

CITY OF FLORISSANT



COUNCIL MINUTES

October 8, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, October 8, 2018 at 7:30 p.m. with Council President Caputa 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: Caputa, Schildroth, Henke, Pagano, Parson, Siam, Harris, Jones and Eagan. Also present was 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.

Councilman Schildroth moved to approve the Meeting and Executive Minutes of September 24, 2018 and Work Session Minutes of September 20th, 2018, seconded by Caputa. Motion carried.

The next item on the Agenda was a Legislative Report from Tim Green. Mr. Green updated the Council concerning governmental relation representation in Jefferson City. As an overview, he presented the top five 2018 legislative successes and the 2019 legislative priorities.

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

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

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-08-027 to be held this night on a Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center had been postponed to this date from September 24, 2018. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Juanita and Mark Gullet, applicants, appeared before the Council. Mr. Hessel, reviewed with the Council that the city had grave concerns about recent events that happened at the banquet center. On September 25th, the city clerk received an email from Mark Gullet to the City Council explaining

33 the situation. On September 27th, Mr. Hessel responded to the email, outlining a list of additional
34 questions, to which he has not received a response. His advice to the Council was to wait until a
35 response was received. He added that Sonja Dulick appears to be the actual applicant for the special
36 use permit.

37 Mark Gullet appeared before the Council and stated that he had not received the email from the
38 City Attorney and, in the original email, had asked Mr. Hessel to call him. Mr. Gullet stated that this
39 request was crucial because the contract was expiring and needed to be renewed. He clarified that he
40 and his wife were not partners with Ms. Dulick and were not part of her business. They are the
41 managers of her business and would like to open their own business, an adult program. He stated that
42 when they open their Grace and Mercy business, Metro Clubhouse will no longer exist. The only
43 events that will occur are the ones that have already been scheduled, approximately 20, not all of which
44 are parties. Ms. Gullet stated that since July when she had her conversation with the Chief, she has
45 worked diligently to kept the property in shape.

46 In response to Councilwoman Pagano's question, Mr. Gullet stated that his relationship with
47 Sonja Dulick occurred when she leased the building to him for two years for his church services.
48 When Ms. Dulick needed assistance, he and his wife helped her by managing her event business.
49 Sonja's lease is up in October. Councilwoman Pagano stated that she felt Ms. Dulick was putting Mr.
50 and Mrs. Gullet "in a bind." She suggested that they obtain a lease of their own and not be concerned
51 about Ms. Dulick.

52 Mr. Hessel clarified that although Mr. Gullet requested rescinding the Metro Event LLC Special
53 Use Permit, Mr. Gullet does not have the power to do so. Sonya Dulick is the only person who can ask
54 for the ordinance to be rescinded. If they want to continue with the scheduled events of Ms. Dulick
55 beyond October, then a transfer of special use would be required and Ms. Dulick must request and
56 agree to the transfer. The alternative is to stop the events.

57 Councilman Henke noted that some of the events scheduled were not Ms. Dulick's, but were the
58 Gullet's events. He requested a copy of the lease with the expiration date and a list of the events
59 scheduled. Mr. Gullet stated that the lease expired on October 31, 2018 and the Council had been
60 provided a copy.

61 Councilman Parson stated that he had no problem with the day care center, but there is
62 considerable confusion surrounding the event center. He suggested providing all the information that
63 the City Attorney had requested in order for them to reach their ultimate goal.

64 Councilman Henke moved to postpone Public Hearing #18-08-027 to 10/22/2018, seconded by
 65 Pagano. Motion carried.

66 The City Clerk reported that Public Hearing #18-10-029 to be held this night on a Public
 67 Hearing on the proposed budget for the City of Florissant for the fiscal year beginning December 1,
 68 2018 had been advertised in substantially the same form as appears in the foregoing publication and by
 69 posting the same. The Chair declared the Public Hearing to be open and invited those who wished to
 70 be heard to come forward.

71 Kimberlee Johnson, Director of Finance, appeared before the Council. She stated that some
 72 changes needed to be made to the revised budget and she submitted those adjustments to the Council.
 73 In response to Councilman Caputa’s question, Ms. Johnson stated that the city is in the red \$500,000.
 74 Revenues are up over last year and expenses below for the end of the year.

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

76 Tim Lee, 1877 Don Donna, stated that the past several years have been a financial struggle for
 77 the city. The Council recognized that something had to be done to decrease General Fund spending.
 78 He was surprised that the proposed 2019 budget actually increased General Fund spending. He made a
 79 presentation outlining more specifically the details as to where Mr. Lee felt the discrepancies were. Mr.
 80 Lee asked that his document be made part of the record.

81 Being no other citizens who wished to speak, Councilman Schildroth moved to close public
 82 hearing #18-10-029, seconded by Siam. Motion carried.

83 The City Clerk reported that Public Hearing #18-10-030 to be held this night on a Public
 84 Hearing for Fiscal Year 2019 Annual Plan for the Community Development Block Grant Program had
 85 been advertised in substantially the same form as appears in the foregoing publication and by posting
 86 the same. The Chair declared the Public Hearing to be open and invited those who wished to be heard
 87 to come forward.

88 Christine Keil, Citizens Participation Committee member, presented the proposed 2019
 89 Community Development Block Grant Budget.

90	Community Development Block Grant Estimate	\$241,140
91	Housing Programs	
92	Home Improvement Program	\$171,140
93	Home Improvement Program – Mechanical	\$ 60,000
94	Project IMPACT	\$ 00

95 Ms. Keil noted that no funding was allocated for project IMPACT because there remained funds in the
96 account from previous years.

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98 **Public Services**

99 Mortgage, Rental & Utility Assistance \$ 10,000

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101 The proposed budget has been posted on the city's website and is also available in the
102 Community Development Office. The thirty day public comment period ends on November 7, 2018 at
103 5:00 pm.

104 The Chair asked if there were any citizens who would like to speak on said public hearing.
105 Being none, Councilman Eagan moved to close public hearing #18-10-030, seconded by Harris. Motion
106 carried.

107 Councilman Caputa moved that Bill No. 9433 An Ordinance authorizing an appropriation of
108 \$5,000 from the General Revenue Fund to Acct. No. 01-5-40-54010 "Service Awards" to cover
109 expenses for the annual employee appreciation lunch be read for a second time, seconded by Henke.
110 Motion carried and Bill No. 9433 was read for a second time. Councilman Pagano moved that Bill No.
111 9433 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9433 was read for a
112 third and final time and placed upon its passage.

113 Before the final vote all interested persons were given an opportunity to be heard. Being no
114 citizens who wished to speak, on roll call the Council voted: Caputa yes, Schildroth yes, Henke yes,
115 Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes and Eagan yes. Whereupon the Chair declared
116 Bill No. 9433 to have passed and became Ordinance No. 8459.

117 Councilman Parson moved to appoint Debbie Bryant, 1775 Arundel Dr., to the Personnel
118 Commission as a member from Ward 8 with a term expiring 10/8/2022, seconded by Pagano. Motion
119 carried.

120 Councilman Schildroth moved to approve Mayor Schneider's re-appointment of Diane Shayne,
121 4 St. Rose Ct., to the Senior Commission as a member from Ward 5 for a term expiring on 10/24/2021,
122 seconded by Eagan. Motion Carried.

123 Councilman Schildroth moved to approve Mayor Schneider's re-appointment of Hector Nunez,
124 1125 Patterson, to the Senior Commission as a member from Ward 2 for a term expiring on
125 10/26/2021, seconded by Eagan. Motion Carried.

126 Councilman Jones moved to approve the request for a Full Package Liquor license with tasting
127 for Schnuck's Market d/b/a Schnucks for the property located at 2183 Charbonier Rd., seconded by
128 Caputa. On roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson
129 yes, Siam yes, Harris yes, Jones yes and Eagan yes. Motion carried and the liquor license was
130 approved.

131 Councilman Henke moved to approve the request for a Transfer of Special Use Permit No. 7978
132 from Hertz Car Sales to Top Gear Auto, LLC, located at 1285 N. Hwy 67 for the operation of a used
133 auto sales and service business, seconded by Siam.

134 Councilman Henke moved to suspend the rules to hear from the petitioner, seconded by Caputa.
135 Motion carried. Camal Mohamed, petitioner, informed the Council that no cars would be repaired at
136 the site, only washed and detailed. In response to Councilman Henke's question, the petitioner stated
137 that there would be no "sell hear, pay hear deals" or rentals. There will only be used cars for sale.
138 Councilwoman Pagano would like to amend the bill to read no rentals and no service. Mr. Hessel
139 stated that a substitute bill can be introduced at the next meeting. On the motion to approve, motion
140 carried.

141 The next item on the agenda was bills for first reading.

142 Councilman Jones introduced Bill No. 9435 An Ordinance authorizing an amendment to Table
143 VII-A "Speed Limits on Certain Streets" by reducing the speed limit on Lindsay Lane to 25 miles per
144 hour and said Bill was read for the first time. Councilman Jones moved that Bill No. 9435 be read for
145 a second time, seconded by Eagan. Motion carried and Bill No. 9435 was read for a second time.
146 Councilman Jones moved that Bill No. 9435 be read for a third time, seconded by Caputa. On roll call
147 the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris
148 yes, Jones yes and Eagan yes. Having received the unanimous vote of all members present Bill No.
149 9435 was read for a third and final time and placed upon its passage. Before the final vote all interested
150 persons were given an opportunity to be heard.

151 Being no persons who wished to speak, on roll call the Council voted: Caputa yes, Schildroth
152 yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes and Eagan yes. Whereupon
153 the Chair declared Bill No. 9435 to have passed and became Ordinance No. 8460.

154 Councilman Caputa introduced Bill No. 9436 An Ordinance authorizing a transfer of \$10,000
155 from the Parks Utilities Acct. (5-47-26000) to the Bangert Utilities Acct. (5-46-26000) for the purpose

156 of supplementing the Bangert Utilities Acct. for the remainder of the fiscal year and said Bill was read
157 for the first time by title only.

158 Councilman Caputa introduced Bill No. 9437 An Ordinance authorizing a transfer of \$20,000
159 from the Parks Utilities Acct. (5-47-26000) to the Civic Center Utilities Acct. (5-44-26000) for the
160 purpose of supplementing the Civic Center Utilities Acct. for the remainder of the fiscal year and said
161 Bill was read for the first time by title only.

162 Councilman Caputa introduced Bill No. 9438 An Ordinance authorizing a transfer of Special
163 Use Permit No. 7978 from Hertz Car Sales to Top Gear Auto LLC located at 1285 N Hwy 67 for the
164 operation of a used auto sales and service business and said Bill was read for the first time by title only.

165 The next item on the Agenda was Council Announcements.

166 Councilman Harris encouraged residents to continue joining their local Neighborhood Watch
167 program. He stated that on Saturday, October 20th, Ward 1 will be hosting another litter clean up along
168 Mullanphy Rd. Residents will meet at 9am at Mullanphy Gardens Shopping Center. “Art in the
169 Gardens” will be held on November 3rd at Mullanphy Gardens Shopping Center for people of all ages.

170 Councilman Siam stated that Wards 8 & 9 will be hosting a joint ward meeting on November
171 14th at 7 pm at the Eagan Center.

172 Councilman Jones stated that he will be having a Neighborhood Watch Meeting at JFK in the
173 near future and residents will be receiving a notice soon. He stated that TEAM always needs help and
174 donations. He stated that the trash is a non-stop problem in the city. Everyone needs to do their part.

175 Councilwoman Pagano stated that the Fall Festival will be this Sunday. She announced that
176 Ward 5 and Ward 7 will be hosting a Ward Meeting at the Justice Center on November 1st at 7 pm.

177 Councilman Parson commended McCluer North High School FDLA students for helping with
178 the trash clean-up program on September 29th. He discovered that the worse trash offender was
179 cigarette butts.

180 Councilman Schildroth reminded everyone that the Chili Cook-Off will be located in front of
181 Click Heating and Cooling at the Fall Festival. Construction and repair on the St. Anthony Bridge has
182 begun. Betty McLaughlin, the first woman ever elected to the City Council, recently passed away.

183 Councilman Eagan thanked the residents on Florella Ct. who held a wonderful National Night
184 Out. He congratulated Barb Henke on her retirement after 20 years of service with the post office.

185 Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not
186 leave them in their vehicles. He commended the residents in his ward on the National Night Out

187 celebrations. This week is Fire Prevention Week and he encouraged residents to check their smoke
188 detectors and fire extinguishers.

189 Mayor Schneider commented on the recent passing of Betty McLaughlin, first woman to serve
190 on the Council. She and her husband were the only husband/wife team ever to have served. This
191 Friday is Food Truck Night at the Shrine. There will be a Halloween Dance and Costume Party on
192 October 19th for DARE age children at JFK. The Race to the Shrine will be on October 20th beginning
193 at Old St. Ferdinand Shrine. Florissant will be hosting the Municipal League Meeting at the Justice
194 Center on October 25th. Family Boo Bash will be held on Saturday October 27th at the James J. Eagan
195 Center and Halloween Swim and Skate on October 31st. On October 25th the seniors will be having
196 their annual Halloween Party. Soldiers Wish List items are being collected at City Hall for the troops.
197 Items must be collected by October 31st.

198 The Council President announced that the next regular City Council Meeting was scheduled for
199 Monday, October 22, 2018 at 7:30 pm.

200 Councilwoman Pagano moved to adjourn the meeting, seconded by Caputa. Motion carried.
201 The meeting was adjourned at 8:39 p.m.

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Karen Goodwin, City Clerk

206 The following Bills were signed by the Mayor:

207 Bill No. 9433 Ord. 8459

208 Bill No. 9435 Ord. 8460

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