

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, September 25, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, September 25, 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: Schildroth, O'Donnell, Pagano, Parson, Siam, Harris, Manganelli, Eagan, and Caputa. 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. APPROVAL OF MINUTES

9-14-2023. City Council Minutes 9-14-2023

Councilman Harris made a motion to approve the City Council Minutes of September 14, 2023, seconded by Schildroth. Motion carried.

IV. HEARING FROM CITIZENS

Sandi Meyer, 125 Pompano, noted there is a streetlight on Manor which has fallen and not replaced or fixed. She stated the Comprehensive Plan had mentioned limiting the number of rental homes per block and there was a study being done and wanted to know if the study had been completed.

Guy Tinker, 1505 Flicker, noted the west side of Florissant features undisturbed forest and woodland, farmland, a river, and parks. He stated these areas need to be preserved and not developed into building areas. He noted greenspaces should be left as they are and noted he does not believe developing park land into home development is the appropriate use for the land.

V. COMMUNICATIONS

There were none.

VI. PUBLIC HEARINGS

23-09-018. Request recommended approval of a Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an existing "B-3' Extensive Business District

The City Clerk reported that Public Hearing 23-09-018 for the Request recommended approval of a Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an existing 'B-3' Extensive Business District. The Chair declared the Public Hearing to be open.

Kevin Kelroy, petitioner, noted the business is wanting to take one-third of the property and creating a 'B-5' development and has received approval from Planning and Zoning and Metropolitan Sewer District.

Being no further comments, Councilman Siam made a motion to close the Public Hearing, seconded by O'Donnell. Motion carried.

- 23-09-019. 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.

The City Clerk reported that Public Hearing 23-09-019 for the Request to rezone the property located at 3200 N. Hwy 67 from 'B-3' "Extensive Business District" to 'B-5' "Planned Commercial District" for All Tru Credit Union with attached drive-thru. The Chair declared the Public Hearing to be open.

Kevin Kelroy, petitioner, noted All-Tru Credit Union is wanting to build a single story 2,400 sq. ft. building with an attached two lane drive-thru and a shared access drive which will be maintained with an agreement. He stated all photometrics and landscaping plans were compliant with city code. Mr. Kelroy noted he would like increased parking capacity for customers and changed the materials on the gate per the Planning and Zoning request. He stated the warranties on all materials used on the building would be compliant with city lifespan requests.

Councilman Caputa noted his concerns with the adhered masonry material falling off of the building over time. Mr. Kelroy noted the masonry would secure fully and a supervisor would be on sight to verify materials are being secured appropriately.

Being no further comments, Councilman Siam made a motion to close the Public Hearing, seconded by Caputa. Motion carried.

- 23-09-020. Request to authorize a Special Use Permit to allow for a vehicle and RV storage establishment in a B-3 Extensive Business District located at 2 Menke Place.

The City Clerk reported that Public Hearing 23-09-020 for the Request to authorize a Special Use Permit to allow for a vehicle and RV storage establishment in a 'B-3' Extensive Business District located at 2 Menke Place. The Chair declared the Public Hearing to be open.

John Marshall, petitioner, noted his family owns and operates Ruiz's and has acquired the lot near Ruiz's which was previously owned by his grandfather. He stated he would like to have an RV and vehicle storage lot, but this would not be sales lot, only for storage of vehicles with around 40 stalls. Mr. Marshall noted an office space on the west side of the building owned by his family would be used as an office space. He clarified there would not be storage for over-the-road trucks such as semi-truck cabs. Mr. Marshall stated security would be an ongoing concern with an 8-foot fence installed around the parking lot and privacy slats as well as cameras and a motorized and remote operated gate for the entrance.

Lou Jearls, 1355 Swallow Lane, made a statement (attached).

Mr. Marshall noted he understands the concerns brought forth and it would also be in the best interest of the business and residents to not store hazardous materials or live animals on the lot. He noted limiting the weight of vehicles could eliminate the ability to store some RVs on the property and would not allow anyone to live in their stored vehicles on the property.

Being no further comments, Councilman O'Donnell made a motion to close the Public Hearing, seconded by Pagano. Motion carried.

- 23-09-021. Request to amend the Zoning Code to establish a Planned Development - Residential Zoning District (PD-R)

The City Clerk reported that Public Hearing 23-09-021 for the Request to amend the Zoning Code to establish a Planned Development - Residential Zoning District (PD-R). The Chair declared the Public Hearing to be open.

John Hessel, City Attorney, noted all written comments and documents for the current and subsequent Public Hearings would be part of the record. The current public hearing involves the change of Zoning Code to allow for Residential Development.

Jackie Graves noted the proposal is to allow a Residential Development Zoning which is similar to the 'B-5' Planned Commercial District for commercial properties. This change came about to develop single-family homes in the city of Florissant and is an opportunity for other developments in the future.

Todd Hughes, Public Works Director, noted the city was approached by McBride Homes and agreed the city needs a Planned Development - Residential District.

John Brancaglione, PGAV, stated the ordinance is intended to replace the Planned Environment Unit District of the Zoning Code. He noted the proposal does use portions of the current section but creates more regulations for the Residential Development District. Mr. Brancaglione noted minor changes were made by the Planning and Zoning Commission which include a phrase removed at the end of a sentence on Page 4, a correction to square footage allocation, and an addition on page 5 which stated added street lighting would be a requirement to be shown on preliminary development plans.

Being no further comments, Councilman Eagan made a motion to close the Public Hearing, seconded by Schildroth. Motion carried.

23-09-022. Request to approve the final plat for the property located at 2300 Charbonier.

The City Clerk reported that Public Hearing 23-09-022 for the Request to approve the final plat for the property located at 2300 Charbonier. The Chair declared the Public Hearing to be open.

Jackie Graves requested the record should reflect that all comments made for Public Hearing 23-09-021 also be made part of the record for Public Hearing 23-09-022.

Ms. Graves noted the property is a portion of Koch Park which is 31.94 acres of land. She noted a Bill for First Reading, Bill No. 9918, regarding a land swap of this portion of land and land currently owned by McBride Development allows the mayor to transfer the final plat of 2300 Charboiner to McBride under the name of Koch Park Development, LLC. The land to be acquired by the City of Florissant is property located next to Sunset Park and totals 33.74 acres which would become additional park land. Ms. Graves noted the final plat is to plot the overall plan to development the property at Charbonier and approve the land swap.

Todd Hughes stated the plat divides the property at Koch Park and the city would retaining the majority of the park land at Charbonier.

Zach McMichael, attorney for Mary Love, noted his client would like the city to think about whether or not this is the best use of the land proposed. Mr. McMichael noted he submitted a Sunshine Request regarding the development and has received information. He requested appraisals for the Charboiner property and the Mullanphy property which have not been completed. Mr. McMichael believes without these appraisals the city cannot know if they are receiving valuable land. He stated no traffic study has been completed and wants to know if the land will allow for the potential traffic increase. He noted he believed the mayor entered into the agreement with McBride previously in June 2023 and the City Council is now giving permission to sign said agreement.

John Hessel stated the process has been discussed for close to a year and is not being rushed for approval. He noted the appraisals were not completed because the appraisal would not be effective under this circumstance since the values of the property are under different

uses to be developed. He noted other presentations will show the benefits of the properties being developed at both Koch Park and the Mullanphy property including trails. Mr. Hessel noted the appraisal process in this situation is not legal or practical. He stated a traffic study would be completed as an obligation of the preliminary plan for the properties. The Council met in closed sessions to discuss the agreement and the minutes would remain closed under the Missouri Sunshine Law until the execution of the purchase and sale of the properties. He noted the City Council authorized the agreement in a closed session.

Councilman Eagan noted the vote to approve the Bills would not be completed as the bills in question are on the agenda for first reading.

Kathy Wilson, 3000 Charbonier, questioned why the city has not mentioned the property agreements prior to this meeting and would like to know why the property at Mullanphy cannot be developed instead of the Koch Park property. She stated she believes the Mullanphy property cannot be developed for hiking or recreational use due to the flood plain and wooded conditions. Ms. Wilson noted she would like the mayor to value to park property since they are taking Koch Park away from the residents in the area since those in the area use this portion of the park. She stated, in her research, no community has ever taken park away for a residential development.

Being no further comments, Councilman O'Donnell made a motion to close the Public Hearing, seconded by Caputa. Motion carried.

23-09-023. Request to approve the final plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate.

The City Clerk reported that Public Hearing 23-09-023 for the Request to approve the final plat of 2700 Mullanphy Lane: Parts of Lots 1 and 2 Jane Lindsay Estate. The Chair declared the Public Hearing to be open.

Jackie Graves requested the record should reflect that all comments made for Public Hearing 23-09-021 and 23-09-022 be made part of the record for Public Hearing 23-09-023.

Ms. Graves noted the discussions during the meeting have included the Mullanphy Lane Property known as the Love Property. This discussion would allow for the property to be zoned as park property and additional property which would be made into residential property later. The residential property discussion for Mullanphy Lane is not on for discussion since the development has not been presented to the city at this time.

Todd Hughes stated the land swap would be for Lot A of the Love Property which is a combination of multiple smaller properties into two larger parcels.

Kathryn Moore, McBride Homes, stated she purchased the property in January 2023 which consisted of 7 properties and would be consolidated into 2 large parcels. Ms. Moore noted the plans to develop the property would be sent to the city at a later date and the only request at this time is to complete the land swap with the city.

Sandi Meyer noted her confusion with the property being purchased in January, but discussion with the Council has been in front of the council for a year.

Ms. Moore stated the property in question was under contract for an extended period of time while they completed surveys and other necessary tests on the property.

Being no further comments, Councilman O'Donnell made a motion to close the Public Hearing, seconded by Caputa. Motion carried.

23-09-024. Request to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family Dwelling District to a PD-R " Planned Development-Residential District".

The City Clerk reported that Public Hearing 23-09-024 for the Request to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family

Dwelling District" to a PD-R "Planned Development - Residential District". The Chair declared the Public Hearing to be open.

John Hessel requested the record should reflect that all comments made for Public Hearing 23-09-021, 23-09-022, and 23-09-023 be made part of the record for Public Hearing 23-09-024. He stated this is application to receive a rezoning of the property at Charboiner and entered the following into the record: Exhibit 1 as the Code of Ordinance for the City of Florissant including the Zoning Code, Exhibit 2 as the the protest petitions received from Mr. McMichael and the buffer map prepared by Todd Hughes which would trigger a 2/3 vote by the City Council, and Exhibit 3 which would be an email from Mr. McMichael received with the petition. He noted the Council should look at the parks and recreation benefit the city will receive from this agreement.

Kathryn Moore, McBride Homes, noted McBride Homes is the largest home build company in Missouri and has been around for 75 years. She stated the planned development area is the excess acreage at Koch Park. Ms. Moore noted a traffic study was completed by a third party. The site is 31.49 acres in size and would be beneficial for the city to develop. She noted the project received a recommendation from the Planning and Zoning Commission and positive staff report from city staff. Ms. Moore referenced the Comprehensive Plan which showed Koch Park as a future development which led to McBride Homes and the city beginning discussion regarding the land swap. She noted the development would include park trails which would be dedicated to the city after being built. New streets and sidewalks would also be included in the development of new, modern housing which would help draw in new residents. She stated 8 acres of common ground would be kept with 1.3 acres of trail right-of-way, all which would be dedicated to the city. McBride Homes had a traffic study completed which noted safe and efficient access and the current street operates well now and would in the future with the build. The development would have ranch and two-story options from 2 to 4 bedrooms available. Ms. Moore noted the average sale price for their recent development near Florissant, Riverstone, is \$375,000 and the current highest sales price is \$475,000. The McBride Homes design studio allows customers to choose and customize the homes being built. Ms. Moore noted the company is seeking a favorable vote to meet the City's goals of new housing and McBride's goals of bringing a modern development to the city.

Patrick Mulcahy, Economic Development Director, noted the new homes and greenspace would both be beneficial for the city. He showed a video taken of the proposed new park land which was obtained by Mr. Mulcahy and the City of Florissant Media team. He stated the new land reminds him of a State Park which is not obscured by power lines and cell towers. Mr. Mulcahy showed various pictures of the bluffs and trails along the river which are already built out and various trails which are already in the possession of the police and fire department in case of emergencies on the trails. The parkland is 43.7 acres and could connect to the Sunset Park trails. The city staff is proposing a connection to the Greenway Trail system in future developments of the trails. A 10-foot wide, multi-use trail in the proposed development would also be added to Sunset Park with optional connections to other parks. Mr. Mulcahy noted the entire development does fall in line with the desires of the Comprehensive Plan and could possibly connect Old Town Florissant with three large city parks and other local parks. Mr. Mulcahy noted the Comprehensive Plan did mark this portion of Koch Park as a potential development area and add more park land to the city. The city could experience a broader economic base with more residents joining the city and encourage new businesses to develop within the city limits.

Mayor Lowery thanked everyone for coming to the meeting and he is aware not everyone is in support of the project, but he believes it is in the best interest of the city and its residents. He noted, during his first-year campaigning for mayor, the top two concerns of

residents were to feel safe and economic development for Florissant. He stated many people wanted to see more retail stores and homes being built. He noted the past year of meeting with McBride Homes they learned the city could develop 108 new homes on passive park land and in exchange the city would receive 43 acres of park land overlooking the Missouri River with a walking trail system and extending the Sunset trail from Sunset Park to St. Ferdinand Park, Koch Park, and into the Old Town area. Mayor Lowery noted the types of homes proposed are lacking in the city and are the desired type of home by many families looking to expand and the development would be the first of its size in 40 to 50 years. He stated the archery range on Koch Park is being moved to Sunset Park with the donation by other organizations. Mayor Lowery noted he was born and raised in the City of Florissant and has served the community for 34 years, he values the park system within the city. He noted current and new amenities being developed in the current parks.

Zach McMichael noted he asked to be made aware of any closed records in his Sunshine Request and he was not made aware of closed session minutes. He stated he believed it was standard for McBride Homes and other companies to do appraisals of unimproved properties which could allow the city to sell the property for an amount to the purchase the land on Mullanphy Lane and have funds to provide amenities on the new park land.

Elisabeth Ottolini, 2701 Shackelford, noted Christine Love wrote a letter which stated she has been a long owner of the land near the proposed development and has advocated for the land to remain undeveloped. She does not agree with the Koch Park development to be sold and developed. Ms. Love offered to donate 17 acres she owns to Koch Park in return for a commitment from Florissant not to swap the Koch Park Land. She is also willing to purchase the 43 acres on Mullanphy Lane with others to then donate the property to the City of Florissant. Ms. Love noted the development could cause the homes to lose value. Ms. Ottolini stated she is very familiar with the land on Mullanphy Lane and the land is dangerous for development.

Jerry Pete, 4 Storkway Ct, noted he has been a resident for many years and has worked with former Mayor James Eagan. He believes the former mayor would be opposed to the development and he does not agree with giving up the current park land for a development. He stated he loves Koch Park.

Brian Wilson, 3000 Charbonier, noted his opposition with the Koch Park Development. He stated he does not believe the city should give up park land to a new developer.

Mary Klines, 2580 Flamingo, noted she believes the city has not been transparent with the residents of the city. She wished the city council would reconsider the development of the park land.

Cole Loftus, 365 Maple Dr, noted he is in favor of the project since his family is growing and would like to have a larger home within the city limits. He believes the development would be beneficial to the city and its residents. Mr. Loftus stated as a 33-year resident, he has never walked to the rear portion of the park which is going to be used as new developed housing.

AJ Friedhoff noted he is wanting to find a home which he and his family can grow into, but he believes residents should not have to make small homes work if the city is able to find a developer who can create larger homes.

Kathy Wilson, 3000 Charbonier, noted she believes McBride is building 90 homes at the end of Mullanphy.

Kathryn Moore, McBride Homes, noted the intention is to develop the tract at Love which they will do in the future, but no development or preliminary plans have been

submitted to the city. She stated a concept plan may have been submitted, but no plans have been submitted or approved.

Ms. Wilson noted she was unsure of where the videos and photos which were shown were received once and does not understand how you would be able to get to the conservation area.

Patrick Mulcahy noted he took the photos and videos of the trail and that there was a possibility to get the trail to connect to Koch Park and not definitive. He noted various trails within the City of Florissant do use common ground to connect to other parts of the city.

Guy Tinker, 1505 Flicker, reminded the council of the offer from Christy Love to donate 17 acres and then purchased 43 acres for the city to develop as park land.

Jessica Berchtold noted she has raised her family within the city of Florissant and uses the parks constantly. She stated she often must go over to St Louis County to spend any time on the riverfront as Florissant has the smallest amount of river frontage. She noted, professionally, how many people try to stay within the Florissant community who end up in other counties because they are unable to find a home big enough for their family.

Kyle Bennett noted he is in favor of the land swap which would allow for more development and the city would be gaining more property.

Councilman Eagan noted he began spending more time outside walking and Koch Park is a major destination for his walks. He stated it is a great area which will allow a great opportunity for the city. The hope and the goal are to allow the trail to, one day, connect Sunset Park to Koch Park.

Councilman Manganelli noted he has never used the rear portion of Koch Park. He stated this land swap and park area will be a great opportunity for the city and its residents. The city needs the development of larger houses and growing families.

Councilman Harris noted his appreciation for everyone attending and being open to listening and sharing their opinions of the development. He stated that the development of the park land has always been a desire of the city to expand the park land.

Sandi Meyer requested the potentially proposed 90 homes on Mullanphy Lane be part of the agreement to guarantee the development.

Kevin Kelly noted he is in favor of the development and the company has always held up their end of every deal they have made for other developments in North County. Mr. Kelly stated the Comprehensive Plan focused on developing new and modern homes to keep families in Florissant and he is confident McBride is the best option to do so. The land swap is the best option even though portions of the land are difficult, the land offers something new to the city.

Being no further comments, Councilman Eagan made a motion to close the Public Hearing, seconded by Caputa. Motion carried.

Councilman Eagan made a motion for a 10-minute recess, seconded by Pagano. Motion carried.

VII. OLD BUSINESS

BILLS FOR SECOND READING

9906. Ordinance appropriating the Community Development Block Grant (CDBG) Funds to the 2023 Fiscal Year for the City of Florissant.

Councilman Eagan moved that Bill No. 9906 be read for a second time, seconded by Parson. Motion carried and Bill No. 9906 was read for a second time.

Councilwoman Pagano moved that Bill No. 9906 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9906 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: Councilwoman Pagano, Jackie

Second by: Councilman Caputa, Jeff

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganeli, 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. 9906 to have passed and become Ordinance No. 8912.

9907. Ordinance establishing the rate of taxation to be levied upon all real estate and tangible personal property in the City of Florissant, county of St. Louis, State of Missouri, for the year 2023, for the payment of interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2, 2022.

Councilman Schildroth moved that Bill No. 9907 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9907 was read for a second time.

Councilman Caputa moved that Bill No. 9907 be read for a third time, seconded by O'Donnell. Motion carried and Bill No. 9907 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 Caputa, Jeff

Second by: Councilman O'Donnell, Thomas

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganeli, 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. 9907 to have passed and become Ordinance No. 8913.

9909. Ordinance authorizing a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District located at 2636 N. Highway 67. .

Councilman Siam moved that Bill No. 9909 be read for a second time, seconded by Parson. Motion carried and Bill No. 9909 was read for a second time.

Councilman Siam moved that Bill No. 9909 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9909 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 Siam, Tommy

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			

Whereupon the Chair declared Bill No. 9909 to have passed and become Ordinance No. 8914.

VIII. NEW BUSINESS

BOARD APPOINTMENTS

Ward 6. **Appointment of Ray Underwood to the Landmark and Historic District Commission.**

Mayor **Appointment of Geannette Jones to the Disability Awareness Commission.**

Councilman O'Donnell made a motion to appointment of Ray Underwood, 905 N. Jefferson, was appointed to the Landmark and Historic District Commission as a member from Ward 6 with a term expiring on September 25, 2026. Seconded by Schildroth, motion carried.

Councilman Caputa made a motion to accept the mayor's appointment of Geannette Jones, 1600 Verlene, was appointed to the Disability Awareness Commission as a member from Ward 1 with a term expiring on September 25, 2026. Seconded by Eagan, motion carried.

BILLS FOR FIRST READING

9910. Ordinance approving the Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an exiting "B-3' Extensive Business District

Bill No. 9910 was read for the first time.

9911. Ordinance to rezone the property located at 3200 N. Hwy 67 from B-3 "Extensive Business district" to B-5 "Planned Commercial District" All Tru Credit Union with attached drive-thru.

Bill No. 9911 was read for the first time.

9912. Ordinance to authorize a Special Use Permit to Jorville LLC to allow for a vehicle and RV storage establishment in a B-3 Extensive Business District located at 2 Menke Place.

Bill No. 9912 was read for the first time.

9913. Ordinance authorizing the Mayor of the City of Florissant to enter into an agreement with Missouri Highways and Transportation Commission for the St Catherine Street Improvements Project

Bill No. 9913 was read for the first time.

Councilman Eagan moved that Bill No. 9913 be read for a second time, seconded by Siam. Motion carried and Bill No. 9913 was read for a second time.

Councilman Caputa moved that Bill No. 9913 be read for a third time, seconded by Manganelli. On roll call the Council voted: Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Having received a unanimous vote of all members present Bill No. 9913 was read for a third and final time and placed upon its passage.

Sandi Meyer requested more information on what the St. Catherine Street Project was.

Mayor Lowery noted this project is 80/20 funded by the city to improve St. Catherine.

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 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 Bill No. 9913 to have passed and become Ordinance No. 8915.

E9914. Ordinance authorizing an amendment to Chapter 125.065 “Wage Increase and Schedule,” subsection A “Job Classification and Grade Level,” for the purpose of changing the grade level of the Building Commissioner.

Bill No. 9914 was read for the first time.

Councilman Schildroth moved that Bill No. 9914 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9914 was read for a second time.

Councilman Caputa moved that Bill No. 9914 be read for a third time, seconded by Manganelli. On roll call the Council voted: Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Having received a unanimous vote of all members present Bill No. 9914 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 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 Bill No. 9914 to have passed and become Ordinance No. 8916.

9915. Request to amend the Florissant Code of Ordinances, Title IV "Land Use", Chapter 405 "Zoning Code", by adding a new Title V "Planned Development-Residential District" (PD-R).
Bill No. 9915 was read for the first time.
9916. Ordinance authorizing the approval of a final plat for the property located at 2300 Charbonier. Road.
Bill No. 9916 was read for the first time.
9917. Ordinance authorizing approval of the final subdivision plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate.
Bill No. 9917 was read for the first time.
9918. An ordinance authorizing the mayor to transfer ownership of a portion of the Koch Park Property, consisting of approximately 31.94 acres, to Koch Park Development LLC and Elite Development LLC provided that the city receives in return a parcel of land adjacent to sunset park, consisting of approximately 43.7 acres, to be used as park land.
Bill No. 9918 was read for the first time.
9919. Request to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family Dwelling District to a PD-R "Planned Development-Residential District".
Bill No. 9919 was read for the first time.

IX. COUNCIL ANNOUNCEMENTS

Councilman Parson reminded Wards 8 and 9 would be holding a joint ward meeting on Tuesday, October 10th at 6:30pm in the gymnasium of Eagan Center with the mayor and members of administration.

Councilman Manganelli wished a Happy Birthday to his daughter, Angela. He noted first annual Florissant Italian Festival is on September 30, 2023, from 4pm to 8pm. He noted the bocce tournament still has a few team slots left with many sponsors.

Councilman Eagan wished his wife a Happy 35th Anniversary.

X. MESSAGE FROM THE MAYOR

Mayor Lowrey noted a plaque dedication would be taking place for the late Sue Mitchell on Wednesday, September 27th at 5:30pm in front of 111 rue St. Francois before the last Wednesday Night Out at Hendel's.

Mayor Lowery stated the National Night Out is Tuesday, October 3rd from 6pm to 8pm and asked neighborhoods to register their block parties.

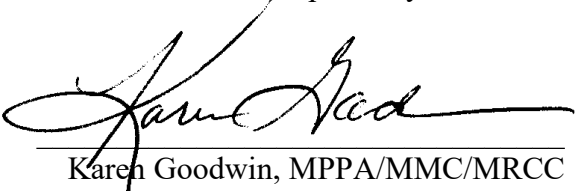
XI. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, October 9, 2023, at 7:00 pm.

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

Adjourned at 10:00 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9906	Ord No. 8912
Bill No. 9907	Ord No. 8913
Bill No. 9909	Ord No. 8914
Bill No. 9913	Ord No. 8915
Bill No. 9914	Ord No. 8916