

CITY OF FLORISSANT



COUNCIL MINUTES Monday, December 11, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, December 11, 2023 at 7:00 PM with Council President Eagan presiding.

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| I. <u>PLEDGE OF ALLEGIANCE</u> | |
| The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance. | |
| II. <u>ROLL CALL OF MEMBERS</u> | |
| On Roll Call the following Councilmembers were present: Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, O'Donnell, 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. | |
| III. <u>APPROVAL OF MINUTES</u> | |
| 11-27-2023. | City Council Minutes 11-27-2023 |
| Councilman Siam made a motion to approve the City Council Minutes of November 27, 2023, seconded by Harris. Motion carried. | |
| IV. <u>SPECIAL PRESENTATIONS</u> | |
| . | <p>Police Commendations were presented by Mayor Lowery and Chief Fagan to:</p> <ul style="list-style-type: none"> • Officer Owen Willtrout • Officer Michael Anello • Officer Bradley Beeman • Officer Jacob Heisserer • Dispatcher Lindsey Nelke • Officer Christopher Daub • Officer Mobin Malik • Officer Anthony Pagano • Officer Mariah Edwards |
| V. <u>HEARING FROM CITIZENS</u> | |
| There were none. | |
| VI. <u>COMMUNICATIONS</u> | |
| There were none. | |
| VII. <u>PUBLIC HEARINGS</u> | |

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| | | There were none. | | | |
| VIII. OLD BUSINESS | | | | | |
| BILLS FOR SECOND READING | | | | | |
| | S9928. | Ordinance authorizing a Special Use Permit for Taste by R&B LLC d/b/a Taste LLC to allow for a Sit-Down and Carry-out Restaurant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67. | | | |
| | | <p>Councilman Eagan moved to accept Substitute Bill No. 9928, seconded by O'Donnell. Motion carried.</p> <p>Councilman Eagan moved to suspend the rules to speak with the petitioner, seconded by Schildroth. Motion carried.</p> <p>Councilman Eagan clarified with Ms. Clark that the substitute Bill will require the business to be closed at 10pm every evening.</p> <p>Tequila Clark, petitioner, verified she understood the closing hours of the business.</p> <p>Councilman O'Donnell moved that Substitute Bill No. 9928 be read for a second time, seconded by Parson. Motion carried and Substitute Bill No. 9928 was read for a second time.</p> <p>Councilman O'Donnell moved that Substitute Bill No. 9928 be read for a third time, seconded by Manganelli. Motion carried and Substitute Bill No. 9928 was read for a third time and placed upon its passage.</p> <p>Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:</p> | | | |
| VOTING | | | | | |
| Motion by: Councilman O'Donnell, Thomas | | | | | |
| Second by: Councilman Manganelli, Paul | | | | | |
| 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 | | | |
| | | Whereupon the Chair declared Substitute Bill No. 9928 to have passed and become <u>Ordinance No. 8941</u> . | | | |
| | 9929. | Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District. | | | |
| | | <p>Councilman Eagan moved that Bill No. 9929 be read for a second time, seconded by Harris. Motion carried and Bill No. 9929 was read for a second time.</p> <p>Councilman Manganelli questioned if the council could amend the 'B-1' Zoning to allow for a laundromat under a Special Use Permit.</p> <p>Attorney Jackie Graves noted the option could be done, but the request would need to come from Planning and Zoning to amend the Zoning Code.</p> | | | |

Councilman Parson moved to suspend the rules to speak with the petitioner, seconded by Eagan. Motion carried.

Lisa Becker, petitioner, noted they have no intention of having any other type of business other than a laundromat. She stated a delay is the biggest concern since most of the equipment has been ordered and is being held for 3 months.

Councilman Caputa noted the request is to rezone the property, not a determination of the use for the business.

Councilman Eagan moved that Bill No. 9929 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9929 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

Second by: Councilman Caputa, Jeff

| 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 | | | | |

Whereupon the Chair declared Bill No. 9929 to have passed and become Ordinance No. 8942.

9937.

Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive-through only coffee shop located at 8180 N Lindbergh.

Councilman Eagan moved that Bill No. 9937 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9937 was read for a second time.

Councilman Pagano moved to suspend the rules to speak with the petitioner, seconded by Harris. Motion carried.

Councilwoman Pagano noted her concerns with the material being used for the business and other businesses using the same material.

Griffin Bobbit, petitioner, noted the manufacturer warranty is 30 years and the city has a maintenance and property keep code which will be followed by the business. Mr. Bobbit stated the masonry code does not apply to a 'B-5' and they are wanting to follow the appearance of the masonry code. There are many different variations of the building at current businesses, but none of the locations use full brick.

Councilman Caputa stated he would like to see a portion of the building to be full masonry, not galvanized steel.

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| | <p>Mr. Bobbit noted they do not have any portion of the building with exposed steel remaining.</p> <p>Councilman Schildroth noted concerns with the proposed development.</p> <p>Councilman Harris noted he stopped by the O’Fallon, Missouri location and supports the project. He stated if there are concerns with the codes allowing different types of material, a committee should meet to change the codes.</p> <p>Mr. Bobbit noted Section 505.060 does not require a ‘B-5’ to follow the masonry code. He clarified if the panel fails, the manufacturer will replace the paneling.</p> <p>Councilman Parson noted it may be difficult to get a clear answer on how to best proceed with the request but does not want to hold back the petitioner.</p> <p>Councilman Eagan stated he understands there are materials being developed which are not masonry, but can last just as long.</p> <p>Councilman Parson made a motion to continue Bill No. 9937 to the City Council meeting on January 8, 2024, seconded by Pagano. Motion carried.</p> |
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IX. NEW BUSINESS

BOARD APPOINTMENTS

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| Council. | <p>Councilman Siam made a motion to appoint Lawrence Sylvester, 3695 Estates Dr, to the Planning and Zoning Commission with a term expiring on December 11, 2027. Seconded by Caputa, motion carried.</p> |
| Mayor. | <p>Councilman Caputa made a motion to accept the mayor’s appointment of John Daab, 505 S. Lafayette, to the Veterans Commission with a term expiring on November 23, 2026. Seconded by Parson, motion carried.</p> <p>Councilman Manganelli made a motion to accept the mayor’s reappointment of Andrea Purnell, 1355 Estes Dr, to the Disability Awareness Commission with a term expiring on September 8, 2026. Seconded by Parson, motion carried.</p> <p>Councilman Manganelli made a motion to accept the mayor’s reappointment of Quoran Brown-El, 1440 Yearling, to the Disability Awareness Commission with a term expiring on July 24, 2026. Seconded by Parson, motion carried.</p> <p>Councilwoman Pagano made a motion to accept the mayor’s reappointment of Kevin Claspille, 1 Flower Valley Shopping Center, to the Citizen’s Police Review Board, with a term expiring on February 8, 2026. Seconded by Schildroth, motion carried.</p> <p>Councilwoman Pagano made a motion to accept the mayor’s reappointment of Robert Smith, 2823 Chapel View Dr, to the Citizen’s Police Review Board, with a term expiring on February 8, 2026. Seconded by Schildroth, motion carried.</p> <p>Councilwoman Pagano made a motion to accept the mayor’s reappointment of Jacinda Johnson, 2595 Bradwell, to the Citizen’s Police Review Board, with a term expiring on February 8, 2026. Seconded by Schildroth, motion carried.</p> |

REQUESTS

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| SUP Transfer. | <p>Request to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop.</p> |
| | <p>Councilman O’Donnell made a motion to accept the Request to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to</p> |

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| | Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop, seconded by Pagano. Motion carried. |
| Liquor. | Request for a Full Liquor by the Drink Liquor License for Taste by R&B LLC d/b/a Taste LLC located at 1169 N Highway 67. |
| | Councilman O'Donnell made a motion to approve the Request for a Full Liquor by the Drink for Taste by R&B, LLC d/b/a Taste, LLC located at 1169 N. Highway 67, seconded by Eagan. On Roll Call, the Council voted as follows: |

VOTING

Motion by: Councilman O'Donnell, Thomas

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 | | | | |

BILLS FOR FIRST READING

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| 9940. | Ordinance to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop. |
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Bill No. 9940 was read for the first time.

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| 9941. | Ordinance to amend the budget for the Public Works Department 301 to remove a Part time Custodian Position and add a Full-Time Custodian Position. |
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Bill No. 9941 was read for the first time.

Councilman Schildroth moved that Bill No. 9941 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9941 was read for a second time.

Councilman Caputa moved that Bill No. 9941 be read for a third time, seconded by Schildroth.

On roll call, the Council voted: Parson yes, Siam yes, Harris yes, Manganelli abstain, Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, and Pagano yes.

Having received a unanimous vote of all members present Bill No. 9941 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an 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 | |
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| 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 | | | | |

Whereupon the Chair declared Bill No. 9941 to have passed and become Ordinance No. 8943.

X. COUNCIL ANNOUNCEMENTS

Councilman Harris wished everyone Happy Holidays.
 Councilman Manganelli wished everyone a Merry Christmas and Happy Holidays.
 Councilman Schildroth thanked Lee Baranowski on his years of service with the Planning and Zoning Commission and wished him well. He wished all residents a Merry Christmas and Happy New Year. Councilman Schildroth wished his wife a Happy 41st Anniversary.
 Councilman Caputa wished everyone a Merry Christmas and Happy New Year.
 Councilman Eagan reminded people to check on others and say hi to neighbors during the holiday season. He wished everyone a Merry Christmas and Happy New Year.


XI. MESSAGE FROM THE MAYOR

Mayor Lowery wished everyone Happy Holidays and a Happy New Year.
 The Grand Opening of the I-270 North Project will take place on December 12, 2023 at 11am at 1 Village Square Drive.
 Mayor Lowery noted the Christmas Lights and Tree Disposal Program will be taking place until January 15th at the Health Department for lights and trees will be picked up by Gateway Disposal.

XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, January 8, 2024, at 7:00 pm.
 Councilman Parson moved to adjourn the meeting, seconded by Caputa. Motion carried.

Adjourned at 7:53 PM
 Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
 City Clerk

Bill No. 9928 Ord. No. 8941
 Bill No. 9929 Ord. No. 8942
 Bill No. 9941 Ord. No. 8943