

CITY OF FLORISSANT



COUNCIL MINUTES

May 28, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Tuesday, May 28, 2019 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: Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Parson, Siam and Harris. Also present was City Attorney John Hessel, Mayor Lowery, 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 Parson moved to remove the word "not" on line 205, seconded by Caputa. Motion carried. Councilman Caputa moved to approve the amended Meeting Minutes of May 13, 2019, seconded by Parson. Motion carried.

The next item on the Agenda was a legislative update by Tim Green. Mr. Green informed the Council and Mayor of all the legislation passed in Jefferson City during the last Missouri General Assembly. Mr. Green highlighted significant legislation that affected Florissant and North County. He distributed a handout which highlighted four significant bills regarding vacant property and motor vehicles. Mr. Green also stated that he had a power point presentation available for those who would like one.

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 #19-05-009 to issue an amendment to an existing B-5 Development to allow for a new dialysis center for the property located at 13015 New Halls Ferry Road had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

33 Edward Griesedieck, petitioner, stated that DaVita is one of the two largest dialysis centers in
34 the U.S. They currently operate a dialysis center in the shopping center and the new stand-alone
35 building will be adjacent to it, on a separate parcel of property. There will be no interruption of
36 services. Phase II of this expansion will be to redevelop the shopping center. Originally this site had
37 been annexed from St. Louis County as a C8 Zoning District. The corresponding type of zoning in
38 Florissant is a B5.

39 In describing the proposal, the petitioner stated that no new curb cuts will be added to the site.
40 Mr. Griesedieck stated that they would not be installing the sign that was indicated on the plans and it
41 will be removed. The site is entirely covered with asphalt with no landscaping. They will remove the
42 asphalt and repave the parking lot with curb and gutters. Vegetation will be planted along Halls Ferry,
43 Parker Road and within the interior of the site. Landscape islands will dramatically improve the entire
44 site. The construction material for the building will be brick, stone and block. All roof top mechanical
45 equipment will be screened. The trash receptacles will be installed in sight proof containers. The
46 petitioner stated that they exceed or meet all the parking requirements of the city and will have four
47 ADA parking spaces. DaVita will also have a loading space which is required by ordinance. The five
48 shielded light poles meet or exceed the city's light standard requirements. They have also met all of
49 MSD standards and the increased vegetation will reduce run off. The sign package will be presented at
50 a later date.

51 In response to Councilman Parson's question, Mr. Griesedieck stated he thought there were
52 approximately 16-20 patients using the existing facility. The new facility will allow for 24 patients
53 with 4 new "stations" for which one additional nurse will be hired. The petitioner stated that he was
54 not sure, but he thought the eventual plan was to tear down the old building in the next phase of the
55 development. The Pay Day loan business is separate will remain on its own site. There is no plan to
56 close the DaVita Dialysis Center at Cross Keyes Shopping Center.

57 In regards to signage, Councilman Parson stated that we would be making a motion to amend
58 the Bill to remove lines 133-134, Section F, Subsection (2).

59 Mr. Griesedieck requested three readings of the bill tonight if possible. The constructions plans
60 have been submitted and they are ready to go.

61 Councilman Jones stated he hoped the petitioner would use contractors with apprentice
62 programs for their construction labor.

63 Councilman Schildroth stated that although he supported this project, the Council does not
64 historically approve three readings in one night for a B-5 Ordinance, especially when detailed
65 construction plans were involved. He would like this bill to go through the standard procedure.

66 Mayor Lowery thanked DaVita for investing in Florissant.

67 Mr. Lum, Building Commissioner, explained that typically MSD approval is a lengthy process.
68 Mr. Griesedieck added that MSD has given them conceptual approval and it will then go back to the
69 city for final approval. Mr. Hessel clarified that no occupancy permit will be issued until all the storm
70 water drainage, as well as landscaping, is fully approved and installed.

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

72 Being no citizens who wished to speak, Councilman Parson moved to close P.H. #19-05-009,
73 seconded by Caputa. Motion carried.

74 Councilman Jones moved to accept Substitute Bill No. 9486, seconded by Caputa. Motion
75 carried. Councilman Jones moved that Substitute Bill No. 9486 An Ordinance authorizing the City of
76 Florissant, Missouri, to enter into a Lease/Purchase Agreement, as Lessee, with BOKF, N.A., as Lessor,
77 to finance the cost of making energy efficient improvements to various city facilities; and authorizing
78 the execution of certain documents and actions in connection therewith be read for a second time,
79 seconded by Eagan. Motion carried and Substitute Bill No. 9486 was read for a second time.
80 Councilman Henke moved that Substitute Bill No. 9486 be read for a third time, seconded by Harris.
81 Motion carried and Substitute Bill No. 9486 was read for a third and final time and placed upon its
82 passage.

83 Before the final vote all interested persons were given an opportunity to be heard. Being no
84 citizens who wished to speak, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
85 Schildroth yes, Henke yes, Pagano absent, Parson yes, Siam yes and Harris yes. Whereupon the Chair
86 declared Substitute Bill No. 9486 to have passed and became Ordinance No. 8511.

87 Councilman Henke moved that Bill No. 9490 an Ordinance authorizing the Mayor to enter into
88 an agreement with Control Technology & Solutions, LLC d/b/a CTS Group for guaranteed energy
89 savings contract for various municipal buildings be read for a second time, seconded by Schildroth.
90 Motion carried and Bill No. 9490 was read for a second time. Councilman Schildroth moved that Bill
91 No. 9490 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9490 was read for a
92 third and final time and placed upon its passage. Before the final vote all interested persons were given
93 an opportunity to be heard.

94 Robert Smith, 2823 Chapelview, asked if this project had been put out for bid. Councilman
95 Caputa responded yes. Mr. Hessel explained that bids had been sent out several years ago on a similar
96 project and this is a continuance of that work. Mr. Smith also asked questions regarding the financing
97 and the amount of projected saving of the project.

98 Being no other citizens who wished to speak, on roll call the Council voted: Jones yes, Eagan
99 yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes.
100 Whereupon the Chair declared Bill No. 9490 to have passed and became Ordinance No. 8512.

101 Councilman Caputa moved that Bill No. 9491 an Ordinance authorizing the Mayor to enter into
102 an agreement with Waterproofing Technologies, Inc. d/b/a WTI for roof repair and masonry work for
103 various municipal buildings be read for a second time, seconded by Jones. Motion carried and Bill No.
104 9491 was read for a second time. Councilman Jones moved that Bill No. 9491 be read for a third time,
105 seconded by Caputa. Motion carried and Bill No. 9491 was read for a third and final time and placed
106 upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

107 Being no citizens who wished to speak, on roll call the Council voted: Jones yes, Eagan yes,
108 Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon
109 the Chair declared Bill No. 9491 to have passed and became Ordinance No. 8513.

110 Councilman Henke moved that Bill No. 9492 an Ordinance authorizing the Mayor to enter into
111 an agreement with the Metropolitan Park and Recreation District d/b/a Great Rivers Greenway District
112 for reimbursement of funds to repair the Sunset Park Trail be read for a second time, seconded by
113 Pagano. Motion carried and Bill No. 9492 was read for a second time. Councilman Henke moved that
114 Bill No. 9492 be read for a third time, seconded by Siam. Motion carried and Bill No. 9492 was read
115 for a third and final time and placed upon its passage. Before the final vote all interested persons were
116 given an opportunity to be heard.

117 Being no citizens who wished to speak, on roll call the Council voted: Jones yes, Eagan yes,
118 Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon
119 the Chair declared Bill No. 9492 to have passed and became Ordinance No. 8514.

120 Councilman Parson moved to approve request to keep four chickens for Jules Czajkowski
121 located at 1230 Cheyenne Drive, seconded by Jones. Motion carried and the request was approved.

122 Councilman Parson introduced Bill No. 9495 An Ordinance authorizing an amendment to an
123 existing B-5 Development to allow for a new dialysis center for the property located at 13015 New
124 Halls Ferry Road and said Bill was read for the first time by title only.

125 Councilman Parson moved that Bill No. 9495 be read for a second time, seconded by Eagan.
126 Motion carried.

127 Councilman Parson moved to amend on page 4, line 133-134, to delete the requirement for two
128 ground monument signs being located as shown AS1- 304 and E2, dated 1/30/2019, seconded Henke.
129 Motion carried.

130 Councilwoman Pagano clarified that the petitioner would be starting construction in 4 weeks.
131 Mr. Griesedieck stated that he would be withdrawing his request for three readings in one night.

132 On the motion for a second reading, motion carried and Bill No. 9495 was read for a second
133 time.

134 The next item on the Agenda was Council Announcements.

135 Councilman Parson announced the Ward 8 Clean – Up Event has been rescheduled to June 1 at
136 11:00. Students from McClure will be helping in the clean-up. Page Faulkner, McClure North High
137 School student, has qualified for the Missouri USA Women’s Wrestling Team for the third year in a
138 row. Anyone wishing to offer sponsorship money for her traveling expenses can contact Councilman
139 Parson through the city email for more information.

140 Councilman Henke announced the first Wednesday Night Out will be this Wednesday in Old
141 Town.

142 Councilman Harris thanked Officer Mann and “Eddie” for a very successful fundraiser for the
143 T.E.A.M. food pantry and the Moolah Shrine Patrol. The Police Department is offering stickers for the
144 outside of your home for emergency responders to identify individuals with special needs when on a
145 call out. He encouraged residents to join their local Neighborhood Watch Program and participate in
146 the 9:00 Routine.

147 Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to
148 leave them in their vehicles. He agreed with Councilman Harris that getting into a routine of making
149 sure your vehicle and home are locked is an excellent idea. He asked all the residents to consider
150 joining their local Neighborhood Watch Program.

151 Councilman Jones encouraged everyone to volunteer or donate items to T.E.A.M. The
152 Shackelford road project is winding down and he encouraged residents to contact him with any
153 concerns or questions regarding the project. He thanked the new Mayor for being so welcoming to the
154 employees and residents.

155

156 The next item on the Agenda was Mayor Announcements.

157 Mayor Lowery stated the Wednesday Night Out will be from 6-9 pm this Wednesday. There
158 will be a plaque dedication at the VFW Post on the parking lot at 7:45 for Vietnam Veteran Sergeant
159 Prevedel, MIA-POW. On June 28th from 6-9 there will be a Food Truck Night at the Knights Grounds.
160 The Fiesta in Florissant will also be held at the Knights Ground on June 22 – June 22.

161 The Council President announced that the next regular City Council Meeting was scheduled for
162 Monday, June 10, 2019 at 7:30 pm.

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

164 The meeting was adjourned at 10:08 p.m.

165

166

167

168

169

170

171

Karen Goodwin, City Clerk

172 The following Bills were signed by the Mayor:

173 SBill No. 9486 Ord. 8511

174 Bill No. 9490 Ord. 8512

175 Bill No. 9491 Ord. 8513

176 Bill No. 9492 Ord. 8514

177