

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, January 9, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, January 9, 2023 at 7:00 PM with Council President Eagan presiding.

I. PLEDGE OF ALLEGIANCE

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

II. ROLL CALL OF MEMBERS

On Roll Call the following Councilmembers were present: O'Donnell, Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa, and Schildroth. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney Jackie Graves. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

III. APPROVAL OF MINUTES

- *. Council Executive Session minutes of 12/12/2022
Councilman Parson made a motion to approve the Executive Session Minutes of December 12, 2022, seconded by Pagano. Motion carried.
- *. City Council meeting minutes of December 12, 2022
Councilman Parson made a motion to approve the City Council Minutes of December 12, 2022, seconded by Pagano. Motion carried.

IV. HEARING FROM CITIZENS

Don Adams, 240 Francisca, noted his frustration with a nuisance property on Francisca which has derelict vehicle and trash in the yard.

V. COMMUNICATIONS

There were none.

VI. PUBLIC HEARINGS

- 22-12-026. Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)
Councilman Eagan moved to postpone Public Hearing No. 22-12-026 to January 23, 2023 to wait for the approval of the final subdivision plat, seconded by Schildroth. Motion carried.
- 22-12-027. Request to rezone the property located at 3200 N Hwy 67 from B-3 "Extensive Business District" to B-5 "Planned Commercial District to allow for a credit union with attached drive-thru. (Planning and Zoning Recommended approval on December 5, 2022, this item is requested to be postponed to the next meeting pending subdivision approval)
Councilman Eagan moved to postpone Public Hearing No. 22-12-029 to January 23, 2023 to wait for approval of the final subdivision plat, seconded by Manganelli. Motion carried.

- 23-01-001. Request to authorize a Special Use Permit to Krystal Smith d/b/a Krissy's for the location of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67. (Planning and Zoning Commission recommended approval on 12/5/2022)
The City Clerk reported that Public Hearing No. 23-01-001 for the Request to authorize a Special Use Permit to Krystal Smith d/b/a Krissy's for the location of a sit-down, carry-out, drive-thru restaurant located at 2470 N.Hwy 67. The Chair declared the Public Hearing open.
Krystal Smith, owner, stated she has been in business for about 3 years specializing in funnel cakes, homemade ice cream, and other snack foods as well as burgers and chicken strips. She noted Serendipity Ice Cream in Webster Groves makes the homemade ice cream. Ms. Smith noted about 12-16 guests would be able to sit inside the building and she plans to update the dumpster enclosure for the property. She stated the hours of operation would be 11am to 8pm 7 days a week with a sign on the exterior building. Ms. Smith is hoping to have the business open and operating by February. The current location on Parker Road is on a month-to-month lease and she intends to close the location once she has approval in Florissant.
Being no further comments, Councilman Siam moved to close the Public Hearing, seconded by Harris. Motion carried.
- 23-01-002. Request to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center). (Planning and Zoning recommended approval on 12/5/2022).
The City Clerk reported that Public Hearing No. 23-01-002 for the Request to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67. The Chair declared the Public Hearing open.
Mark Aarons, President and CEO of MERS Goodwill, noted the business is opening an adult high school which would serve about 200 adults to allow for them to finish their high school diploma and pick up where they left off in school. Mr. Aarons stated they offer an on-site preschool, certifications, and life coaching. He noted classes are 8:30am to 8:30pm Monday through Thursday with a maximum of 6 classes per day operating year-round and tutoring on Fridays and it would be the 6th location to be opened in Missouri. Mr. Aarons stated about 120 students could be in the building at the time and the business is hoping to be open by March 20, 2023. The minimum age for students is 21 and over since Missouri schools can no longer accept students over the age of 21. Mr. Aarons noted the education center does have 504 accommodations, but transportation would not be provided but the school does assist with students finding others who can carpool. He clarified there is no cost to students for their education or certifications and the funding is completely provided through the State. Mr. Aarons noted the Excel Center partners with shelters to provide food at home for families though food is not provided at the center for lunches. He stated the success rate is about 30% higher than a non-high school graduate as far as income and about 780 individuals have graduated in the last 3 years.
Being no further comments, Councilman Siam moved to close the Public Hearing, seconded by Schildroth. Motion carried.
- 23-01-003. Request to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi). (Planning and Zoning recommended approval on 12/5/2022)
The City Clerk reported that Public Hearing No. 23-01-003 for the Request to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell. The Chair declared the Public Hearing open.
Brandon Harp, engineer, noted the two parcels are going to be consolidated to be made into the grocery store location. He noted the current driveway would be used and the legal team is currently working to relocate the access easement and the trash enclosure for Dairy Queen. The building will have a single dock for the unloading trucks and a proposed potential expansion if the building would need expansion. He noted the building would have proper screening for the residents and a recessed trash enclosure and not visible to the public. Mr. Harp noted they would like to have a post sign which is a 9 ft by 6 ft flat panel sign at approximately 30ft tall. Additionally, there would be signs at either side of the entrance to the building. Mr. Harp noted no scheduled time for trucks coming to

unload, but it would be a single truck at any time rather than multiple trucks throughout the day and night.

Being no further comments, Councilman Eagan moved to close the Public Hearing, seconded by O'Donnell. Motion carried.

VII. OLD BUSINESS

BILLS FOR SECOND READING

S9840. Ordinance authorizing a Special Use Permit to Behind the 8 Ball, LLC for the operation of a billiard parlor located at 1165 N. Highway 67.

Councilman O'Donnell moved to accept Substitute Bill No. 9840, seconded by Pagano. Motion carried.

Councilman O'Donnell moved that Substitute Bill No. 9840 be read for a second time, seconded by Pagano. Motion carried and Substitute Bill No. 9840 was read for a second time.

Councilman O'Donnell moved that Substitute Bill No. 9840 be read for a third time, seconded by Pagano. Motion carried and Substitute Bill No. 9840 was read for a third time and placed upon its passage. Before the final vote was taken, all interested person were given the opportunity to be heard.

Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman O'Donnell, Thomas

Second by: Councilwoman Pagano, Jackie

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|-------------------------------|-----|----|---------|--------|
| Councilman Eagan, Joseph | X | | | |
| Councilman Harris, Andrew | X | | | |
| Councilman Manganelli, Paul | X | | | |
| Councilman Caputa, Jeff | X | | | |
| Councilman Schildroth, Keith | X | | | |
| Councilman O'Donnell, Thomas | X | | | |
| Councilwoman Pagano, Jackie | X | | | |
| Councilman Parson Jr., Robert | X | | | |
| Councilman Siam, Tommy | X | | | |

S9841. Ordinance imposing a sales tax at a rate of three percent (3%) on all tangible personal property retail sales of adult use marijuana sold within the City of Florissant, Missouri, pursuant to article xiv, section 2.6(5) of the Missouri constitution subject to the approval by the voters of the city at the general municipal election to be held on April 4th, 2023; designating the form of ballot; and directing the city clerk to provide notice of said election.

Councilman Eagan moved to accept Substitute Bill No. 9841, seconded by Schildroth. Motion carried.

Councilman Eagan moved that Substitute Bill No. 9841 be read for a second time, seconded by Schildroth. Motion carried and Substitute Bill No. 9841 was read for a second time.

Councilman Caputa moved that Substitute Bill No. 9841 be read for a third time, seconded by Schildroth. Motion carried and Substitute Bill No. 9841 was read for a third time and placed upon its passage. Before the final vote was taken, all interested person were given the opportunity to be heard.

Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff

Second by: Councilman Schildroth, Keith

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|-----------------------------|-----|----|---------|--------|
| Councilman Eagan, Joseph | X | | | |
| Councilman Harris, Andrew | X | | | |
| Councilman Manganelli, Paul | X | | | |
| Councilman Caputa, Jeff | X | | | |

| | | | | |
|-------------------------------|---|--|--|--|
| Councilman Schildroth, Keith | X | | | |
| Councilman O'Donnell, Thomas | X | | | |
| Councilwoman Pagano, Jackie | X | | | |
| Councilman Parson Jr., Robert | X | | | |
| Councilman Siam, Tommy | X | | | |

9845. Ordinance authorizing an appropriation of \$50,000 from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development.
 Councilwoman Pagano moved that Bill No. 9845 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9845 was read for a second time.
 Councilman Caputa moved that Bill No. 9845 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9845 was read for a third time and placed upon its passage. Before the final vote was taken, all interested person were given the opportunity to be heard.
 Patrick Mulcahy, Economic Development Director, noted Retail Strategies is a company which works with cities around Missouri to help better market themselves and with the contract, the company will help Florissant to attract certain companies to open within Florissant. He noted the city will let the company know which businesses the city desires and will take a tour around the city to find commercial properties which are available. Mr. Mulcahy stated based on national trends, Retail Services will let the city know which companies they can attract based on the tour and request as well as selecting sites for specific types of retailers. He noted the contract includes offering data throughout their service and comparing data to peer cities which are similar to Florissant. Retail Strategies will provide contact information for who to market to and continue communication with the Economic Development Department and Mayor Lowery as well as a website for city to check on progress. The company will also represent the city at national conferences and market the city.
 On roll call the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff
 Second by: Councilwoman Pagano, Jackie

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|-------------------------------|-----|----|---------|--------|
| Councilman Eagan, Joseph | X | | | |
| Councilman Harris, Andrew | X | | | |
| Councilman Manganelli, Paul | X | | | |
| Councilman Caputa, Jeff | X | | | |
| Councilman Schildroth, Keith | X | | | |
| Councilman O'Donnell, Thomas | X | | | |
| Councilwoman Pagano, Jackie | X | | | |
| Councilman Parson Jr., Robert | X | | | |
| Councilman Siam, Tommy | X | | | |

VIII. NEW BUSINESS

BOARD APPOINTMENTS

Mayor. Re-Appointment of Debbie Doering from Ward 7 to the Senior Commission
 Re-Appointment of Gene Royce from Ward 4 to the Senior Commission.
 Councilwoman Pagano moved to accept the mayor's reappointment of Debbie Doering to the Senior Commission with a term expiring 8/25/2025. Seconded by Caputa, motion carried.
 Councilwoman Pagano moved to accept the mayor's appointment of Gene Royce to the Senior Commission with a term expiring 10/8/2025. Seconded by Caputa, motion carried.

REQUESTS

Liquor. Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.
 Councilman Eagan moved to suspend the rules to speak with the petitioner, seconded by Caputa. Motion carried.
 Councilman Eagan stated a discussion about hookah in the restaurant had taken place and Mr.

Koroma was made aware that it would not be allowed and it was later found inside the building again. He noted the council needs reassurance the owner will follow the ordinance requirements and the laws within the city. He noted concerns with a nightclub type uses within the business and is concerned of the safety of residents, patrons, and others. Prince Koroma, owner, noted he is not operating a nightclub, but a restaurant and bar to give people a more upscale spot to watch sports and eat. He stated the LLC name was because of his mobile Hookah business he previously had and did not realize he would not be allowed to have hookah when originally opening in Florissant. He noted he has since put away all the hookah at his location and will not be allowing use inside the building. The request was approved as follows:

VOTING

Motion by: Councilman Parson Jr., Robert

Second by: Councilman Eagan, Joseph

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|-------------------------------|-----|----|---------|--------|
| Councilman Eagan, Joseph | X | | | |
| Councilman Harris, Andrew | X | | | |
| Councilman Manganelli, Paul | X | | | |
| Councilman Caputa, Jeff | | X | | |
| Councilman Schildroth, Keith | X | | | |
| Councilman O'Donnell, Thomas | X | | | |
| Councilwoman Pagano, Jackie | X | | | |
| Councilman Parson Jr., Robert | X | | | |
| Councilman Siam, Tommy | X | | | |

SUP Request for a transfer of Special Use Permit no 4294 as amended from St Catherine RHF Housing, Transfer. Inc. to All Saints Apartments, LLC for the operation of a retirement community located at 3350 St. Catherine.
Councilwoman Pagano moved to accept the transfer to All Saints Apartments, LLC located at 3350 St. Catherine, seconded by Caputa. Motion carried.

SUP Request to transfer Special Use Permit no. 4680 as amended from Desmet RHF Housing Inc. to All Transfer. saints Apartments LLC. for the operation of housing units for the Elderly located at 1425 N. New Florissant Road.
Councilwoman Pagano moved to accept the transfer to All Saints Apartments, LLC located at 1425 N. New Florissant Road, seconded by Eagan. Motion carried.

BILLS FOR FIRST READING

- 9846. Ordinance authorizing a Special Use Permit to Krystal Smith d/b/a Krissy's for the locacation of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67. (Planning and Zoning Commission recommended approval on 12/5/2022)
Bill No. 9846 was read for the first time.
- 9847. Ordinance to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center)
Bill no. 9847 was read for the first time.
- 9848. Ordinance to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi).
Bill no. 9848 was read for the first time.
- 9849. Ordinance authorizing the Mayor of the City of Florissant to enter into and execute an agreemnt with St. Louis County, Missouri to refer participants to the St. Louis County specialty courts Program.
Bill no. 9849 was read for the first time.

9850. Ordinance authorizing an appropriation of \$28,700 from the Capital Improvement Fund, \$18,700 to account no. 403-56100-102-230XX for the purchase of a christmas tree extension, and \$10,000 to account no 403-56100-102-230XX for the purchase of a fountain replacement for City Hall. Bill no. 9850 was read for the first time.
9851. Appropriation from Capital improvement fund of \$175,000 for electronic vehicle charging stations Bill no. 9851 was read for the first time.
9852. Appropriation of \$150,000 from Capital Improvement Fund for City Hall Elevator renovation Bill no. 9852 was read for the first time.

IX. COUNCIL ANNOUNCEMENTS

Councilman Schildroth noted an accident occurred on January 1, 2023 at St. Anthony and Graham Road involving two vehicles with no fatalities. He stated the traffic light was destroyed and thanked the St. Louis County Transportation Department on their quick work in repairing the damages.

Councilman O'Donnell noted his sadness and condolences in the passing of Ron Fink, a member of the VFW. He noted many accomplishments and volunteer work Mr. Fink completed around Florissant. Councilman O'Donnell noted a birth in mid-November in Ward 6 to very active members of Sacred Heart members who spent 11 years trying to have a family. Councilman O'Donnell sent his blessings to all residents in Florissant and wished everyone a Happy New Year.

Councilman Parson noted an African American Step Show taking place on February 25th at 3pm at the JFK Center gymnasium. He stated the event is free with multiple teams performing from middle and high schools from the area and two sororities. The TEAM food pantry would be accepting donations at the event as well.

Councilman Harris wished a Happy New Year to residents and thanked the Seniors for inviting the council and Mayor to the Senior New Years Eve Party. He thanked the Law Enforcement Officers and noted it was National Law Enforcement Day. Councilman Harris thanked Officer Steve Michael, Florissant Neighborhood Watch Liaison, for his work with the Neighborhoods and the Ward Captains.

Councilman Eagan wished his granddaughter a Happy Second Birthday.

X. MESSAGE FROM THE MAYOR

Mayor Lowery noted the Christmas Light and Tree Disposal Program would be ending on Friday, January 13th. Lights will be collected at the Health Department and Live Christmas Trees will be collected with Yard Waste pickup by Gateway Disposal. Mayor Lowery announced the new Economic Development website for the city at www.chooseflorissant.com to showcase the city as a great place to live and grow your business. He thanked the Economic Development Department, Media, and a company called ThinkMints. He thanked the Florissant Police Department and officers for their service to the community.

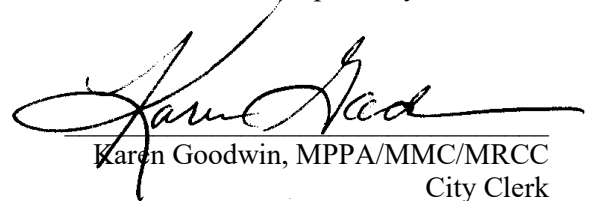
XI. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, January 23, 2023 at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by Manganelli. Motion carried.

Adjourned at 8:09PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

| | |
|---------------|---------------|
| Bill No. 9840 | Ord. No. 8850 |
| Bill No. 9841 | Ord. No. 8851 |
| Bill No. 9845 | Ord. No. 8852 |