans to fix the entrance/exit to the restrooms.

129 The Chair asked if there were any citizens who would like to speak on said
130 public hearing.

131 John Engelmeyer, 1281 Graham Rd., stated that the petitioner had not addressed
132 the signage issue for this request. He also expressed his on-going concerns about the
133 loading zone, traffic, cracks in the parking lot, trash dumpster and debris facing his
134 properties on St. Judith Lane.

135 Dr. Tony Weiss, Veterinarian – Duchesne Animal Clinic, stated that he was very
136 excited about the restaurant/grocery store. He asked that the Council work with Mr.
137 Felix in order to get the business going. It will also make the entire shopping center
138 more appealing and increase business.

139 Lee Baranowski, Planning and Zoning Representative, explained to the Council
140 that the Commission was under the assumption that there would be a wall between the
141 restaurant and the grocery store. He stated that Mr. Martine, Planning and Zoning
142 member who was familiar with the property, stated that you go down into the basement
143 to access the back of the property. There is a barrier against the door, so no one,
144 realistically, could get anything out/in that way.

145 Tara Zilch, 650 St. Christina, stated that as a resident of Florissant she would
146 love to see a small restaurant and grocery store located in Florissant. She asked that the
147 Council give Mr. Felix a chance and all the other small businesses in the City.

148 Patty Sosa, 690 St. Francois, stated her support for the petitioner. She is very
149 excited about his business and encouraged the Council to support it.

150 Being no other comments, Councilman Pagano moved to postpone Public
151 Hearing #15-10-025 to 11/ 9/15, seconded by Schmidt. Motion carried.

152 The City Clerk reported that Public Hearing #15-10-026 Request to authorize a
153 Special Use Permit to New York Grill, Inc. d/b/a New York Grill to allow for the
154 operation of a carry-out restaurant for the property located at 540 N Highway 67 had

155 been advertised in substantially the same form as appears in the foregoing publication
156 and by posting the property. The Chair declared the Public Hearing to be opened and
157 invited those who wished to be heard to come forward.

158 Mr. Mohamad Yaacoub, petitioner, stated that he has a Flower Valley location
159 in which they have a sit-down, carry-out restaurant. They would like to open another
160 establishment for carry-out only. Employees arrive at 8 am to start the prep work. The
161 hours of operation for customers are 10:00 am to 12:00 p.m.. Mr. Yaacoub displayed a
162 drawing of the site plan for his business. He has his own trash container. There will be
163 no drive through. Councilman Henke stated that he thought the site was a good location
164 and welcomed him to Ward 6.

165 The Chair asked if there were any other citizens who would like to speak on said
166 public hearing. Being no one who wished to speak, Council Henke moved to close
167 Public Hearing #15-10-026, seconded by Jones. Motion carried.

168 Councilman Eagan moved that Bill No. 9130 An ordinance authorizing the
169 rezoning of properties currently zoned B-4 “Highway Commercial District”, also known
170 as 2520, 2635, 2685, 2700, 2702, 2705, 2749, and 2775 N. Highway 67, to a B-3
171 “Extensive Business District” be read for a second time, seconded by Siam. Motion
172 carried and Bill No. 9130 was read for a second time. Councilman Jones moved that
173 Bill No. 9130 be read for a third time, seconded by Lee. Motion carried and Bill No.
174 9130 was read for a third and final time and placed upon its passage. Before the final
175 vote all interested persons were given an opportunity to be heard. On roll call the
176 Council voted: Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes,
177 Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9130
178 to have passed and said Bill became Ordinance No. 8173.

179 Councilman Schildroth moved that Bill No. 9131 An Ordinance amending the
180 Zoning Code, Section 405.125, B-3 “Extensive Business District” by deleting Section
181 (13) “Blueprint Shop” and moving “Animal hospital, pet shops, or pet boarding
182 establishments” from Special Use Permits to Permitted Uses be read for a second time,
183 seconded by Jones. Motion carried and Bill No. 9131 was read for a second time.
184 Councilman Henke moved that Bill No. 9131 be read for a third time, seconded by
185 Siam. Motion carried and Bill No. 9131 was read for a third and final time and placed

186 upon its passage. Before the final vote all interested persons were given an opportunity
187 to be heard. On roll call the Council voted: Henke yes, Pagano yes, Schmidt yes, Siam
188 yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the
189 Chair declared Bill No. 9131 to have passed and said Bill became Ordinance No. 8174.

190 Councilman Pagano moved that Bill No. 9132 An Ordinance approving the
191 Community Development Block Grant (CDBG) FY 2016 Annual Action Plan for the
192 City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan
193 to the United States Department of Housing and Urban Development be read for a
194 second time, seconded by Schildroth. Motion carried and Bill No. 9132 was read for a
195 second time. Councilman Caputa moved that Bill No. 9132 be read for a third time,
196 seconded by Pagano. Motion carried and Bill No. 9132 was read for a third and final
197 time and placed upon its passage. Before the final vote all interested persons were given
198 an opportunity to be heard. On roll call the Council voted: Henke yes, Pagano yes,
199 Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes.
200 Whereupon the Chair declared Bill No. 9132 to have passed and said Bill became
201 Ordinance No. 8175.

202 Councilman Schildroth moved that Bill No. 9133 An Ordinance authorizing
203 various transfers within Public Works Department Accounts for end of the year budget
204 adjustments be read for a second time, seconded by Lee. Motion carried and Bill No.
205 9133 was read for a second time. Councilman Caputa moved that Bill No. 9133 be read
206 for a third time, seconded by Siam. Motion carried and Bill No. 9133 was read for a
207 third and final time and placed upon its passage. Before the final vote all interested
208 persons were given an opportunity to be heard.

209 Kevin O'Donnell, 512 Rancho Lane, questioned the transfer of various funds
210 from street lighting to printing/utilities and from Capital Additions to gasoline accounts.
211 He asked why there was a deficit in these accounts, especially since the price of gas had
212 fallen. Mr. O'Donnell asked, under the Freedom of Information Act for an inventory of
213 the last three years of gasoline expenses for Public Works.

214 Seeing no others who wished to speak, on roll call the Council voted: Henke yes,
215 Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and

216 Schildroth yes. Whereupon the Chair declared Bill No. 9133 to have passed and said
217 Bill became Ordinance No. 8176.

218 Councilman Schmidt moved that Bill No. 9134 An Ordinance authorizing an
219 appropriation of \$20,000 from the General Revenue Fund to Acct. No. 4924
220 “Telephones” to cover expenses through the end of the fiscal year be read for a second
221 time, seconded by Jones. Motion carried and Bill No. 9134 was read for a second time.
222 Councilman Pagano moved that Bill No. 9134 be read for a third time, seconded by
223 Schildroth. Motion carried and Bill No. 9134 was read for a third and final time and
224 placed upon its passage. Before the final vote all interested persons were given an
225 opportunity to be heard. On roll call the Council voted: Henke yes, Pagano yes, Schmidt
226 yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes.
227 Whereupon the Chair declared Bill No. 9134 to have passed and said Bill became
228 Ordinance No. 8177.

229 Councilman Eagan moved to accept Substitute Bill No. 9135 An Ordinance
230 authorizing an appropriation of \$176,500 from the General Revenue Fund to Acct. No.
231 4910 “Salaries” for overtime expenses for the Police Department through the end of the
232 fiscal year, seconded by Caputa. Motion carried. Councilman Eagan moved that
233 Substitute Bill No. 9135 be read for a second time, seconded by Schmidt. Motion
234 carried and Substitute Bill No. 9135 was read for a second time. Councilman Jones
235 moved that Substitute Bill No. 9135 be read for a third time, seconded by Lee. Motion
236 carried and Substitute Bill No. 9135 was read for a third and final time and placed upon
237 its passage. Before the final vote all interested persons were given an opportunity to be
238 heard. On roll call the Council voted: Henke yes, Pagano yes, Schmidt yes, Siam yes,
239 Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair
240 declared Substitute Bill No. 9135 to have passed and said Bill became Ordinance No.
241 8178.

242 Mayor Schneider requested the appointment of Virginia Avery, 6 Ridgelawn Ct.,
243 to the Emergency Management Commission as a member from Ward 5 for a term
244 expiring on 10-26-2018. Councilman Henke made a motion to accept the appointment,
245 seconded by Schmidt. Motion carried.

246 Mayor Schneider requested the appointment of Carole Webb, 25 Eldorado Ct., to
247 the Senior Commission as a member from Ward 2 for a term expiring on 10-26-2018.
248 Councilman Jones made a motion to accept the appointment, seconded by Eagan.
249 Motion carried.

250 Mayor Schneider requested the appointment of Hector Nunez, 1125 Patterson, to
251 the Senior Commission as a member from Ward 2 for a term expiring on 10-26-2018.
252 Councilman Jones made a motion to accept the appointment, seconded by Schildroth.
253 Motion carried.

254 Councilman Schmidt introduced Bill No. 9136 An Ordinance granting a Special
255 Use Permit to New York Grill, Inc. d/b/a New York Grill for the location and operation
256 of a carry-out restaurant for the property located at 540 N. Hwy. 67 and said bill was
257 read for the first time by title only.

258 The next item on the Agenda was Council Announcements.

259 Councilman Henke encouraged all residents to become involved with the
260 Neighborhood Watch Program. Also, he noticed how the driving improved after he had
261 requested a decoy car in his neighborhood. He encouraged residents to review their
262 driving habits to make sure they are obeying the traffic and safety laws. He read an
263 editorial from the Post-Dispatch regarding keeping your property nice: rake your leaves,
264 keep noise down, perform routine maintenance.

265 Councilman Jones asked everyone to donate to T.E.A.M. on St. Catherine. He
266 asked everyone to vote in the upcoming election. Since it was a small election, not all
267 the polling places will be open. Make sure you check your notice to make sure you are
268 going to the correct polling place.

269 Councilman Schildroth expressed his condolences to the Click family on the
270 passing of Pat Click, wonderful member of the community, who passed away last week.
271 He congratulated “Dog ‘n Fries” on Charbonier Road who were recently featured in
272 “Feast Magazine.” A final Prop S Meeting will be held on Thursday Oct 29 at the
273 Eagan Center. The election for Prop S will be held on November 3rd - please check
274 your election card for your place to vote.

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276 Councilman Caputa asked residents in Ward 4 to contact him if they were
277 interested in joining the Neighborhood Watch program. All the polling places in Ward
278 4 will be open.

279 Council President Eagan asked everyone to drive carefully and watch for the
280 trick or treaters on Halloween night. Guns and Hoses will be held on 11/25 with all
281 proceeds going to Back Stoppers. See Councilman Eagan for tickets.

282 The next item on the Agenda was Mayor Announcements.

283 Mayor Schneider stated that on Oct 29th there will be one more informational
284 meeting to discuss Prop S at the Eagan Center. He clarified that the funds for Prop S
285 would be used exclusively for street replacement, repair and maintenance. The United
286 Stated Naval celebrated their 240th anniversary of “Global Force for Good” on October
287 13. The *Independent News* celebrates their 28th Anniversary this month and he
288 congratulated Bob Lindsay on publishing an excellent local paper. The Mayor attended
289 that ground breaking ceremony for the City of Berkeley’s new police department on
290 October 20th.

291 There was a Halloween Dare Dance last Friday at JFK and was well attended by
292 5-8th graders. On Wednesday there will be a “Historic Treasure” movie shown at the
293 Civic Center Theatre at 7:00 pm, showcasing landmarks, historic and preserved sites
294 within the city. There will be a Halloween Party at the Eagan Center for children
295 under 12 on Saturday. North County Churches United had their annual award banquet
296 with some very honorable attendees. The Annual Veterans Parade will be on November
297 8th at 1:00 with the Parade Marshal, the Honorable Pat Stinnett, previous Councilman
298 and Veteran of the Year, leading the parade.

299 The next City Council Meeting is scheduled for Monday, November 9, 2015 at
300 7:30 pm.

301 Councilman Siam moved to adjourn the meeting, seconded by Lee. Motion
302 carried. The meeting was adjourned at 8:58.m.

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The following Bills were signed by the Mayor:

9130	Ord	8173
9131	Ord	8174
9132	Ord	8175
9133	Ord	8176
9134	Ord	8177
9135	Ord	8178