

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, October 9, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, October 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: Schildroth, O'Donnell, Pagano, Parson, Siam, Harris, Manganeli, 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

Councilman Caputa made a motion to approve the City Council Minutes of September 25, 2023, seconded by Schildroth. Motion carried.

IV. HEARING FROM CITIZENS

Councilman Eagan noted anyone wanting to speak on the bills related to the Koch Park Development and land swap agreement can either speak during Hearing from Citizens or during the Bills for Second Reading. He asked anyone who would like to speak to not repeat the discussion and the meeting would not allow for residents to speak multiple times and the audience do not shout or interrupt while people are speaking. Councilman Eagan noted the Council follows Roberts Rule of Order and at any moment, if a council member feels the discussion has led to discourse, a call for the question can be made at which time he must stop the proceedings and request a roll call vote.

Ellen Mattli, 16 Blanchette, stated she did not have enough information regarding the land swap and wanted to know the assessed value of the properties being proposed in the swap. John Hessel noted this is not the sale of property and does not require an appraisal since land is not being sold. Mr. Hessel noted the council is responsible for determining if the city is receiving a fair trade for the property, in this case, as a recreational portion of land.

Susan Wessel, 2850 Charbonier, stated she is opposed to the construction of homes and understands their perceived benefits, but believes the cost to the community and the environment outweigh the benefits of the development. She stated the parks are vital greenspace and the placing of homes on the property would drastically change the landscape of the neighborhood and sacrificed for the sake of profit. Ms. Wessel believes the development would devalue the homes and traffic congestion should be considered since adding new housing would result in more traffic on over-burdened roads. The city should be committed to preserving parks, not building homes on the area because the true value of parks cannot be measured monetarily. She noted over 58 homes on realtor.com were listed at over \$258,000 within the City of Florissant.

Martin Payne, 2471 Spikewood, stated he didn't realize this proposal had been in question for the council for a year and asked why it could not be put to the vote of the people on a ballot.

Andrew Podleski, 960 St Catherine, stated he believes this is the worst proposal since the city bought the golf course in the late 1990's. He noted the homes will not assist the city since they do not have a real estate tax since the taxes received are based on population. Mr. Poleski stated the property is unusable for most people due to its steep terrain and the city has no precedent for this land swap.

Sandi Meyer, 125 Pompano, stated she believes the council has already made their decision and proposed that any new construction including, but not limited to, any planned greenspace be built green to include permeable sidewalks, roadways, rain gardens, native plantings and any proposed homes in currently wooded areas be required to maintain a minimum of 25% of the existing trees.

Brian Wilson, 3000 Charbonier, stated he believes the decision was already made. He noted he believed there would be a net loss of about \$439,000 for the land swap. Mr. Wilson noted curiosity of whether other developers were brought in to discuss ideas or developments outside of McBride Homes but understands this was a closed session issue.

Mary Michele stated that rezoning Koch Park to residential is wrong, unfair, and a sneaky, silent deal completed by the city. She noted the agenda stated the rezoning as 2300 Charbonier and no one would know this was Koch Park as the proposed rezoned property. She stated the city needs to be more transparent with residents since they pay taxes and residents should have a vote on this proposal.

Kathy Wilson, 3000 Charbonier, stated Mr. Hessel may believe the value of the property is based on recreational use, but her taxes are not. She noted the council should do more to make Koch Park more utilized because they have let the property sit even with a special tax increase named Proposition A. Ms. Wilson stated the two pieces of property are not similar or comparable at all and the development off Mullanphy which will be proposed later will add 90 homes to the city.

Jerry Pette, 4 Storkway, noted the residents have loved the park for over 60 years and the development is unprecedented. He stated he took a flyer of opposition to the rezoning to the Fall Festival and talked to over 100 people and only had one person say they were in favor of the rezoning.

Sarah Wilson stated she was opposed to the development but wanted clarification on what recreational value meant. John Hessel noted the Economic Development Director along with other staff members present at the public hearing defined the recreational value of the property.

Andrew Lococo, 1231 Riverwood Place, stated he has looked for larger homes within the city of Florissant and found a large enough home in Riverwood Place which he believed was within Florissant city limits. He noted he has struggled to find a 4-bedroom home within the city limits and is in favor of the development because it gives larger, growing families an opportunity to stay within the city. Mr. Lococo noted, over his time as a resident, he has not seen anyone use the area of Koch Park in question.

Jim Hunziker, 2675 Charbonier, noted he is against the development and lives across the street from the future entrance of the neighborhood. He stated it is not necessary for the development and would rather see a development at the rear of the JJE Center or at Dunnegan Park. He noted an added trail would bring other neighborhoods into his backyard.

V. COMMUNICATIONS

Councilman Eagan made a motion to enter an email received by Representative Bangert into the record, seconded by Schildroth. Motion carried.

VI. PUBLIC HEARINGS

23-010-025. Request to amend Special Use Permit no. 8595 issued to Latte Lounge LLC to allow for the expansion of a sit-down, carry out coffee shop in an existing 'B-3' Extensive Business District for the property located at 2188/2190 N Waterford.

The City Clerk reported that Public Hearing 23-10-025 for the Request to amend Special Use Permit no. 8595 issued to Latte Lounge, LLC to allow for the expansion of a sit-

down, carry-out coffee shop in an existing 'B-3' Extensive Business District for the property located at 2188/2190 N. Waterford. The Chair declared the Public Hearing to be open.

Nyshaun Harvey, owner, stated her business currently occupies 2190 N Waterford and a business just vacated 2188 N Waterford. She noted she would like to provide an area for customers to sit down and stay longer at her business and would need to open the space between the two sections of property to do so. Ms. Harvey stated she would like to keep the business model the same.

Councilman Siam stated he would support three readings of the agenda.

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

23-010-026. Public Hearing on the Proposed Budget for the City of Florissant for the Fiscal Year beginning December 1, 2023 and ending on November 30, 2024.

The City Clerk reported that Public Hearing 23-10-026 for the Public Hearing on the Proposed Budget for the City of Florissant for the Fiscal Year beginning December 1, 2023 and ending on November 30, 2024. The Chair declared the Public Hearing to be open.

Kimberlee Johnson, Florissant Finance Director, stated she has submitted the Fiscal Year 2024 Proposed Budget.

Councilman Eagan noted the budget meeting was held on Saturday, October 7, 2023 where the council reviewed each item on the budget with all department heads and Ms. Johnson.

Being no further comments, Councilman Eagan made a motion to close the public hearing, seconded by Siam. Motion carried.

VII. OLD BUSINESS

BILLS FOR SECOND 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 existing "B-3' Extensive Business District

Councilman O'Donnell moved that Bill No. 9910 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9910 was read for a second time.

Councilman O'Donnell moved that Bill No. 9910 be read for a third time, seconded by Parson. Motion carried and Bill No. 9910 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 O'Donnell, Thomas

Second by: Councilman Parson Jr., Robert

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. 9910 to have passed and become Ordinance No. 8917.

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

Councilman Siam moved that Bill No. 9911 be read for a second time, seconded by Harris. Motion carried and Bill No. 9911 was read for a second time.

Councilman Siam moved that Bill No. 9911 be read for a third time, seconded by Manganelli. Motion carried and Bill No. 9911 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 Harris, Andrew

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. 9911 to have passed and become Ordinance No. 8918.

S9912. 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.

Councilman O'Donnell made a motion to accept Substitute Bill No. 9912, seconded by Eagan. Motion carried.

Councilman O'Donnell moved that Bill No. 9912 be read for a second time, seconded by Harris. Motion carried and Bill No. 9912 was read for a second time.

Councilman O'Donnell moved that Bill No. 9912 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9912 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 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			

Whereupon the Chair declared Bill No. 9912 to have passed and become Ordinance No. 8919.

9915. Ordinance 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).

Councilman Eagan moved that Bill No. 9915 be read for a second time, seconded by Manganeli.

Councilwoman Pagano noted she had concerns regarding comments at the previous meeting and emails received about transparency and has asked the city attorney to explain how situations are handled.

John Hessel, City Attorney, stated any complaints about the negotiations being held in closed session or lack of transparency should be directed to the city attorney. He noted he has represented municipalities for over 40 years as well as media clients and is very familiar with Sunshine Law. He stated he is aware of issues and concerns with transparency but has also been involved in business transactions and knows when a city is involved in any transaction including a purchase, sale, or exchange of real property, negotiations are delineated under closed Sunshine Law and should remain closed because the other parties in the transaction are able to negotiate in a reasonable business discussion. Mr. Hessel advised the mayor and the City Council to keep the negotiations confidential and the information does become open public knowledge through signage which was posted on the properties in question, a public hearing before the Planning and Zoning Commission, and a public hearing with the City Council. He stated this is a typical way to engage in these transactions of business.

Motion carried and Bill No. 9915 was read for a second time.

Councilman Eagan moved that Bill No. 9915 be read for a third time, seconded by Manganeli. Motion carried and Bill No. 9915 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. Councilman Eagan noted this would be the time to make a comment if residents had not made a comment during Hearing from Citizens.

Guy Tinker stated the situation is unprecedented and wants to be sure Florissant is the city which would like to do business of this kind first. He noted he cannot find any situation where a city in any state has ever agreed to a land swap and development. Mr. Tinker stated appraisals are completed on every piece of land whether built on or not and Koch Park is a piece of land which should be appraised. He noted concerns with the comments of the traffic study which were made at the previous meeting and stated the roads like Charbonier do not work well with traffic and they are asking for a lot of trust, which does not seem to be documented.

Mark Behlmann noted Sunset Park was donated to the city and many residents opposed the park when it was being donated and the environmental impact, however, there has not been any impact. He stated a park foundation was created in 2005 for Sunset Park to improve the park area and raise money, secure grants, and find volunteers to create a Nature Lodge at Sunset Park. Mr. Behlmann stated all the ideas for parks and nature lodges take cultivating from leaders in the community. He noted everyone involved in the development of Sunset Park over the years understands that the park expansion continues to happen, and Greenway Trails has a strong interest in continually expanding the trails. Mr. Behlmann noted he sees a lot of residential development in St. Charles County and for Florissant to

grow, the city will be passed up by many municipalities in St. Charles County. He finished with a statement of support for the development of the residential area proposed at Koch Park and the development of Sunset Park with the Love Tract Property.

Councilman Eagan reminded residents if they spoke during public comment, they did have a time limit on how long they could speak, and they would not have the chance to speak again to allow for others to have enough opportunity to speak. He noted comments during second readings do not have a time limit.

John Hessel confirmed citizens have continually had three minutes to speak during hearing from citizens or an unlimited amount of time to speak during the reading of a bill. He noted speakers were told they had a chance to choose between speaking during Hearing from Citizens or the second readings, but not in both portions of the meeting to avoid residents from repeating.

Councilman Schildroth called for the question.

On roll call the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

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. 9915 to have passed and become Ordinance No. 8920.

9916. Ordinance authorizing the approval of a final plat for the property located at 2300 Charbonier. Road.

Councilman Manganelli moved that Bill No. 9916 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9916 was read for a second time.

Councilman Manganelli moved that Bill No. 9916 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9916 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.

Leslie Kauffman stated she is opposed to houses being built on park property and does not understand how a land swap can be done or ever been heard of taking place. She noted she believes people who have spoken do not live within the city of Florissant and getting rid of rental properties would open more housing for residents. Ms. Koffman believes the school districts are the reason for people not wanting to move to Florissant.

Councilman Schildroth called for the question.

On roll call the Council voted as follows:

VOTING

Motion by: Councilman Manganelli, Paul

Second by: Councilman Eagan, Joseph

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. 9916 to have passed and become Ordinance No. 8921.

9917. Ordinance authorizing the approval of the final subdivision plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate.

Councilman Harris moved that Bill No. 9917 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9917 was read for a second time.

Councilman Harris moved that Bill No. 9917 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9917 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.

Jessica Berchtold, resident, presented 167 homes within the school districts in Florissant that have sold for over \$300,000 in the last year to show the demand for similar homes. She stated she is hurt when people say there is no demand for homes and development because 127 homes are being sold actively in Florissant and only 22 of which are above 1,200 sq. ft.

Brett Berchtold, resident, noted he is a resident and business owner in Florissant and thanked the council for considering the development and land swap. He stated he is raising a large family in Florissant and is actively taking his kids to events and amenities provided by the City of Florissant. Mr. Berchtold noted that to move forward as a city, they do need development. He stated other municipalities in St. Charles County are selling larger homes for the potential price of the homes developed by McBride because there is a demand. More homes are being sold in Florissant than in the City of Wentzville, but only a small portion of these homes are new and over \$300,000 in value. He stated any homes over this value, only 6 homes of 917 have been cancelled or expired which means the demand is present within the city of Florissant.

Judy Barns noted she opposed the development and land swap. She stated the residents should be allowed to vote on this proposal.

Councilman Manganelli stated he has given the vote careful consideration and done research on this proposal. He has heard from residents both for and against the development. He noted much of the land is flat down by the river and many walking and hiking trails allow for beautiful views and perfect for beginner to advanced hikers. He believes the property will be more popular than the land at Koch Park. Councilman Manganelli noted he found several instances where park land was swapped to allow for a housing development including earlier in 2023 in Bocca Raton, Florida and Holland, Michigan. The Federal Government has an entity within the National Forest Department which assists with land swaps of park land. Councilman Manganelli considered the swap of park land and understands some people use the area to walk dogs in the area, but the land overall is unused as a park. He noted the swap still leaves over 30 acres of park land for the residents in the area. He believes the land the city will receive is more picturesque and would be of more use than the park land at Koch

Park. He stated he has had many conversations over the last 6 months about the development of Koch Park and was unable to comment on the development until now. He does not believe the residents were unaware of the possibility of the land swap/development. Councilman Manganelli noted the Comprehensive Plan had residents heavily involved and included the potential of a housing development in Koch Park and does not allow for any other housing development in other parks within the city.

Councilman O'Donnell noted much information has been provided about this development and he hates change. He stated he has been on the council for about a year, which hardly qualifies him as a politician. He noted the choice has been studied, debated, and pros and cons have been weighed. Councilman O'Donnell stated there is a lot of responsibility with the decision to be made and believes this an opportunity to work hard at something worth doing and a greater good will come out of with many benefits. He stated he has seen the mayor and other council members put in the work, be knowledgeable, intelligent, precise, and fair. The decisions made by the council are made carefully and the mayor strives to preserve, protect, and advance the city of Florissant.

Councilman Parson thanked all the residents who have come to the council meetings who have exercised their right to be heard, expressed their love for Florissant, and are looking out for the city's best interests. He has taken all sides into consideration, but there will continue to be opposition no matter the outcome. Councilman Parson noted he has taken the proposal into careful consideration, visited Koch Park often, and believes the park adds value to the city. He stated he has hiked portions of the Love Property which has both challenging and easy hikes and can confirm the video shown by the Economic Development Director is authentic and not a trail from another park. He noted any appraisals wouldn't indicate if the trade would be fair to the city since the situation is unique to the city. Florissant is lacking in new residential construction and the city has continually lost population size according to the United States Census, but the new development could continue to help the city increase the population as well as increase the value of homes nearby. He noted the amenities of the park will remain the same and adding the Love Property will create an extension of Sunset Park.

Councilman Schildroth noted he spoke with many residents during his first campaign to become a councilmember. He stated the TIF of the Cross Keys shopping center was the most talked about concern during his campaign and had much opposition, but the council believed this TIF would help to improve a blighted shopping center to become a strong commercial development in Florissant and believes the McBride development is a similar scenario. Councilman Schildroth stated the council recognizes the importance of a major housing development project. The lack of new housing stock is present in conversations with Ward 5 residents and the development was spelled out very clearly in the Comprehensive Plan. He noted smaller housing developments have assisted in providing some homes, but the McBride Development uses land the city will never be able to use in a park setting for a larger park setting which has a strong potential to create destinations for walking, jogging, and cycling enthusiasts. Councilman Schildroth noted the project could not have come about without the sale of the Love Tract Property by the owner.

Councilman Eagan noted the Comprehensive Plan began development in 2020 to guide staff and elected officials for the next 30 years, it was designed to help for future land use decisions, future public facility decisions, and a call for action. The call for action is for the development of bike and pedestrian facilities and a sustainability program. He noted the plan included comments from city staff, elected officials, stakeholders, and residents. The 184-page document shows opportunities, possibilities, and recommendations including issues of lack of new and larger houses and the need for greenway spaces. He stated Florissant has an older housing stock with the average home being built in 1960 and being

1,200 sq. ft. in size. He noted many people have left their hometown to move to St. Charles, O'Fallon, and Wentzville to find 4-bathroom, multi-bathroom, and 2 car garages.

Councilman Eagan continued stating the City of Florissant lacks land to develop the housing needed to accommodate these growing families. The lack of greenway spacing has created difficulty developing pathways between city pathways and subdivisions. Koch Park and the Love Property are severely underused properties and have very different potential uses. He noted Koch Park is not losing any park space, but again about 13 acres of new park space. He mentioned many upgrades to Koch Park and the JFK Center which includes a builder funded walking path for residents to use, but otherwise the western portion of the park is severely underused. The comprehensive plan clearly states this portion of Koch Park is important for the development of housing which is needed within the city. The PD-R will allow the city council to mandate certain parts of the development including lot sizes to ensure needs are met. The Love Tract Property includes an additional 1,500 ft of riverfront property. He hopes the property will be a regional destination for hiking and biking and will be equipped for such the day the city takes possession of the property.

Councilman Eagan called for the question.

On roll call the Council voted as follows:

VOTING

Motion by: Councilman Harris, Andrew

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			

Whereupon the Chair declared Bill No. 9917 to have passed and become Ordinance No. 8922.

9918. 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 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.

Councilman Manganelli moved that Bill No. 9918 be read for a second time, seconded by Harris. Motion carried and Bill No. 9918 was read for a second time.

Councilman Caputa moved that Bill No. 9918 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9918 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.

Dave Mattley noted the trails on the Love Tract Property have been created by kids and does not understand why the City of Florissant needs to own the land for it to be used. He stated McBride has 43 acres they cannot use and is potentially a liability to the company. He proposed the city to wait until the property be sold at a tax sale and purchase the property at that time.

Zach McMichael, attorney for Mary Christine Love, has requested the council to make a motion to table the current bill on the floor and the next bill. He stated he understands there will continually be opposition to the development but believes the best way to move forward is to allow people to have 30 days to form their opinions and hear from more citizens. He provided 11 sales to the Council to review and noted sales 9 and 10 were sales of open land. He compared sales 9 and 10 to sales 1 through 6 and 11 and noted open land typically sells for double the land which has negative attributes such as wooded or floodplain land. He stated sale 7 sold for \$72,000 per acre and was advertised as building lots which would be comparable to Koch Park. Mr. McMichael believes the Koch Park property is worth four times the amount of the Love Tract Property and the city needs to take the time to determine how to sell the Koch Park property to make money.

Being no further comments, 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			

Whereupon the Chair declared Bill No. 9918 to have passed and become Ordinance No. 8923.

9919. Ordinance 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".

Councilman Manganelli moved that Bill No. 9919 be read for a second time, seconded by Siam.

Councilman Caputa stated the pathway proposed around the subdivision will be a concrete paved path at almost a quarter mile long and 10 feet wide which would cost the city over half a million dollars but will be completed by the developer and connect to trails being completed by the city.

Motion carried and Bill No. 9919 was read for a second time.

Councilman O'Donnell moved that Bill No. 9919 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9919 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.

John Hessel asked that all comments made under Bills 9915, 9916, 9917, and 9918 be made part of the record for all the respective Bills as well as Bill No. 9919. Being no further comments, on roll call the Council voted as follows:

VOTING

Motion by: Councilman O'Donnell, Thomas

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. 9919 to have passed and become Ordinance No. 8924.

VIII. NEW BUSINESS

BOARD APPOINTMENTS

Councilman Caputa made a motion to accept the mayor’s appointment of Cynthia Bauer, 1645 Bay Meadows Dr, to the Environmental Quality Commission as a member from Ward 9 with a term expiring on October 9, 2026. Seconded by Parson, motion carried.

REQUESTS

Ward 6. Request to accept an application for a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happyhomes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.

Councilman Siam made a motion to accept the Request for a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happy homes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird. Seconded by Eagan.

Councilman Eagan made a motion to suspend the rules to speak with the petitioner, seconded by Schildroth. Motion carried.

Keith Williams, owner, stated he will be taking over Brennan's and will keep everything in the business the same. He noted this business is not a bar or nightclub. Mr. Williams stated he would like to introduce breakfast to possibly be served from 7am to 10:30am. He noted he has run restaurants but has never owned a bar or restaurant prior to this location.

The motion to accept the application carried.

BILLS FOR FIRST READING

9920. Ordinance to amend Special Use Permit no. 8595 issued to Latte Lounge LLC to allow for the expansion of a sit-down, carry out coffee shop in an existing ‘B-3’ Extensive Business District for the property located at 2188/2190N Waterford.

Bill No. 9920 was read for the first time.

Councilman Siam moved that Bill No. 9920 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9920 was read for a second time.

Councilman Siam moved that Bill No. 9920 be read for a third time, seconded by Pagano.

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

Having received a unanimous vote of all members present Bill No. 9920 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 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. 9920 to have passed and become Ordinance No. 8925.

9921. Ordinance authorizing a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happyhomes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.

Bill No. 9921 was read for the first time.

Councilman Caputa moved that Bill No. 9921 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9921 was read for a second time.

Councilman O'Donnell moved that Bill No. 9921 be read for a third time, seconded by Caputa.

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

Having received a unanimous vote of all members present Bill No. 9921 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 O'Donnell, Thomas

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. 9921 to have passed and become Ordinance No. 8926.

IX. COUNCIL ANNOUNCEMENTS

Councilman Manganelli noted the Italian Festival was a big success and noted the Italian Festival for next year will be on September 28, 2024.

Councilman Siam reminded residents that 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 Harris thanked everyone for being at the meeting. He noted the Fall Festival was amazing with a great turnout of participants. He congratulated the Hazelwood School District on building brand new turf fields at all the high schools.

Councilman Caputa noted the demolition of Bangert Pool is about 90% completed and the waterpark at Koch Park is on schedule for the upgrade.

Councilman Eagan noted a resident stated no one would want to live on the west side of Florissant and he has lived on the west side of Florissant for most of his life. He stated the streets were packed with people at the Fall Festival and it was a beautiful day of community.

X. MESSAGE FROM THE MAYOR

Mayor Lowery thanked the Fall Festival Committee for an amazing event and thanked Karen Goodwin for all her hard work as the Committee Chair. He noted it is one of the best and biggest festivals in the city.

Mayor Lowery noted the Florissant Police Department and Fire Protection District are co-sponsoring a haunted house on Friday, October 6 and Friday, October 13 from 5pm to 6pm for all ages and from 6pm to 9pm for the scary haunted house. It is located at 111 St. Francois.

Mayor Lowery stated the Veteran’s Day Parade will be taking place on November 5, 2023, which will honor the Veteran of the Year. The parade begins at 1pm at Bangert Park and goes up Florissant Road with the end at the VFW hall.


XI. ADJOURNMENT

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

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

Adjourned at 9:09 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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|---------------|--------------|
| Bill No. 9910 | Ord No. 8917 |
| Bill No. 9911 | Ord No. 8918 |
| Bill No. 9912 | Ord No. 8919 |
| Bill No. 9915 | Ord No. 8920 |
| Bill No. 9916 | Ord No. 8921 |
| Bill No. 9917 | Ord No. 8922 |
| Bill No. 9918 | Ord No. 8923 |
| Bill No. 9919 | Ord No. 8924 |
| Bill No. 9920 | Ord No. 8925 |
| Bill No. 9921 | Ord No. 8926 |