



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, December 12th, 2016
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes and Executive Meeting Minutes of November 28th, 2016

IV. CERTIFICATE OF APPRECIATION

- Stacy Abbott – A Soldier’s Wish List

V. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

VI. COMMUNICATIONS

- 1 Email dated November 23, 2016 from Sara Seigel requesting the repeal of the pit bull ban.
- 2 Email dated November 23, 2016 from Stefanie Skaggs requesting the repeal of the pit bull ban.
- 3 Email dated November 23, 2016 from Brandy Henderson requesting the repeal of the pit bull ban.
- 4 Email dated December 1, 2016 from Slem's Pet Care requesting the repeal of the pit bull ban.
- 5 Email dated November 29, 2016 from Connie Nolan requesting the repeal of the pit bull ban.
- 6 Email dated November 27, 2016 from Andrea Miller requesting the repeal of the pit bull ban.
- 7 Email dated November 27, 2016 from John Engelmeyer requesting the posting of the monthly operating report.
- 8 Email dated November 27, 2016 from Gail Scarfino requesting the repeal of the pit bull ban.
- 9 Email dated November 29, 2016 from Sandra L. to repeal the pit bull ban.
- 10 Email dated December 1, 2016 from Donna Slemmer requesting the repeal of the pit bull ban.
- 11 Email dated November 30, 2016 from Peggy Mullenschlader requesting the repeal of the pit bull ban.
- 12 Email dated November 30, 2016 from Michelle Yancy requesting the repeal of the pit bull ban.
- 13 Email dated December 1, 2016 from Ken Pruett requesting the repeal of the pit bull ban.

- 14 Email dated December 1, 2016 from Lisa Simpson requesting the repeal of the pit bull ban.
- 15 Email dated December 1, 2016 from Cheryl Genail requesting the repeal of the pit bull ban.
- 16 Email dated December 1, 2016 from Karen Shoulders requesting the repeal of the pit bull ban.
- 17 Email dated December 3, 2016 from Carl Hughes to repeal the pit bull ban.
- 18 Email dated December 8, 2016 from Karen Runk requesting the repeal of the breed ban.
- 19 Email dated December 8, 2016 from Kevin O'Donnell regarding the Chapel View Subdivision Sign.
- 20 Email dated December 8, 2016 from Stefanie Skaggs requesting the repeal of the pit bull ban.

VII. PUBLIC HEARINGS

16-12-035 Application Staff Rpt Plans	Request to rezone for Regions Bank the property at 100 N. Hwy 67 to re-establish the existing B-5 Planned Commercial District to allow for the construction of a bank branch with drive-thru facility.	Jill Bryan
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VIII. OLD BUSINESS

A. SECOND READINGS

9244 Application Staff Rpt Plans	Ordinance to authorize an amendment to Special Permit No. 7952 to Global Signal Acquisitions II, LLC d/b/a Crown Castle to allow for additional antennas on existing disguised tower pole for the property located at 62 Grandview Plaza Shopping Center.	3rd Reading Pagano
9245 Application	Ordinance authorizing a transfer of Special Use Permit no. 8196 from Yang Enterprise Inc. to Dong #1 China LLC d/b/a #1 Chinese Restaurant located at 2738 N. Hwy 67.	2 nd Reading Siam
9246 Memo	Ordinance to enable the City of Florissant, Missouri to join the Missouri clean energy district pursuant to sections §67.2800 to §67.2835, inclusive, RSMo., the “property assessed clean energy act,” and stating the terms under which the city will conduct activities within the city as a member of such district.	2 nd Reading Council as a whole
9247	Ordinance amending section 125.065.a “Job Classification And Grade Level” by adding a job classification.	3rd Reading Lee
9248 Memo	Ordinance amending Title III of the Florissant City Code, Schedule XIII, Table XII-A “Parking Prohibited At All Times On Certain Streets” by deleting Hopi Drive.	2 nd Reading Eagan
9249 Memo	Ordinance amending Title III of the Florissant City Code, Schedule XIV by adding a new Table XIV-V “Parking Prohibited At Certain Times” and adding locations on Argo and Zurich.	2 nd Reading Pagano

IX. NEW BUSINESS

X. BOARD APPOINTMENTS

XI. BILLS FOR FIRST READING

None

XII. COUNCIL ANNOUNCEMENTS

XIII. MESSAGE FROM THE MAYOR

XIV. ADJOURNMENT

HAPPY HOLIDAY'S FROM THE CITY OF FLORISSANT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL DECEMBER 9, 2016 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, DECEMBER 12, 2016.

CITY OF FLORISSANT



COUNCIL MINUTES

November 28, 2016

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, November 28, 2016 at 7:30 p.m. with Council President Pagano 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: Lee, Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Schmidt and Siam. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel 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 Lee moved to approve the Meeting Minutes of 11/14/16, seconded by Siam. Motion carried.

Councilwoman Pagano asked for a moment of silence in honor of Anton (Tony) Brockmeyer. Mr. Brockmeyer was a former Florissant Councilman, editor of the Florissant Valley Reporter and friend and mentor to many Florissant officials and residents.

The Chair stated that the next item on the agenda was Certificates of Appreciation awarded to the following individuals and organizations for their efforts in establishing the Carla Building to be used for the training of first responders:

- Golden Management-Steven & Milton Goldenberg
- Florissant Valley Fire PD – Chief Scott Seppelt
- Black Jack Fire PD – Chief Ken Corbin
- All American Painting – Rick Phillips
- Painters District Council 58 – Rich Lucks, Mark Summercalf, Scott Saveroy
- Painters & Allied Trades – Greg Raftery
- Porter Paint – Shane Glascock
- Electrical Connectors – Senator Emeritus Tim Green
- KB Electric- Brian Kohnen
- Meridian Waste Solutions – Chuck Barcom

36 The Chair stated that the next item on the agenda was a legislative update from Tim Green. Mr.
37 Green informed the Council of the most recent events in Jefferson City, including the results of the
38 recent election. He stated that his presentation was available on power point for anyone interested in
39 receiving a copy.

40 The Chair stated that the next item on the agenda was *Hearing from Citizens* and asked any
41 citizen who wished to speak to come forward.

42 Michael Allen, 1920 Patterson Rd., stated his opposition to the breed specific legislation.

43 Laurie Lang, 11217 Marrow Dr., presented 2017 calendars from the FBA to the Council and
44 Mayor. Ms. Lang stated that she has been a volunteer dog walker for many years with several agencies
45 and pit bull dogs have never been a problem for her or the organizations. There is no difference
46 between pit bulls and other dogs.

47
48 John Engelmeyer, 1281 Graham Rd., thanked the Council for holding the Executive Session in
49 the Council Chambers. He stated that he planned to speak on several topics this evening and would like
50 a copy of any of the minutes regarding discussion of the court building.

51
52 Donna Slemmer, 2612 Poe, read a letter from Florissant resident Connie Nolan. Ms. Nolan
53 expressed her opposition to the breed ban legislation and asked that the Council repeal it.

54
55
56 The Chair stated that the next item on the agenda was *Communications*.

- 57 1. Email, dated November 16, 2016, from Morgan Tucker expressing her opposition to the
- 58 breed restrictive legislation.
- 59 2. Email, dated November 17, 2016 from Tamara Vastine requesting the repeal of the pit bull
- 60 breed ban.
- 61 3. Email, dated November 18, 2016 from Donna Slemmer requesting the repeal of the breed
- 62 ban.
- 63 4. Email, dated November 18, 2016 from Michelle Yancy requesting the repeal of the pit bull
- 64 ban.
- 65 5. Email, dated November 20, 2016 from Carl Hughes requesting the repeal of the breed
- 66 specific legislation.
- 67 6. Email, dated November 21, 2016 from Lisa Hughes requesting the repeal of the pit bull ban.
- 68 7. Email, dated November 21, 2016 for Cheryl Genail requesting the repeal of the breed
- 69 specific ban.
- 70 8. Email, dated November 21, 2016 from Derrick Hughes requesting the repeal of the pit bull
- 71 ban.
- 72 9. Email, dated November 21, 2016 from Peggy Mullenschlader requesting the repeal of the
- 73 breed specific legislation.

74
75 The next item on the Agenda was Public Hearings.

76 Continued to this night from 10/24/2016 was Public Hearing #16-09-026 on a request to rezone
77 for Lyons Properties, LLC d/b/a Dunkin Donuts the property located at 8115 N Lindbergh from B-3,

78 “Extensive Commercial District” to B-5, “Planned Commercial District” to allow for the construction
79 of a new building. The Chair declared the Public Hearing to be re-opened and invited those who
80 wished to be heard to come forward. At the request of the petitioner, Councilman Eagan moved to
81 postpone P.H. #16-09-026 to 1/9/2017, seconded by Henke. Motion carried.

82 The City Clerk reported that Public Hearing #16-11-034 to be held this night on a request to
83 authorize an amendment to Special Permit No. 7952 to Global Signal Acquisitions II, LLC d/b/a Crown
84 Castle to allow for additional antennas on existing disguised tower pole for the property located at 62
85 Grandview Plaza Shopping Center had been advertised in substantially the same form as appears in the
86 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open
87 and invited those who wished to be heard to come forward.

88 Jeff Barnett, Civil Engineer Design Consultants, stated Sprint has requested an upgrade to the
89 tower at Grandview Plaza Shopping Center. There will be no extension of the tower or increase in
90 ground equipment. The pack will attach to the outside of the existing pole and be painted to match.
91 The Chair asked if there were any citizens who would like to speak on said public hearing. Being
92 none, Councilwoman Pagano moved to close P.H. #16-11-034, seconded by Schildroth. Motion
93 carried.

94 Councilman Siam moved that Bill No. 9233 An Ordinance to rezone for Bridle Development
95 Corporation the property located at 2710 N. Hwy. 67 from B-3, Extensive Commercial District to B-5,
96 Planned Commercial District to allow for the redevelopment of a shopping center and construction of a
97 sit-down, carry-out and drive-thru restaurant be read for a second time, seconded by Schmidt. Motion
98 carried and Bill No. 9233 was read for a second time. Councilman Siam moved that Bill No. 9233 be
99 read for a third time, seconded by Henke. Motion carried and Bill No. 9233 was read for a third and
100 final time and placed upon its passage. Before the final vote all interested persons were given an
101 opportunity to be heard. On roll call the Council voted: Lee yes, Jones yes, Eagan yes, Caputa yes,
102 Schildroth yes, Henke yes, Pagano yes, Schmidt yes and Siam yes. Whereupon the Chair declared Bill
103 No. 9233 to have passed and said Bill became Ordinance No. 8277.

104 Councilman Siam moved that Bill No. 9236 An Ordinance to authorize an amendment to
105 Special Permit No. 5045, as amended, to Slater Enterprises d/b/a Kentucky Fried Chicken to allow for
106 an exterior remodel for the property located at 2450 N Highway 67 be read for a second time, seconded
107 by Jones. Motion carried and Bill No. 9236 was read for a second time. Councilman Siam moved that
108 Bill No. 9236 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9236 was read

109 for a third and final time and placed upon its passage. Before the final vote all interested persons were
110 given an opportunity to be heard. On roll call the Council voted: Lee yes, Jones yes, Eagan yes,
111 Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes and Siam yes. Whereupon the Chair
112 declared Bill No. 9236 to have passed and said Bill became Ordinance No. 8278.

113 Councilman Henke moved that Bill No. 9237 An Ordinance to rezone for Quality Assurance
114 Group, LLC, the property located at 150 Washington from B-2, Central Business District & HB,
115 Historic Business District to allow for the entire property to be zoned HB, Historic Business District be
116 read for a second time, seconded by Schildroth. Motion carried and Bill No. 9237 was read for a
117 second time. Councilman Schildroth moved that Bill No. 9237 be read for a third time, seconded by
118 Henke. Motion carried and Bill No. 9237 was read for a third and final time and placed upon its
119 passage. Before the final vote all interested persons were given an opportunity to be heard. On roll
120 call the Council voted: Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano
121 yes, Schmidt yes and Siam yes. Whereupon the Chair declared Bill No. 9237 to have passed and said
122 Bill became Ordinance No. 8279.

123 Councilman Eagan moved that Bill No. 9238 An Ordinance amending Section 125.065.A “Job
124 Classification and Grade Level” by amending the grade level for selected job classifications and by
125 adding job classifications be read for a second time, seconded by Caputa. Motion carried and Bill No.
126 9238 was read for a second time. Councilman Lee moved that Bill No. 9238 be read for a third time,
127 seconded by Schildroth. Motion carried and Bill No. 9238 was read for a third and final time and
128 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
129 heard. On roll call the Council voted: Lee yes, Jones no, Eagan yes, Caputa no, Schildroth yes, Henke
130 yes, Pagano yes, Schmidt yes and Siam yes. Whereupon the Chair declared Bill No. 9238 to have
131 passed and said Bill became Ordinance No. 8280.

132 Councilman Lee moved that Bill No. 9239 An Ordinance adopting the budget for the City of
133 Florissant for the fiscal year commencing on December 1, 2016 and ending on November 30, 2017 and
134 providing for its effective date be read for a second time, seconded by Eagan. Motion carried and Bill
135 No. 9239 was read for a second time. Councilman Lee moved that Bill No. 9239 be read for a third
136 time, seconded by Eagan. Motion carried and Bill No. 9239 was read for a third and final time and
137 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
138 heard.

139 Councilman Lee stated that considerable time and compromise had gone into this year's budget
140 process and he thanked the members of the Council and administration for their efforts. The Council
141 recognizes that there will be challenges but realizes that the most important thing to be considered is the
142 well-being of the city. Likewise, the Mayor thanked the Council for their hard work in regards to the
143 budget. He expressed his concern regarding the reduction in sales tax income for municipalities as a
144 result of the increase in internet shopping.

145 John Engelmeyer, 1281 Graham Rd., discussed a various range of topics including court fine
146 income, speeding, golf course, cost of telephone budget, legislative benefits, Mayor's expense account,
147 professional services accounts, cost of lobbyist, North Co. Inc. dues, street lighting expense, line items
148 of the salaries of directors, mailing costs and postage for Florissant Focus, the court building cost and
149 sewer lateral expense.

150 Kevin O'Donnell, 512 Rancho Lane, expressed his concern about the accuracy of the budget as
151 well as phone and mailing expenses.

152 Being no others who wished to speak, on roll call the Council voted: Lee yes, Jones yes, Eagan
153 yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes and Siam yes. Whereupon the
154 Chair declared Bill No. 9239 to have passed and said Bill became Ordinance No. 8281.

155 Councilman Lee moved to accept Substitute Bill No. 9240 An Ordinance authorizing and
156 directing the issuance, sale and delivery of special obligation bonds, Series 2016, of the City of
157 Florissant, Missouri; and approving certain documents and authorizing certain other actions in
158 connection therewith, seconded by Jones. Motion carried. Councilman Lee moved that Substitute Bill
159 No. 9240 be read for a second time, seconded by Jones.

160 Councilman Lee moved to amend 'Exhibit D, subsection (4)' to provide that total interest costs
161 do not exceed 3.25%, seconded by Henke. Motion carried.

162 On the motion for a seconded reading, motion carried and amended Substitute Bill No. 9240 was
163 read for a second time. Councilman Lee moved that amended Substitute Bill No. 9240 be read for a
164 third time, seconded by Eagan. Motion carried and amended Substitute Bill No. 9240 was read for a
165 third and final time and placed upon its passage.

166 Before the final vote all interested persons were given an opportunity to be heard. Councilman
167 Eagan noted that there was significant work yet to finalize work on the dual-purpose police/court
168 facility.

169 John Englemeyer, 1281 Graham Rd., stated that he had not received answers to his previous
170 questions regarding how much the total bond figure would actually be and what exactly would the
171 funds be used for. Mr. Englemeyer requested that the Multi Use Court Building Sub Committee keep
172 track of the funds, how the bond money is spent and issue a monthly report for the public.

173 Seeing no other persons who wished to speak, on roll call the Council voted: Lee yes, Jones yes,
174 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes and Siam yes. Whereupon
175 the Chair declared amended, Substitute Bill No. 9240 to have passed and said Bill became Ordinance
176 No. 8282.

177 Councilman Eagan moved that Bill No. 9241 An Ordinance repealing Ord. No. 8099 and
178 authorizing the Mayor of the City of Florissant to enter into a contract with the law firm of Lewis &
179 Rice represented by John M. Hessel for legal services for the City of Florissant commencing on
180 December 1, 2016 and ending on November 30, 2018 be read for a second time, seconded by Caputa.
181 Motion carried and Bill No. 9241 was read for a second time. Councilman Schmidt moved that Bill
182 No. 9241 be read for a third time, seconded by Jones. Motion carried and Bill No. 9241 was read for a
183 third and final time and placed upon its passage. Before the final vote all interested persons were given
184 an opportunity to be heard. John Englemeyer, 1281 Graham Rd., asked about the discrepancy in the
185 name of John Hessel's law firm. He also asked if the City Attorney was required to respond to citizen
186 inquiries (Item 3).

187 Seeing no other persons who wished to speak, on roll call the Council voted: Lee yes, Jones yes,
188 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes and Siam yes.
189 Whereupon the Chair declared Bill No. 9241 to have passed and said Bill became Ordinance No. 8283.

190 The next item on the Agenda was Board Appointments.

191 Councilman Caputa moved to accept the Mayor's appointment of Greg Keil, 5 Weymouth, to
192 the Traffic Commission as a member from Ward 4 for a term expiring on 11/28/2020, seconded by
193 Pagano. Motion carried.

194 Councilman Siam moved to approve the request for a Transfer of Special Use Permit No. 8196
195 from Yang Enterprise, Inc. to Dong #1 China, LLC d/b/a #1 Chinese Restaurant located at 2738 N.
196 Hwy. 67 for the operation of a restaurant, seconded by Eagan. Motion carried and the transfer was
197 approved.

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200 Councilwoman Pagano introduced Bill No. 9244 An Ordinance to authorize an amendment to
201 Special Use Permit No. 7952 to Global Signal Acquisitions II, LLC d/b/a Crown Castle to allow for
202 additional antennas on existing disguised tower pole for the property located at 62 Grandview Plaza
203 Shopping Center and said Bill was read for the first time. Councilwoman Pagano moved that Bill No.
204 9244 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9244 was read for a
205 second time. Councilwoman Pagano moved that Bill No. 9244 be postponed to 12/12/2016.
206 Councilman Caputa stated that he felt there should be three readings of the bill so that construction
207 could start before the weather turned bad. On the motion to postpone Bill No. 9244, the motion was
208 seconded by Eagan. Motion carried.

209 Councilman Siam introduced Bill No. 9245 An Ordinance authorizing a Transfer of Special Use
210 Permit No. 8196 from Yang Enterprises, Inc. to Dong #1 China LLC d/b/a #1 Chinese Restaurant
211 located at 2738 N. Hwy. 67 and said Bill was read for the first time by title only.

212 Council as a Whole introduced Bill No. 9246 An Ordinance to enable the City of Florissant,
213 Missouri to join the Missouri Clean Energy District pursuant to Sections §67.2800 to §67.2835,
214 inclusive RSMo., the “Property Assessed Clean Energy Act,” and stating the terms under which the
215 city will conduct activities within the city as a member of such district said Bill was read for the first
216 time by title only.

217 Councilman Lee introduced Bill No. 9247 An Ordinance amending Section 125.065A “Job
218 Classification and Grade Level” by adding a job classification and said bill was read for the first time.
219 Councilman Lee moved that Bill No. 9247 be read for a second time, seconded by Eagan. Motion
220 carried and Bill No. 9247 was read for a second time. Councilman Lee moved that Bill No. 9247 be
221 read for a third time, seconded by Eagan. On roll call the Council voted: Lee yes, Jones yes, Eagan yes,
222 Caputa no, Schildroth yes, Henke yes, Pagano yes, Schmidt yes and Siam yes. Councilman Lee
223 respectfully asked Councilman Caputa to reconsider his vote, since this item would be reflected in the
224 budget that had just passed. Councilman Caputa responded that he had always been opposed to this
225 job classification Bill. Councilman Lee moved to postpone Bill No. 9247 to 12/12/2016, seconded by
226 Eagan. Motion carried.

227 Councilman Eagan introduced Bill No. 9248 An Ordinance amending Title III of the Florissant
228 City Code, Schedule XIII, Table XII-A “Parking Prohibited at all Time on Certain Streets” by deleting
229 Hopi Drive and said Bill was read for the first time by title only.

230 Councilwoman Pagano introduced Bill No. 9249 An Ordinance amending Title III of the
231 Florissant City Code, Schedule XIV by adding a new Table XIV-V “Parking prohibited at certain
232 times and adding locations on Argo and Zurich Drives” and said Bill was read for the first time by title
233 only.

234 Councilwoman Pagano moved to cancel the December 26, 2016 City Council Meeting due to the
235 holidays, seconded by Caputa. Motion carried.

236 The next item on the Agenda was Council Announcements.

237 Councilmembers congratulated the Pagano family on the birth of their new granddaughter.

238 Councilman Jones encouraged all residents to contribute/donate to TEAM. He stated that he
239 will sit down with the members of the Bully Alliance to view the results of the pit bull survey.
240 Attempts have been made to slow down traffic on Lindsay Lane. A young man was recently killed in
241 a traffic accident in his ward and he asked for prayers for the family.

242 Councilman Eagan announced that Hazelwood Officer Tudor continues to recover. December
243 1 there will be a “Tables for Tudor” night with a portion of the proceeds from various St. Louis
244 restaurants to benefit the Tudor family. The St. Ferdinand Basketball Tournament & BQ Event will be
245 held over the next 6 weeks. On Dec. 3rd a “Free Throw Contest” will be held - contact JFK for more
246 information.

247 Councilman Caputa warned residents about securing their firearms and not leaving them in their
248 vehicles. He warned about scams in the area involving criminals claiming they are representatives of
249 Ameren Electric and the Police Association. He thanked the Bully Alliance for the calendars.

250 Councilman Schildroth offered his condolences to the families of Gretchen Crank and Kathleen
251 Sciore, who both recently passed away.

252 The next item on the Agenda was Mayor Announcements.

253 Project Liftoff, Christmas in Old Town & Tree Lighting are scheduled for December 3. A
254 “Winter Break Camp” will be held over the Christmas holidays at the JJE Center for students on winter
255 break. The Mayor informed residents to contact the JFK Center for information regarding the “Letters
256 to Santa” program. The city will sponsor a House Christmas Decorating Contest, judged by the Youth
257 Advisory Commission. There will be a snowman building contest Nov 1 – Feb 28. The ‘Sharing and
258 Caring Food Drive’ will be held December 2-16 and donations can be dropped off at various city
259 buildings.

260 The next City Council Meeting is scheduled for Monday, December 12, 2016 at 7:30 pm.
261 Councilman Jones moved to adjourn the meeting, seconded by Schmidt. Motion carried. The
262 meeting was adjourned at 9:26 p.m.

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Karen Goodwin, City Clerk

267 The following Bills were signed by the Mayor:

268 Bill No. 9233 Ord. 8277

269 Bill No. 9236 Ord. 8278

270 Bill No. 9237 Ord. 8279

271 Bill No. 9238 Ord. 8280

272 Bill No. 9239 Ord. 8281

273 SBill No. 9240 Ord. 8282

274 Bill No. 9241 Ord. 8283

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**CITY OF FLORISSANT
CITY COUNCIL**

OPEN EXECUTIVE SESSION

November 28, 2016



The City Council of the City of Florissant met in open Executive Session on Monday, July 25th, 2016 at 6:30 pm. in the Council Chambers at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee, Jones and Eagan. Also present was Mayor Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilwoman Pagano stated that the item for discussion this evening is the court building renovations.

Phil Lum, Building Commissioner, introduced the contractors for the court project. The Design Representative is Scott Fehl with the NOVA group and the Construction Manager from Wachter Construction is Mark Kamp. Mr. Lum described the proposed plans for the new court building. Mr. Fehl described the secure parking to the north and some minor changes to the plan as a result of the condition of the interior after the demolition.

Councilwoman Pagano asked about the necessity of the storm shelter and ask for the estimated additional cost. Judge Boyle answered that he requested the storm shelter for the safety of his staff during a weather event.

Councilman Eagan asked what the estimated cost is of the secure parking area. Mr. Kamp stated that the estimated cost for the storm shelter is \$35,000 and the secure fenced parking would be \$45,000.

Councilman Jones stated that he has no problem with the storm shelter.

Councilman Lee stated that he had multiple questions about expenses budgeted for this project. He asked about the landscaping estimate of \$50,000, the Furnishings and the parking lot. He requested a breakdown of the budget for this project.

Councilman Eagan asked how many people would fit into the storm shelter. He also asked if the current design accommodates the recent legislation to separate the prosecutor's office from the court office. Judge Boyle answered that this would satisfy the new requirements.

Councilman Henke stated that he was in favor of the storm shelter.

Councilman Caputa and Councilman Jones stated that they would like to see a breakdown of the budgeted expenses as well.

There being no further business to discuss, Councilman Lee motioned to adjourn, seconded by Caputa. Motion carried and the meeting adjourned at 7:19 pm.

Karen Goodwin
City Clerk

Karen Goodwin

From: Sarah Siegel <sarah.seigel@yahoo.com>
Sent: Wednesday, November 23, 2016 11:03 AM
To: Karen Goodwin
Subject: Re: To Florissant City Council

236 mill run lane
Saint peters mo 63376

Sent from my iPhone

> On Nov 23, 2016, at 8:45 AM, Karen Goodwin <kgoodwin@florissantmo.com> wrote:
>
> Hello Sarah,
>
> Please include your address for the record so that I can include your email on the agenda.
>
> Sincerely,
> Karen
>
> -----Original Message-----
> From: Sarah Siegel [<mailto:sarah.seigel@yahoo.com>]
> Sent: Sunday, November 20, 2016 9:03 AM
> To: Karen Goodwin
> Subject: To Florissant City Council
>
> To whom it may concern,
>
> I want the bit pit ban repealed and my email address added to the next city council agenda.
>
> Thank you,
> Sarah Siegel
> sarah.seigel@yahoo.com
>
> Sent from my iPhone

*cc to Council
12/9/16
Agenda*

Karen Goodwin

From: Stefanie Slemmer <skslemmer_09@yahoo.com>
Sent: Wednesday, November 23, 2016 9:33 PM
To: Karen Goodwin
Subject: repeal BSL

Dear Members of the City Council,

I would like to see the Pit Bull ban repealed. I do not agree with my tax dollar being spent to euthanize dogs from your city.
Please include my email in your meeting agenda.

Thank you,
Stefanie Skaggs

2612 Poe Ave
St. Louis, MO
63114

Dec 12

Karen Goodwin

From: brandy henderson <sassymiss33@yahoo.com>
Sent: Wednesday, November 23, 2016 9:53 PM
To: Karen Goodwin
Subject: Please Repeal BSL

Dear Members of the City Council,

I would like to see the Pit Bull ban repealed. I do not agree with my tax dollars being spent to euthanize dogs from your city. I believe it deters your potentially new residents. I believe there is now substantial evidence to support such ban. Please give the community back their voices. Please consider giving these dogs back their life.

Please include my email in your meeting agenda.

Thank you,

Brandy Henderson
1569 Norlakes dr.
St. Louis, Mo
63135

Sent from Yahoo Mail on Android

Karen Goodwin

From: donna@slemspetcare.com
Sent: Thursday, December 01, 2016 2:32 PM
To: Karen Goodwin
Subject: Repeal BSL

Dear Florissant City Council,

We at Slem's Pet Care respectfully ask that your city repeal BSL in your city. We have over 100 clients in your city that also ask that the ban is repealed. We would like to service more of your residents. Our tax dollars are being spent on a wasteful and inhumane action because of this ban in your city.

Please add our email to your meeting agenda.

Respectfully,
The Staff of Slem's Pet Care Service
2612 Poe Ave St. Louis, Mo. 63114
Michelle Stokes 63114
Brandy Henderson 63135
Cindy Basham 63114
Donna Slemmer 63114
Lisa Andris 63135
Miriam Atlee 63114
Cindy Fischer 63109
Kelly Georges 63109

Karen Goodwin

From: donna@slemspetcare.com
Sent: Thursday, November 24, 2016 9:51 AM
To: Karen Goodwin
Subject: Repeal BSL

Dear Florissant City Council,

We at Slem's Pet Care respectfully ask that your city repeal BSL in your city. We have over 100 clients in your city that also ask that the ban is repealed. We would like to service more of your residents. Our tax dollars are being spent on a wasteful and inhumane action because of this ban in your city.

Please add our email to your meeting agenda.

Respectfully,

The staff of Slem's Pet Care

(A mobile service, No brick & mortar address) Michelle Stokes, 63114 Brandy Henderson 63135 Cindy Basham 63114
Donna Slemmer 63114 Lisa Andris 63135 Miriam Atlee 63114 Cindy Fischer 63109 Kelly Georges 63109

Karen Goodwin

From: Donna <dslem3@yahoo.com>
Sent: Thursday, December 01, 2016 8:20 AM
To: Karen Goodwin
Subject: To City Council

>
> Dear Members of the City Council,
> I'd like to make known that I would like the Pit Bull Ban repealed.
> Please include my email to the council meeting agenda.
>
> Thank you.
> Donna Slemmer
> 2612 Poe Ave
> St. Louis, Mo
> 63114
>
> Sent from my iPhone

Karen Goodwin

From: Connie Nolan <cnolanloveslife@gmail.com>
Sent: Tuesday, November 29, 2016 9:59 AM
To: Karen Goodwin
Subject: BSL

To the entire Florissant City Council,

First of all, I hope you all enjoy your calendars! Those doggies are so cute!

Additionally, I am writing today to ask the city, once again, to repeal the breed ban in Florissant. How wonderful would be for families to get their fur babies back right before Christmas!

Moreover, if I may, Ms. Goodwin, will you please include this email in the "Communications" portion on the agenda.

Thank you for your time.

Sincerely,

Connie Nolan
170 Ruth Drive
Florissant, MO. 63031
Ward 2--Tim Jones

Karen Goodwin

From: Connie Nolan <cnolanloveslife@gmail.com>
Sent: Friday, November 25, 2016 1:36 PM
To: Karen Goodwin
Subject: BSL

To the entire Florissant City Council,

I am writing today to ask the city, once again, to repeal the breed ban in Florissant. It would be especially wonderful for families to get their fur babies back right before Christmas! How wonderful would that be??

Moreover, if I may, Ms. Goodwin, will you please include this email in the "Communications" portion on the agenda.

Thank you for your time.

Sincerely,

Connie Nolan
170 Ruth Drive
Florissant, MO. 63031
Ward 2--Tim Jones

Karen Goodwin

From: Ande Miller <ande_miller@yahoo.com>
Sent: Sunday, November 27, 2016 10:35 AM
To: Karen Goodwin
Subject: Repeal BSL

Dear Members of the City Council,

I would like to see the Pit Bull ban repealed. I do not agree with my tax dollars being spent to euthanize dogs from your city.

Please include my email in your meeting agenda.

Thank you,

Andrea Miller
4027 Princeton Ridge Drive
Wildwood Mo
63025

Sent from my iPhone

Karen Goodwin

From: John Engelmeyer <jcengel49@yahoo.com>
Sent: Sunday, November 27, 2016 2:22 PM
To: Ward 7 Jackie Pagano
Cc: Karen Goodwin; City Council
Subject: October 2016- Monthly Operating Report

Mrs. Jacqueline Pagano, President of the City Council; Note as of this 27 the of November 2016, the posting of the monthly operating report has not been posted of the City's web site. This is approximately four (4) weeks after the close of October 2016. Once again, I know the standard response: "This is a courtesy not ..."

If this is the case, I respectfully request under the Missouri Sunshine Law a copy of any and all monthly operating reports that may have been distributed to the city council member for the period as noted.

Please advise the status.

John C. Engelmeyer, A Private Citizen, 314-921-6969 1281 Graham Road, Florissant, MO 63031

sent via email on this 27 day of November 2016 at approx. 2:22PM

Karen Goodwin

From: Gail Scarfino <gscarfino@sbcglobal.net>
Sent: Sunday, November 27, 2016 11:18 PM
To: Karen Goodwin
Subject: BSL

To the City Council as a whole,

Hello, although we are not currently Florissant residents we live near Florissant in St. Louis County. My husband lived in Florissant for 25 years and I lived there for a couple of years. We have strong family and community ties to Florissant. We own two rental houses in Florissant and therefore pay taxes to Florissant and St. Louis County.

I do not support the ban against breed specific dogs.

From what I have learned though research there is no valid evidence and no reasonable argument to support breed-specific legislation. These laws unfairly discriminate not only against the dogs but against responsible dog owners based solely on their choice of breed. Designating certain breeds as inherently dangerous, implies to the public that behavior is not effectively influenced, by training. This misconception will likely produce a growing number of misbehaved and dangerous dogs. More emphasis should be placed on owner responsibility.

The current vicious dog ordinance in Florissant, along with leash laws, etc., is sufficient to keep the community safe.

The fact that any dog can be taken from its family and in many cases euthanized, because it belongs to a breed that carries an unjustified bad reputation, is discriminatory and barbaric.

I have faith that The City of Florissant will do the right thing and lift their ban against specific breed dogs.

Please add my email to the City Council meeting agenda. Thanks so much for your time.

Gail Scarfino
4012 Shackelford Rd
Florissant, MO 63034

Karen Goodwin

From: Sandra L. <sandralink42@gmail.com>
Sent: Tuesday, November 29, 2016 10:12 AM
To: Karen Goodwin
Subject: To the city council as a whole.

I am writing to you once again, to state to you that as a constituent and resident of Florissant I wish to see the breed specific legislation particularly that specific to Pitbulls, repealed. The aggressive dog legislation on the books will be more than sufficient when appropriately implemented. I do NOT support this. Stop wasting our city and county's resources on this unsuccessful and illegal ban. Do include my email regarding the ban on the next city council agenda.

Sandra L. 685 Madison Ln. Florissant Mo. 63031

Karen Goodwin

From: Mandy Ryan <amandapaigeryan@gmail.com>
Sent: Tuesday, November 29, 2016 10:16 AM
To: Karen Goodwin
Subject: Fwd: To the city council as a whole.

Sent from my iPhone

Begin forwarded message:

From: "Sandra L." <sandralink42@gmail.com>
Date: November 29, 2016 at 10:11:37 AM CST
To: kgoodwin@florissantmo.com
Subject: **To the city council as a whole.**

I am writing to you once again, to state to you that as a constituent and resident of Florissant I wish to see the breed specific legislation particularly that specific to Pitbulls, repealed. The aggressive dog legislation on the books will be more than sufficient when appropriately implemented. I do NOT support this. Stop wasting our city and county's resources on this unsuccessful and illegal ban. Do include my email regarding the ban on the next city council agenda.

Sandra L. 685 Madison Ln. Florissant Mo. 63031

Karen Goodwin

From: Margaret Mullenschlader <pmullensch@sbcglobal.net>
Sent: Wednesday, November 30, 2016 6:43 PM
To: Karen Goodwin
Subject: BSL

Sent from my iPad to the Council as a Whole. I am writing once again to Lena my voice to repel the BSL. We have proven it doesn't work. Kate would you please add this email to the Communication part of the agenda. Thank you.

Peggy Mullenschlader
1275 Sandy Dr
Florissant Mo 63031

Karen Goodwin

From: Michelle Yancy <stlpitbullmom@hotmail.com>
Sent: Wednesday, November 30, 2016 4:50 PM
To: Karen Goodwin
Cc: Michelle Yancy
Subject: To the City Council as a whole

I am writing to request that the Pit Bull ban be repealed.

Please include my email on the next city council meeting agenda.

I'd like a reply verifying that my email has been received and will be included on the agenda.

Thank you for your time
Michelle Yancy
9015 Tudor Ave
St Louis County, Mo
63114

Get [Outlook for Android](#)

Karen Goodwin

From: Donald Allen <dondevallen94@gmail.com>
Sent: Thursday, December 01, 2016 9:25 AM
To: Karen Goodwin
Subject: BSL (Edit)

Also, my address is 2386 Millvalley Drive, Florissant, MO 63031. I am addressing the council as a whole regarding the breed ban. I would like a reply verifying that my emails were received and will be included on the agenda. Thanks again.

Karen Goodwin

From: Simpson, Lisa <lsimpson2@live.maryville.edu>
Sent: Thursday, December 01, 2016 1:00 PM
To: Karen Goodwin
Subject: To the City council as a whole. Put Bull ban

To the City Council as a whole

My name is Lisa Simpson. I live at 690 Kostka Lane, Florissant, MO 63031. I would like to see the pit bull ban repealed. I do not feel my tax money should be used for unnecessary euthanasia. There is so much information out there about this subject and the bans are not effective. I do believe we need to follow the guidelines we already had on the vicious dogs but not on just a specific breed. Please include my email on the next city council meeting agenda. I would like a reply verifying that my email has been received and will be included on the agenda. Thank you.

The County only had information starting from November 2011 and forward.

From November 2011 to August of this year, the total number of pit bull and pit bull type dogs transferred to St. Louis County from Florissant was 201 dogs. Of those 201, 164 dogs were euthanized. The cost to St. Louis County taxpayers to euthanize these 164 dogs was \$6978.20.

In less than 5 years, Florissant is responsible for the killing of 164 family members because of the breed ban and it cost myself along with every other St. Louis County taxpayer close to \$7000.00 to kill them.

Thank you for your time,
Lisa Simpson

Get [Outlook for iOS](#)

Karen Goodwin

From: cheryl genail <cgenail@hotmail.com>
Sent: Thursday, December 01, 2016 2:56 PM
To: Karen Goodwin
Subject: To the City Council as a whole

I am a Florissant resident and I am requesting repeal of the breed specific ban! The ban is wrong and unfair.

From November 2011 to August of this year, the total number of pit bull and pit bull type dogs transferred to St. Louis County from Florissant was 201 dogs. Of those 201, 164 dogs were euthanized. The cost to St. Louis County taxpayers to euthanize these 164 dogs was \$6978.20.

In less than 5 years, Florissant is responsible for the killing of 164 family members because of the breed ban and it cost myself along with every other St. Louis County taxpayer close to \$7000.00 to kill them.

Please include my email on the next city council meeting agenda. I'd like a reply verifying that my email has been received and it will be included on the next agenda.

Thank you,

Cheryl Genail
2000 Thrush Dr.
Florissant, MO 63033

Karen Goodwin

From: karen shoulders <krnshldrs@gmail.com>
Sent: Thursday, December 01, 2016 4:30 PM
To: Karen Goodwin
Subject: To the Florissant City Council

To the Florissant City Council,

Breed Specific Legislation (BSL) is not only unconstitutional, but it unfairly discriminates against wonderful family pets once known as "America's Dogs," necessitates a completely unnecessary expense to the local budget, and has not been shown by any credible source throughout the country to have had a positive impact on increased safety.

It is nearly impossible to accurately and definitively identify dog breeds, making breed discriminatory legislation impossible to even truly enforce; furthermore, there is no proof that the breeds that have (often times wrongly) been identified as "pit mixes" are dangerous. In fact, citing Florissant's 2015 dog bite records, these pets are not at the top of the list.

I support vicious dog legislation, responsible pet ownership and education and would support legislation to forward those efforts; however, I am vehemently against the current breed ban.

Please include this email on the next city council meeting agenda. I would like a reply acknowledging that my email has been received and will be included.

Thank you,
Karen Shoulders
102 S. New Florissant Rd.
Florissant, MO 63031

Karen Goodwin

From: Carl Hughes <chughes_1967@yahoo.com>
Sent: Saturday, December 03, 2016 6:20 PM
To: Karen Goodwin
Subject: Repeal BSL

Dear Members of the City Council,
I'd like to make known that I would like the Pit Bull Ban repealed. Stop using my tax money to euthanize your dogs.
Please include my email to the council meeting agenda.

Thank you,
Carl Hughes
2615 Roseland Terrace
St. Louis, Mo 63143
314-366-2848

Sent from my iPhone

From: Carl Hughes <chughes_1967@yahoo.com>;
To: <kgoodwin@florissantmo.com>;
Subject: Repeal BSL
Sent: Sun, Nov 20, 2016 1:15:40 PM

To The Florissant City Council:

Please repeal the BSL. I do not wish for my tax dollars to be spent euthanizing your dogs.
Please add my request to your meeting agenda.

Thank you,
Carl Hughes
2615 Roseland Terrace
St. Louis, Mo
63143

Karen Goodwin

From: mskaren702 <mskaren702@aol.com>
Sent: Thursday, December 08, 2016 11:15 AM
To: Karen Goodwin
Subject: Please repeal breed ban, to the entire city council

To the city council as a whole;

I am a St Louis County tax payer and I live at 519 Redondo Dr in Chesterfield MO. The County shelter only had information starting from November 2011 and forward but from November 2011 to August of this year, the total number of pit bull and pit bull type dogs transferred to St. Louis County from your city was 201 dogs. Of those 201, 164 dogs were euthanized. The cost to St. Louis County taxpayers like myself to euthanize these 164 dogs was \$6978.20. In less than 5 years, Florissant is responsible for the killing of 164 family members because of the breed ban and it cost myself along with every other St. Louis County taxpayer close to \$7000.00 to kill them.

I am saddened that your citizens have been pleading with you for months and no action has been taken to repeal this breed ban. Your dog bites have risen 115%. Two phone surveys city wide have shown the majority of citizens want the ban repealed. Please repeal your breed ban, my tax dollars shouldn't be paying for your city to euthanize innocent dogs.

Please include this email in the next city council meeting agenda. Thank you

Karen Runk
519 Redondo Dr
Chesterfield MO 63017

Sent from my T-Mobile 4G LTE Device

Karen Goodwin

From: Kevin <kevinodo@gmail.com>
Sent: Thursday, December 08, 2016 1:24 PM
To: Ward 7 Jackie Pagano; Ward 4 Jeff Caputa; Ward 3 Joe Eagan; Karen Goodwin; Ward 5 Keith Schildroth; Ward 8 Mark Schmidt; Tim Lee; Ward 2 Tim Jones; Lou Jearls
Subject: Chapel View Subdivision Sign

Good Afternoon Council and Mr. Jearls,

I'm writing to thank the person or persons responsible for the nice update and maintenance of the subdivision sign that sits on the City's common ground at the entrance to Chapel View.

I noticed it was showing wear and age. But last week the sign appeared to be more vibrant and fresh!

Now I have a request. When our subdivision was first built, there were two spotlights on either sides of the sign. It made the appearance of the sign more attractive and easy to spot as one would drive down Patterson Road.

The spotlights were disconnected and from what I can see, they appear to be removed. Since there's no electrical hookup like Willow Creek subdivision has. I was wondering if it is at all possible to run an electrical line with an exterior outlet for holiday lighting as well as the spotlights?

Since the lamp post that sits on the corner of Rancho and Patterson is a dusk to dawn lamp fixture. Is it possible to tap into the wiring of the lamp post? This way the spotlights would only light up when the streetlight comes on.

It's only a thought. We (the City) are already paying for electrical services to the street lights.

If any of you drive by the sign. I was told by a couple of neighbors the City had a worker doing the restoration. It really looks great!

Thanks in advance.

Merry Christmas!

Kevin O'Donnell
512 Rancho Lane
Florissant, Missouri 63031
Ward 4

PS. Karen could you please include this mail in the December 12, 2016 Council Agenda?

Karen Goodwin

From: Ken Pruett <kens20four@yahoo.com>
Sent: Thursday, December 08, 2016 3:11 PM
To: Karen Goodwin
Subject: dog ban

My name is Ken Pruett live at 1750 Keeven Lane in Florissant. I would like to see the pit bull ban repealed. Please add this to the communications section. Thank you!!!

Sent from Yahoo Mail on Android



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, December 12, 2016 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Regions Bank the property located at 100 N. Highway 67 to re-establish the existing B-5 Planned Commercial District to allow for the construction of a bank branch with drive-thru facility.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 100 Highway 67

Property Owners Name: Regions Bank Phone #: 205-560-5348

Property Owners Address: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244

Business Owners Name: John Earley, VP-Regions Bank Phone #: 205-560-5348

Business Owners Address: 250 Riverchase Parklkyway, suite 600, Birmingham, AL 35244

DBA (Doing Business As) _____

Authorized Agents Name: Jill Bryan CO. Name: _____
(Authorized Agent to Appear Before The Commission) jill.bryan@bdgllp.com

Agents Address: 2100 First Avenue North, Suite 100, Birmingham, AL 35203 Phone #: 205-252-8222

Request Establish B-5 zoning to allow for the construction of a bank branch with drive-thru facility.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature Jill Bryan Date 11/8/2016

Received by: Cc Receipt # 597225 OFFICE USE ONLY Amount Paid: 125.00 Date: 11/8/16

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL

PLANNING & ZONING

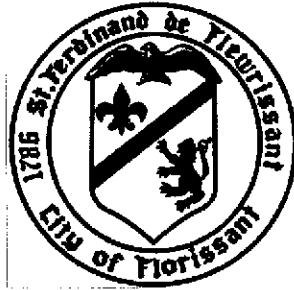
CHAIRMAN

SIGN.

Paul [Signature]

DATE: 11/17/2016

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT



PLANNING & ZONING ACTION:

Address of Property:

100 Highway 67

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN:

[Handwritten Signature] DATE: 11/17/2016

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Regions Bank

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property Owner of Property

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 1.11 acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for: vacant

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
To build a Regions Bank with drive-thru facility.

List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Jill Bryan

PETITIONER(S) SIGNATURE (S) *Jill Bryan*
Print Name

FOR Regions Bank

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
() I (we) have a legal interest in the herein above described property.
(X) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE *Jill Bryan*

ADDRESS 2100 First Avenue North, Suite 100, Birmingham, AL 35203

STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 205-252-8222

I (we) the petitioner (s) do hereby appoint Jill Bryan as
BUSINESS
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Jill Bryan
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: Partnership: Corporation/LLC:

(a) If an Individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Attached is a copy of the Corporate Officers for Regions Bank
- (2) Telephone numbers _____
- (3) Business address 1900 Fifth Avenue North, Birmingham, AL
- (4) State of corporation & a photocopy of incorporation papers State of Alabama
- (5) Date of corporation 11-03-2014
- (6) Missouri Corporate Number MO Tax I.D. Number 17336473
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

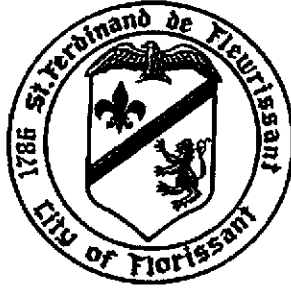
A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, December 12, 2016 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Regions Bank the property located at 100 N. Highway 67 to re-establish the existing B-5 Planned Commercial District to allow for the construction of a bank branch with drive-thru facility.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 100 Highway 67

Property Owners Name: Regions Bank Phone #: 205-560-5348

Property Owners Address: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244

Business Owners Name: John Earley, VP-Regions Bank Phone #: 205-560-5348

Business Owners Address: 250 Riverchase Parkway, suite 600, Birmingham, AL 35244

DBA (Doing Business As) _____

Authorized Agents Name: Jill Bryan CO. Name: _____
(Authorized Agent to Appear Before The Commission) jill.bryan@bdgllp.com

Agents Address: 2100 First Avenue North, Suite 100, Birmingham, AL 35203 Phone #: 205-252-8222

Request Establish B-5 zoning to allow for the construction of a bank branch with drive-thru facility.

State complete request (print or type only). _____

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Jill Bryan
Applicant's Signature _____ Date 11/8/2016

Received by: Ct Receipt # 597225 OFFICE USE ONLY Amount Paid: 125.00 Date: 11/8/16

STAFF REMARKS: _____

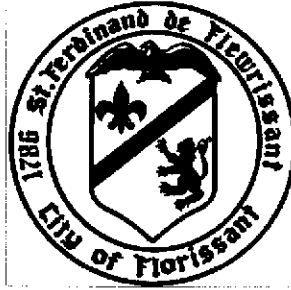
DATE APPLICATION REVIEWED: _____ COMMISSION ACTION TAKEN:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. Paul J... DATE: 11/17/2016

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT



PLANNING & ZONING ACTION:

Address of Property:

100 Highway 67

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN:

[Handwritten Signature] DATE: 11/17/2016

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Regions Bank

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property Owner of Property

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
 - B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
 - C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 1.11 acres
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List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Jill Bryan

PETITIONER(S) SIGNATURE (S) *Jill Bryan*
Print Name

FOR Regions Bank

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
() I (we) have a legal interest in the herein above described property.
(X) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE *Jill Bryan*

ADDRESS 2100 First Avenue North, Suite 100, Birmingham, AL 35203
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 205-252-8222

I (we) the petitioner (s) do hereby appoint Jill Bryan as
BUSINESS
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Jill Bryan
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: Partnership: Corporation/LLC:

(a) If an Individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Attached is a copy of the Corporate Officers for Regions Bank
- (2) Telephone numbers _____
- (3) Business address 1900 Fifth Avenue North, Birmingham, AL
- (4) State of corporation & a photocopy of incorporation papers State of Alabama
- (5) Date of corporation 11-03-2014
- (6) Missouri Corporate Number MO Tax I.D. Number 17336473
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Regions Bank

Address 250 Riverchase Parkway, Suite 600, Birmingham, AL 35242

Property Owner Regions Bank

Location of property 100 Highway 67

Dimensions of property 246.24' front, 185.88' north side, 243048'rear, 175'south side

Current Use of Property vacant

Proposed Use of Property bank branch with drive-thru facility

Type of Sign unknown at this time Height _____

Type of Construction V-B Number Of Stories 1

Square Footage of Building 2,645 Square Feet Number of Curb Cuts 2

Number of Parking Spaces 20 parking space (2 HC Accessible) Sidewalk Length 378 L.F.

Landscaping: No. of Trees 11 Shade Trees Diameter 3"Caliper

No. of Shrubs 11 small or understory trees Size size varies

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

- 1. Plan or drawing showing zoning of adjoining properties.
- 2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
- 3. Drawing showing measurement of tract and overall area of tract.
- 4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

Survey of site is included with the construction drawings.

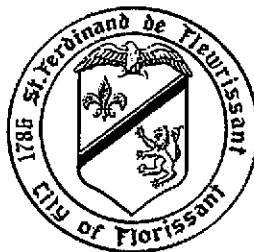
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

Location Map is shown on Sheet G-000- Cover Sheet

1

MEMORANDUM



2

CITY OF FLORISSANT

3

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

4

5

6

7

To: Planning and Zoning Commissioners Date: November 16, 2016

8

9

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
Director of Public Works
Applicant
File

10

11

12

13

14

Subject: **100 N Highway 67 (Regions Bank)-** Request recommended approval for a 'B-5' to allow for a new drive-through Bank at 100 N Highway 67.

15

16

17

STAFF REPORT

18

CASE NUMBER PZ-112116-1

19

20

21

I. PROJECT DESCRIPTION:

22

This is a request for recommended approval for a 'B-5' to allow for a new drive-through Regions Bank at 100 N Highway 67.

23

24

25

26

27

II. EXISTING SITE CONDITIONS:

28

The existing property at 100 N Highway 67 has been vacant land following demolition of a pre-owned auto sales establishment for approximately 6 years. The site is owned by Regions Bank. The site is cleared. The Special Use no longer in use to allow used auto sales and the 'B-5' re-zoning was never abandoned, therefore the property is currently zoned 'B-5'.

29

30

31

32

33

34

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36

III. SURROUNDING PROPERTIES:

37

The property to the North is Dierberg's in a B-5 District, the properties to the West are in an 'R-5' District. The West and South are bounded by Highway 67 and Bruce Drive.

38

39

40

41 **IV. STAFF ANALYSIS:**

42
43 The application is accompanied by professional plans G-000, Alta Survey 01 dated rev.
44 3/24/16, C-106, C-107, C-109, L-110, A-110, A-200, A-201 and E-011 (balance of
45 sheets are all dated 10/20/16).

- 46
47
48 1. Building proposed is 2700 s.f. with covered drive-through canopy. The building
49 meets setback of 40 feet and height requirements at 15-3 ½" tall.
50
51 2. Signage. There are no signs proposed in this package.
52
53 3. Parking: The parking requirements for Financial institutions within the "B-5" District
54 are 3.6/1000 s.f. is exceeded by the number shown, total of 10 parking are required and a
55 total of 20 stalls are shown which includes 2 accessible parking. Employee parking is not
56 specifically designated. There is no parking lighting shown on drawings nor
57 photometrics.
58
59 4. Landscape: The landscape proposed will far exceed the landscape ordinance.
60 Irrigation system will be required as noted in the general notes on the plan. Additionally,
61 the Lin-Cor Improvement plans will be required for this site.
62
63 5. Fence: The petitioner shows an existing 6 foot tall, vinyl box fence along the east
64 property line.
65
66 6. Exterior materials consist of ACM (aluminum composite panels), brick and EIFS trim.
67

68 **VI. STAFF RECOMMENDATIONS:**

- 69
70
71 1. Staff conversed with the petitioner to obtain items which were adjusted and
72 additional submissions were made.
73 2. Petitioner will need to include Lin-Cor improvements in the r.o.w. and site
74 sections.
75 3. New site lighting plan is required for lighting levels and cutoffs for residential
76 property.
77

78
79 **Suggested Motion**

80 I move to recommended approval for a 'B-5' to allow for a new drive-through
81 **Regions Bank** at 100 N Highway 67, subject to the conditions set forth below
82 with these conditions being part of the record:
83

84 ~~1. The landscaping along the North Highway 67 property line shall be revised to~~
85 ~~conform to the LinCor Enhancement Project.~~

86
87 **1. PERMITTED USES**

88 The use permitted in this 'B-5' Planned Commercial District shall be limited
89 to a drive-thru bank.
90

91 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

92 The building space shall be limited to a single story 2700 square foot building.
93

94 **3. PERFORMANCE STANDARDS**

95 In addition to all other requirements, uses within the "B-5" Planned
96 Commercial District shall conform to the most restrictive performance
97 standards as follows:

- 98 1. Vibration. Every use shall be so operated that the maximum
99 ground vibration generated is not perceptible without instruments
100 at any point on the lot line of the lot on which the use is located.
- 101 2. Odor. Every use shall be so operated that no offensive or
102 objectionable odor is perceptible at any point on the lot line on
103 which the use is located.
- 104 3. Smoke. Every use shall be so operated that no smoke from any
105 source shall be emitted of a greater density than the density
106 described as No. 1 on the Ringelmann Chart as published by the
107 United States Bureau of Mines.
- 108 4. Toxic gases. Every use shall be so operated that there is no
109 emission of toxic, noxious or corrosive fumes or gases.
- 110 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
111 Emission of dirt, dust, fly ash and other forms of particulate matter
112 shall not exceed eighty-five one-hundredths (0.85) pounds per one
113 thousand (1,000) pounds of gases of which amount not to exceed
114 five-tenths (0.5) pound per one thousand (1,000) pounds of gases
115 shall be of such size as to be retained on a 325-mesh U.S. standard
116 sieve. In the case of emission of fly ash or dust from a stationary
117 furnace or a combustion device, these standards shall apply to a
118 condition of fifty percent (50%) excess air in the stack at full load,
119 which standards shall be varied in proportion to the deviation of
120 the percentage of excess air from fifty percent (50%).
- 121 6. Radiation. Every use shall be so operated that there is no
122 dangerous amount of radioactive emissions.
- 123 7. Glare and heat. Any operation producing intense glare or heat
124 shall be performed in an enclosure in such a manner as to be
125 imperceptible along any lot line.
- 126 8. Screening.
 - 127 a. All mechanical equipment, air-handling units, cooling towers,
128 condensers, etc., on roof or grade shall be screened architecturally
129 in such a manner as to be a part of the design of the building.
 - 130 b. Incinerators and stacks shall be enclosed in the same material as
131 the main exterior building material.

132 **4. TRASH ENCLOSURES**
133

134 None proposed or required. Cleaning crew removes trash periodically.
135
136

137 **5. PLAN SUBMITTAL REQUIREMENTS**

138 A final site development plan shall be submitted to the Building
139 Commissioner to review for compliance to this ordinance and other city
140 ordinances prior to issuance of land disturbance permits or building
141 permits. Final Development Plan shall include improvements as shown on
142 G-000, C-106, C-107, C-109, L-110, A-110, A-200, A-201, and E-011
143 (balance of sheets are all dated 10/20/16). *Aug. C-0 & C-1*
144

145 **6. SITE DEVELOPMENT PLAN CRITERIA:**
146

147 a. Height, Area And Bulk Restrictions:
148

149 1. Height, Area And Bulk Regulations. The height, area and bulk
150 regulations for uses in the "B-3" Extensive Commercial District
151

152 b. Internal Drives:
153

154 (1) There shall be parking to be indicated on the Final Development Plan.
155

156 c. Minimum Parking/Loading Space Requirements.
157

158 (1) There shall be a ~~minimum~~ ^{maximum} of 20 parking spaces provided on the
159 property.
160

161 d. Road Improvements, Access and Sidewalks
162

163 Final Development shall include Lindbergh (Lin-Cor) Improvement Plan
164 enhancements along the entire frontage.
165

166 e. Lighting Requirements.
167

168 Lighting of the property shall comply with the following standards and
169 requirements:
170

171 (1) The light level for parking lot lighting shall be 0.5 fc minimum.
172

173 (2) All site lighting and exterior building lighting shall be directed down
174 and inward.
175

176 f. Sign Requirements.
177

178 (1) There shall be one monument sign as shown located on C-107
dated 10/20/16 attached. *with a 40' setback.*

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- (2) There shall be wall signage as shown on the Elevations A-200 and A-201 dated 10/20/16 attached.. *all wall signs shall meet reqs of cdf.*
- (3) All signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

- ~~(1) Landscaping indicated on Landscape Plan for the restaurant shall be as shown on the attached L-110 dated 10/20/16 attached.~~
- ~~(2) Lin-Cor Improvements in the r.o.w. shall be submitted to the Building Commissioner for approval.~~
- (1) Any modifications to the landscaping shall be reviewed and approved by the **Building Commissioner.**

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

- (1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties.
- (2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.
- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

224 (5) The exterior design of the buildings shall be constructed in accordance
225 with the renderings as approved by the Florissant Planning and Zoning
226 Commission and attached hereto.

227
228 (6) All other requirements of the Florissant Municipal Code and other
229 ordinances of the city shall be complied with unless otherwise allowed
230 by this ordinance.

231
232

233 **7. FINAL SITE DEVELOPMENT PLAN**

234 A final site development plan shall be submitted to the Building
235 Commissioner to review for compliance with the applicable "B-5"
236 Planned Commercial Development ordinance prior to recording. Any
237 variations from the ordinance approved by the City Council and/or the
238 conceptual plans attached to such ordinance shall be processed in
239 accordance with the procedure established in the Florissant Zoning Code.

240
241

242 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

243 Any changes to the approved plans attached hereto must be reviewed by the
244 Building Commissioner. The Building Commissioner must make a determination
245 as to the extent of the changes per the following procedure:

246 1. The property owner or designate representative shall submit in writing a
247 request for an amendment to the approved plans. The building
248 commissioner shall review the plans for consistency with the purpose and
249 content of the proposal as originally or previously advertised for public
250 hearing and shall make an advisory determination.

251 2. If the building commissioner determines that the requested amendment is
252 not consistent in purpose and content with the nature of the purpose as
253 originally proposed or previously advertised for the public hearing, then
254 an amendment to the special use permit shall be required and a review
255 and recommendation by the planning and zoning commission shall be
256 required and a new public hearing shall be required before the City
257 Council.

258 3. If the building commissioner determines that the proposed revisions are
259 consistent with the purpose and content with the nature of the public
260 hearing then a determination of non-necessity of a public hearing shall be
261 made.

262 4. Determination of minor changes: If the building commissioner determines
263 that an amendment to the special use permit is not required and that the
264 changes to the plans are minor in nature the Building Commissioner may
265 approve said changes.

266 5. Determination of major changes: If the Building Commissioner
267 determines that an amendment to the B-5 is not required but the changes
268 are major in nature, then the owner shall submit an application for review
269 and approval by the Planning and Zoning commission.

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9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

9. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

(End of report and suggested motion)

THIS DOCUMENT IS THE PROPERTY OF BGD ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BGD ARCHITECTS.



DATE	BY	DESCRIPTION
10/24/16		

PROJECT INFORMATION BLOCK	ISSUED
DATE	10/24/16
DESIGNED BY	DAVID L. WILLIAMS
CHECKED BY	DAVID L. WILLIAMS
DATE	10/24/16

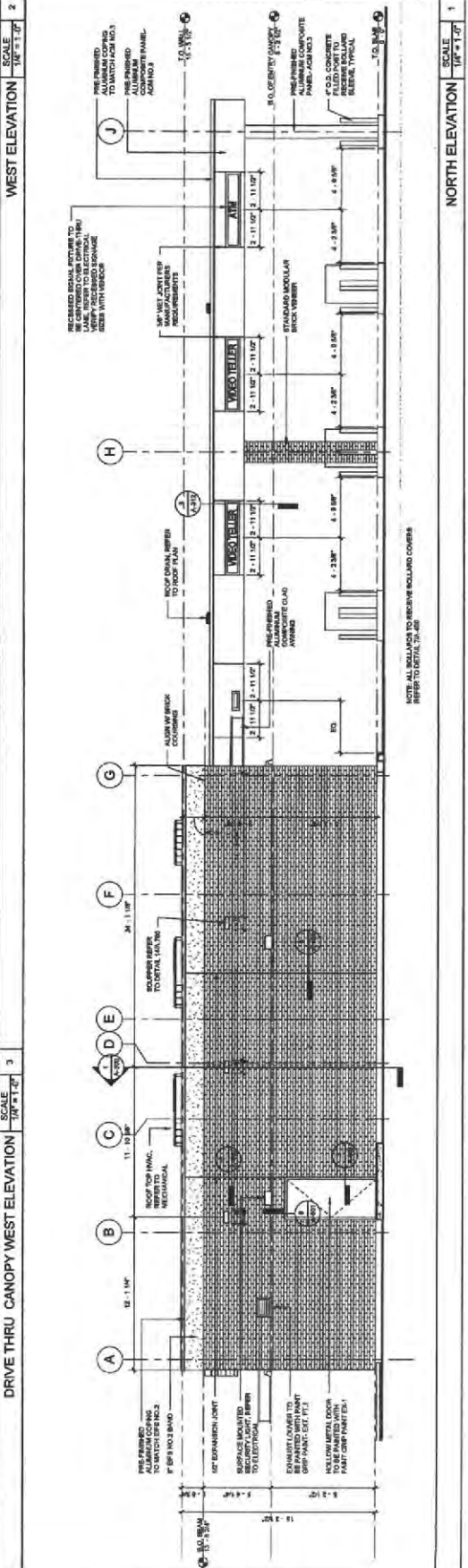
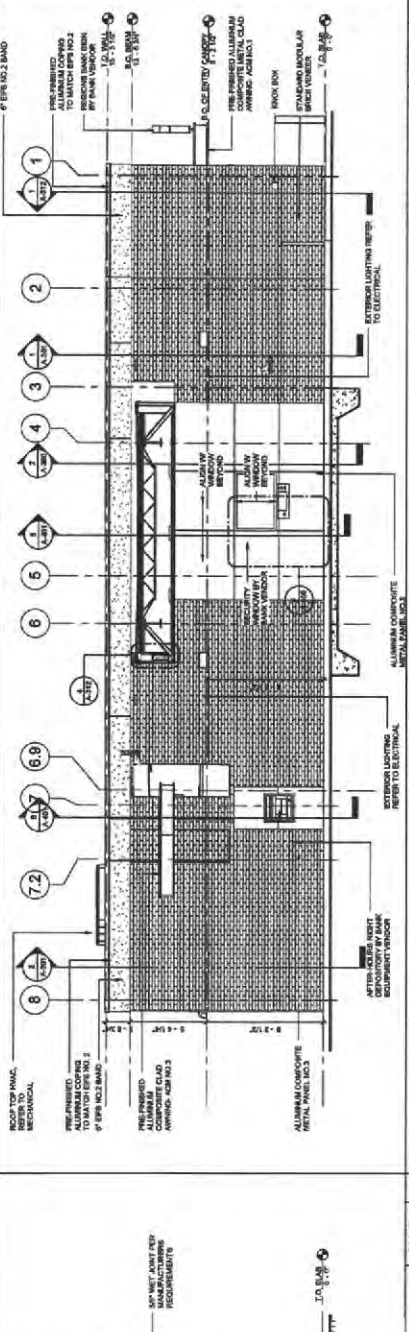
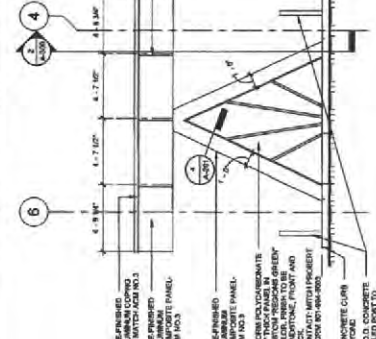
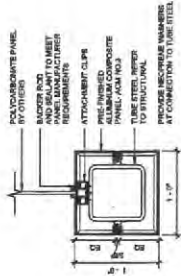
EXTERIOR ELEVATIONS
A-201

FINISH SCHEDULE - EXTERIOR

EXTERIOR FINISH	IDENTIFICATION	MANUFACTURER	COLOR	COMMENTS
ALUMINUM COMPOSITE METAL PANEL	ACHM NO. 1	ALCOA ARCHITECTURAL, NEWTONSDALE, PA	CHARCOAL	
ALUMINUM COMPOSITE METAL PANEL	ACHM NO. 2	ALCOA ARCHITECTURAL, NEWTONSDALE, PA	SLATE	
PRE-FINISHED ALUMINUM EXTRUSION SYSTEM	AFS	ALCOA ARCHITECTURAL, NEWTONSDALE, PA	SLATE	ORDER 2-3/8" THICKNESS GREEN
EXTERIOR INSULATION SYSTEM	EIFS	DAVEY	CHARCOAL TO MATCH ACHM NO. 1	INCLUDE COLOR MATCH BY EXHIBIT AND/OR BY TRACK
EXTERIOR PAINT	EP-1	BECKMAN MOORE	CHARCOAL GREY - SATIN GLOSS FINISH TO MATCH ACHM NO. 1	STANDARD MOCKUP FOR FACE BRICK, PAINTING AND FINISH
BRICK VENEER	BRV-1	BRICKWORK SYSTEMS	UNGLAZED BROWN BRICK	

ACM PANEL GENERAL NOTES

- ALL ACM PANELS MUST BE ANCHORED TO WALK, IS DA, METAL INTO CHANNELS. REFER TO STRUCTURAL METAL STUD FRAMING DETAIL FOR DETAILS.
- METAL STUDS MUST ALSO HAVE PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL AT JOINTS.
- FIELD JOINTS MUST BE USED TO SUPPORT METAL COMPOSITE PANELS (I.E. TO COORDINATE).
- DO NOT USE METAL COMPOSITE PANEL ATTACHMENT SYSTEMS NOT BY A SYSTEM.
- ALL PARTS OF ANCHORED PANELS REQUIRED FOR METAL COMPOSITE PANELS TO BE THE SAME TYPE/ALUMINUM COLOR TO MATCH PANELS (I.E. TO COORDINATE).
- ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO FABRICATION. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO FABRICATION. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO FABRICATION.
- CALL OUT JOINTS WITH V.O. BLOCKING (TYP).
- ALL JOINTS MUST BE FIELD VERIFIED PRIOR TO FABRICATION. ALL JOINTS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
- ALL EXTERIOR ACM PANEL JOINTS TO HAVE BRICKER ROD AND ROD AND GASKET AT ALL VERTICAL PANEL BRIM/JAMB JOINT CONDITIONS AT SUBMERGED INTERIORS. REFER TO METAL STUD DETAIL.



1 INTRODUCED BY COUNCILWOMAN PAGANO
2 NOVEMBER 28, 2016

3
4 BILL NO. 9244

ORDINANCE NO.

5
6

7 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL**
8 **PERMIT NO. 7952 TO GLOBAL SIGNAL ACQUISITIONS II, LLC D/B/A**
9 **CROWN CASTLE TO ALLOW FOR ADDITIONAL ANTENNAS ON**
10 **EXISTING DISGUISED TOWER POLE FOR THE PROPERTY**
11 **LOCATED AT 62 GRANDVIEW PLAZA SHOPPING CENTER.**

12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
15 maintenance of wireless telecommunication towers in the City of Florissant; and

16 WHEREAS, an application has been filed by Global Signal Acquisitions II, LLC D/B/A
17 Crown Castle To Allow For Additional Antennas On Existing Disguised Tower Pole For The
18 Property Located At 62 Grandview Plaza Shopping Center; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
20 meeting of November 7, 2016 has recommended that a Special Permit be approved; and

21 WHEREAS, due notice of public hearing no. 16-11-034 on said application to be held on
22 the 28th of November, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly
23 published, held and concluded; and

24 WHEREAS, the Council, following said public hearing, and after due and careful
25 consideration, has concluded that amendments to a Special Permit for a wireless
26 telecommunication tower would be in the best interest of the City of Florissant.

27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

30

31 Section 1: A Special Permit is hereby granted by Global Signal Acquisitions II, LLC
32 D/B/A Crown Castle To Allow For Additional Antennas On Existing Disguised Tower Pole For
33 The Property Located At 62 Grandview Plaza Shopping Center with the following stipulation:

- 34 1. Color of all new exposed equipment to match existing flagpole.

35

36 Section 2: This ordinance shall become in force and effect immediately upon its passage
37 and approval.

38
39 Adopted this ____ day of _____, 2016.

40
41
42
43 _____
44 Jackie Pagano
45 President of the Council

46
47 Approved this ____ day of _____, 2016.

48
49
50
51 _____
52 Thomas P. Schneider
53 Mayor, City of Florissant

54 ATTEST:

55
56 _____
57 Karen Goodwin, MMC/MRCC
58 City Clerk

59
60



SPRINT SITE NUMBER:
SPRINT SITE NAME:
SITE TYPE:
TOWER HEIGHT:

ST03XC115

MONOPOLE
99'-3"

CROWN CASTLE BU #: 880730
SITE ADDRESS:
COUNTY:
JURISDICTION:

62 GRANDVIEW PLAZA
FLORISSANT, MO 63033
ST. LOUIS
CITY OF FLORISSANT

SPRINT 2016/2017 LOCAL ASK INITIATIVE



SPRINT SITE NUMBER:
ST03XC115

BU #: 880730
GRANDVIEW CENTER
PLAZA

62 GRANDVIEW PLAZA
FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

SITE INFORMATION

SITE NAME: GRANDVIEW CENTER PLAZA
SITE ADDRESS: 62 GRANDVIEW PLAZA
 FLORISSANT, MO 63033
COUNTY: ST. LOUIS
MAP / PARCEL #: 09H110045
AREA OF CONSTRUCTION: EXISTING
LATITUDE: 38° 46' 23.3"
LONGITUDE: -90° 18' 14.1"
LAT/LONG TYPE: NAD83
GROUND ELEVATION: 615'-0" FT.
CURRENT ZONING: B5
JURISDICTION: CITY OF FLORISSANT
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: VB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR
 HUMAN HABITATION
PROPERTY OWNER: DARLINGTON ENTERPRISES LL
 BROADWAY SYCAMORE PARTNER
 3415 S SEPULVEDA BLVD SUITE 400
 LOS ANGELES, CA 90034
TOWER OWNER: GLOBAL SIGNAL ACQUISITIONS II LLC
 2000 CORPORATE DRIVE
 CANONSBURG, PA 15317
CARRIER/APPLICANT: SPRINT
 9801 WEST HIGGINS ROAD, SUITE 220
 ROSEMONT, ILLINOIS 60018
 361238
ELECTRIC PROVIDER: AMEREN UE
 (800) 552-7582
TELCO PROVIDER: AT&T
 (866) 620-6900

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	OVERALL AND ENLARGED SITE PLAN
C-2	FINAL ELEVATION AND ANTENNA PLANS
C-3	ANTENNA AND CABLE SCHEDULE, & DETAILS
G-1	GROUNDING DETAILS
G-2	GROUNDING DETAILS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE.
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS
 AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY
 THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE
 PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND
 CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS
 FACILITY.

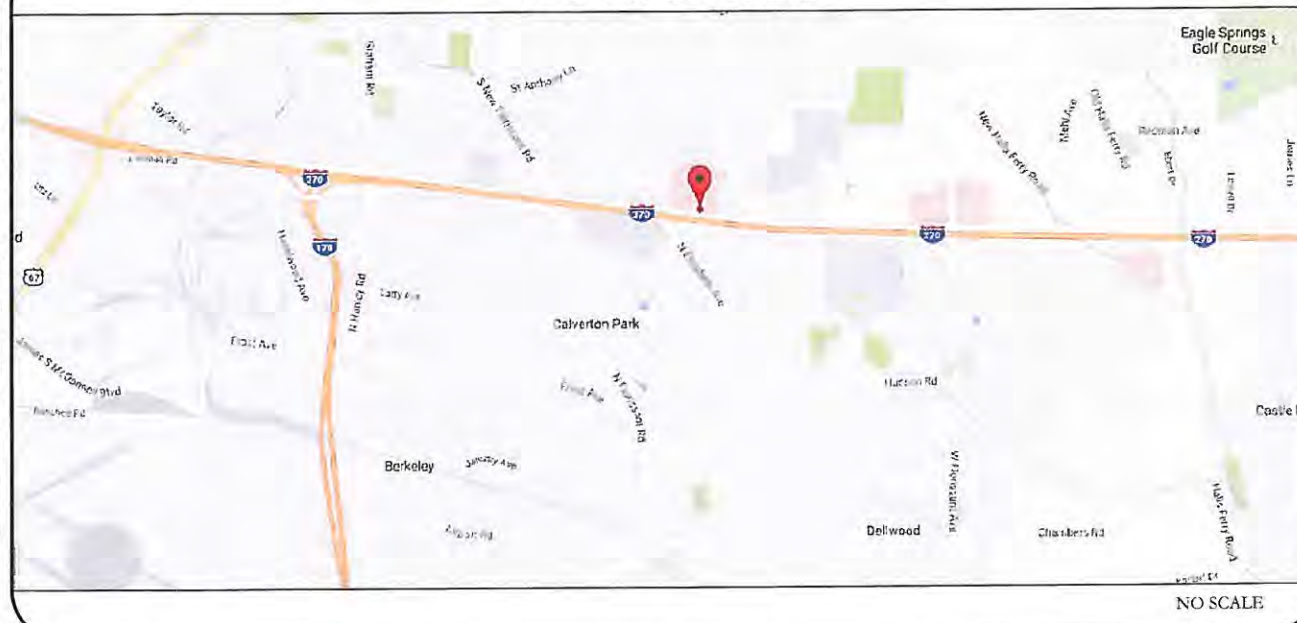
- REMOVE (1) FLAG
- INSTALL (3) ANTENNAS
- INSTALL (3) RRHs
- INSTALL (1) 1" INNERDUCT INSIDE THE TOWER
- INSTALL (1) 17/64" CABLE INSIDE THE 1" INNERDUCT
- INSTALL (1) 1/4" CABLE INSIDE THE 1" INNERDUCT
- INSTALL (1) 10'-0"x15'-0" FLAG

DESIGN PACKAGE BASED ON THE APPLICATION
 ID: 361238
 REVISION: 1



THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE
 DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED
 WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL
 CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE
 LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND
 MODIFICATIONS THEY MAY IMPOSE.

LOCATION MAP



NO SCALE

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN
 ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING
 CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
 NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK
 NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	IBC 2009
MECHANICAL	IMC 2009
ELECTRICAL	NEC 2008

REFERENCE DOCUMENTS:
 STRUCTURAL ANALYSIS: GPD GROUP
 DATED SEPTEMBER 16, 2016

MOUNT ANALYSIS: BY OTHERS

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

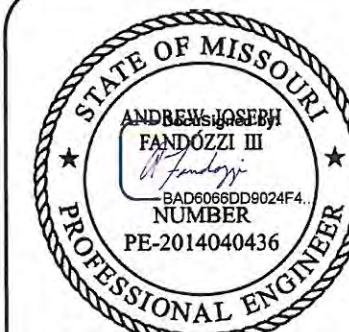
SIGN: *[Signature]* DATE: 11/2/2016

INSTALLER NOTE:

TOWER DOES NOT HAVE CLIMBING
 FACILITIES - MANLIFT REQUIRED FOR
 ELEVATED WORK.



CALL MISSOURI ONE CALL
 (800) DIG-RITE
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



10/5/2016 | 10:10:00 AM EDT

Crown Castle USA, Inc.
 Certification of Authorization #2010006796

IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

SHEET NUMBER: **T-1** REVISION: **0**

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION.
3. ALL SITE WORK TO COMPLY WITH QAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE TOWER SITE" AND LATEST VERSION OF TIA 1019 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
4. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
5. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
6. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. NOTICE TO PROCEED- NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
14. ALL CONSTRUCTION MEANS AND METHODS, INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL MEET ANSI/TIA 1019 (LATEST EDITION), OSHA, AND GENERAL INDUSTRY STANDARDS. ALL RIGGING PLANS SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
4. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER.....2 IN.
 #5 AND SMALLER & WWF.....1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALLS.....3/4 IN.
 BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

MASONRY NOTES:

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N, TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULLY CURED.

GENERAL NOTES:













1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR- GENERAL CONTRACTOR (CONSTRUCTION)
 SUBCONTRACTOR- SPRINT
 CARRIER- CROWN CASTLE
 TOWER OWNER- CROWN CASTLE
 OEM- ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR AND CROWN CASTLE.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

- AGL ABOVE GRADE LEVEL
- BTS BASE TRANSCEIVER STATION
- (E) EXISTING
- MIN. MINIMUM
- REF REFERENCE
- RF RADIO FREQUENCY
- T.B.D. TO BE DETERMINED
- T.B.R. TO BE RESOLVED
- TYP TYPICAL
- REQ REQUIRED
- EGR EQUIPMENT GROUND RING
- AWG AMERICAN WIRE GAUGE
- MGB MASTER GROUND BAR
- EG EQUIPMENT GROUND
- B/CW BARE COPPER WIRE
- SIAD SMART INTEGRATED ACCESS DEVICE
- GEN GENERATOR
- IGR INTERIOR GROUND RING (HALO)
- RBS RADIO BASE STATION

SYMBOLS:

-  SOLID GROUND BUS BAR
-  SOLID NEUTRAL BUS BAR
-  SUPPLEMENTAL GROUND CONDUCTOR
-  2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  CHEMICAL GROUND ROD
-  TEST WELL
-  DISCONNECT SWITCH
-  METER
-  EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
-  MECHANICAL CONNECTION
-  GROUNDING WIRE

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC. HILTI EPOXY ANCHORS ARE REQUIRED BY CROWN CASTLE.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. PRIOR, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRINGS, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
22. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHIN ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL; SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "SPRINT".
29. ALL CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 TINNED SOLID IN 3/4" LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).

NEC INSULATOR COLOR CODE

DESCRIPTION	PHASE/CODE LETTER	WIRE COLOR
240/120 1Ø	LEG 1	BLACK
	LEG 2	RED
AC NEUTRAL	N	WHITE
GROUND (EGC)	G	GREEN
VDC POS	+	*RED-POLARITY MARK AT TERMINATION
VDC NEG	-	*BLACK-POLARITY MARK AT TERMINATION
240V OR 208V, 3Ø	PHASE A	BLACK
	PHASE B	RED(ORG. IF HI LEG)
	PHASE C	BLUE
	PHASE C	YELLOW
480V, 3Ø	PHASE A	BROWN
	PHASE B	ORANGE
	PHASE C	YELLOW

* SEE NEC 210.5(C)(1) AND (2)



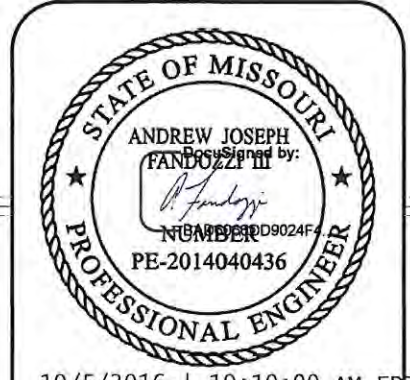
SPRINT SITE NUMBER:
ST03XC115

BU #: 880730
GRANDVIEW CENTER PLAZA
 62 GRANDVIEW PLAZA
 FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES. Q't
A	09/29/16	AK	PRELIMINARY	LMR
0	10/05/16	AK	CONSTRUCTION	LMR



10/5/2016 | 10:10:00 AM EDT
 Crown Castle USA, Inc.
 Certification of Authorization #2010006796

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SHEET NUMBER: **T-2** REVISION: **0**



SPRINT SITE NUMBER:
ST03XC115

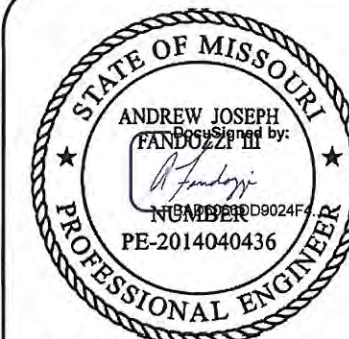
BU #: 880730
GRANDVIEW CENTER
PLAZA

62 GRANDVIEW PLAZA
FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

ISSUED FOR:

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0	10/05/16	AK	CONSTRUCTION	LMR

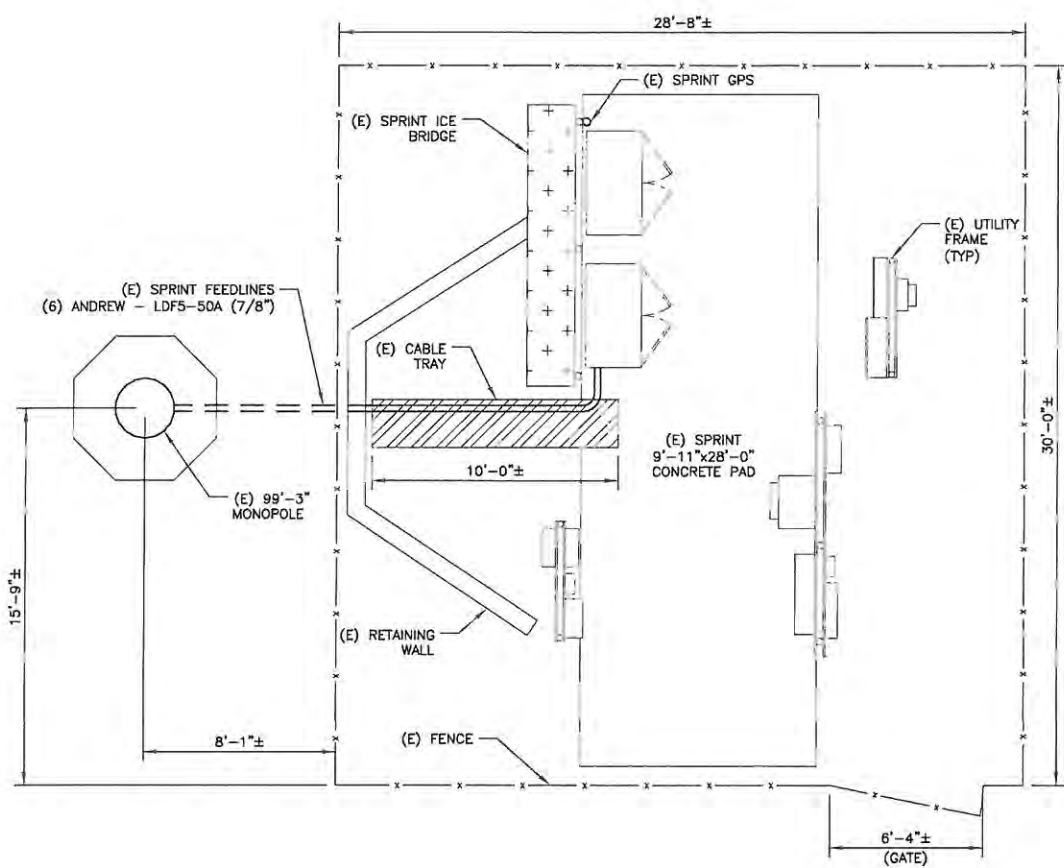


10/5/2016 | 10:10:00 AM EDT

Crown Castle USA, Inc.
Certification of Authorization #2010006796

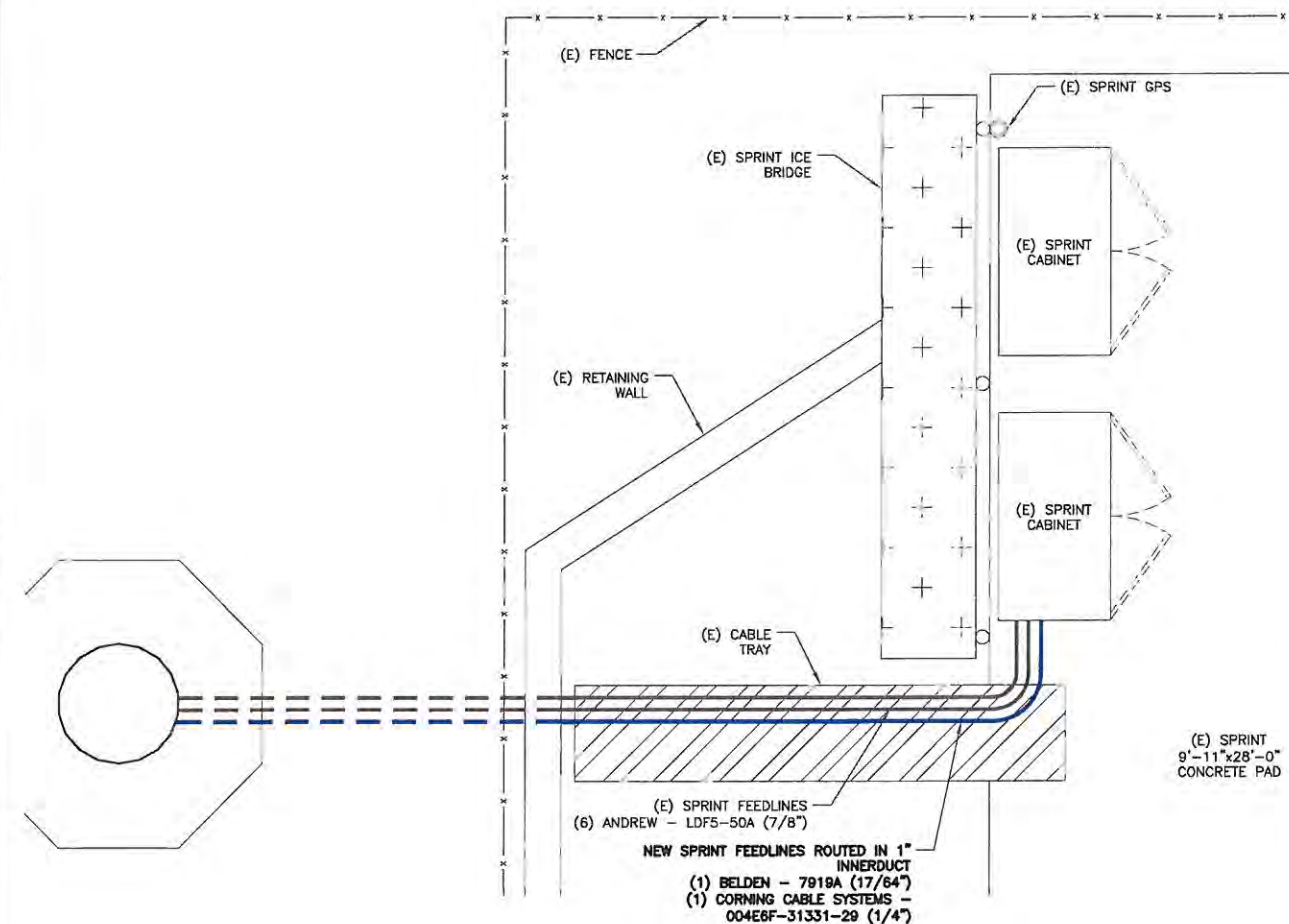
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SHEET NUMBER: **C-1** REVISION: **0**



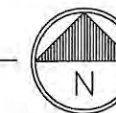
1 OVERALL SITE PLAN

SCALE: 1/4"=1'-0" (FULL SIZE)
1/8"=1'-0" (11x17)



2 ENLARGED SITE PLAN

SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



STRUCTURE W/ APPURTENANCE
ELEV. = 100'-0"
HEIGHT OF STRUCTURE
ELEV. = 99'-3"

(E) SPRINT EQUIPMENT
(3) ANTENNAS

EXISTING SPRINT RAD CENTER
ELEV. = 96'-0"

NEW 10'-0"x15'-0"
FLAG

NEW SPRINT EQUIPMENT
(3) ANTENNAS
(3) RRU's
MOUNTED TO NEW MOUNTS
TIP OF ANTENNA
ELEV. = 78'-9"
ACROSS FLATS (1'-7")
ELEV. = 77'-0"

NEW SPRINT RAD CENTER
ELEV. = 77'-0"

SPRINT EQUIPMENT

ANTENNA CL: 96'-0"
MOUNT CL: 96'-0"
ANTENNA CL: 77'-0"
MOUNT CL: 77'-0"

(E) SPRINT FEEDLINES
(6) ANDREW - LDFS-50A (7/8")

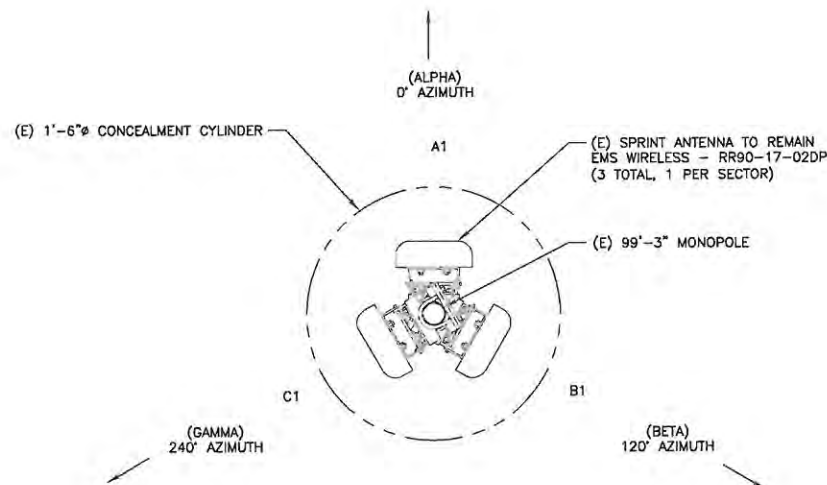
NEW SPRINT FEEDLINES ROUTED IN 1" INNERDUCT
(1) BELDEN - 7918A (17/64")
(1) CORNING CABLE SYSTEMS -
004EGF-31331-29 (1/4")
ROUTED INTERNALLY PER STRUCTURAL ANALYSIS

INSTALLER NOTE:

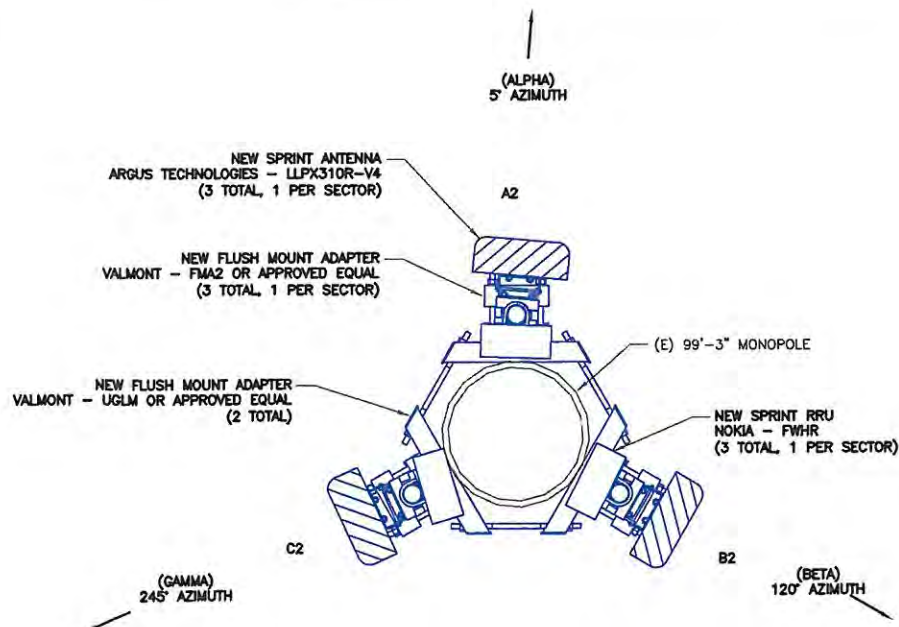
TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

1 FINAL ELEVATION

Packet Page 74 of 139 SCALE: NOT TO SCALE



2 EXISTING ANTENNA LAYOUT (96'-0")
SCALE: NOT TO SCALE



3 FINAL ANTENNA LAYOUT (77'-0")
SCALE: NOT TO SCALE



SPRINT SITE NUMBER:
ST03XC115

BU #: 880730
GRANDVIEW CENTER
PLAZA

62 GRANDVIEW PLAZA
FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

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A	02/29/16	AK	PRELIMINARY	LMR
0	10/05/16	AK	CONSTRUCTION	LMR



10/5/2016 | 10:10:00 AM EDT

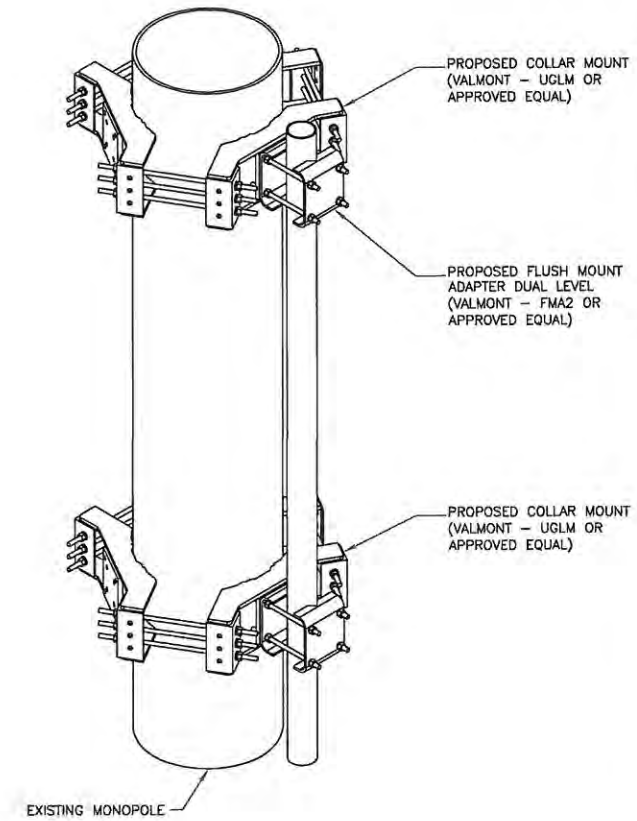
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SHEET NUMBER: C-2 REVISION: 0

ANTENNA SCHEDULE										
SECTOR	POS.	TECHNOLOGY	RAD CENTER	AZIMUTH	ANTENNA MANUFACTURER	ANTENNA MODEL	MECH. TILT	ELECT. TILT	TOWER MOUNTED EQUIPMENT	FEEDLINE TYPE
ALPHA	A1	2500MHz	96'-0"	0'	EMS WIRELESS	RR90-17-02DP			-	(2) COAX
ALPHA	A2	2500MHz	77'-0"	5'	ARGUS TECHNOLOGIES	LLPX310R-V4			(1) NOKIA - FWHR	(1) FIBER
BETA	B1	2500MHz	96'-0"	120'	EMS WIRELESS	RR90-17-02DP			-	(2) COAX
BETA	B2	2500MHz	77'-0"	120'	ARGUS TECHNOLOGIES	LLPX310R-V4			(1) NOKIA - FWHR	(1) FIBER
GAMMA	C1	2500MHz	96'-0"	240'	EMS WIRELESS	RR90-17-02DP			-	(2) COAX
GAMMA	C2	2500MHz	77'-0"	245'	ARGUS TECHNOLOGIES	LLPX310R-V4			(1) NOKIA - FWHR	-

CABLE SCHEDULE			
STATUS	CABLE TYPE	SIZE	QUANTITY
EXISTING	COAX	7/8"	6
NEW	FIBER	17/64"	1
NEW	FIBER	1/4"	1
FINAL CABLE QUANTITY			8



1 ANTENNA AND CABLE SCHEDULE
SCALE: NOT TO SCALE

2 MOUNT DETAIL
SCALE: NOT TO SCALE



SPRINT SITE NUMBER:
ST03XC115

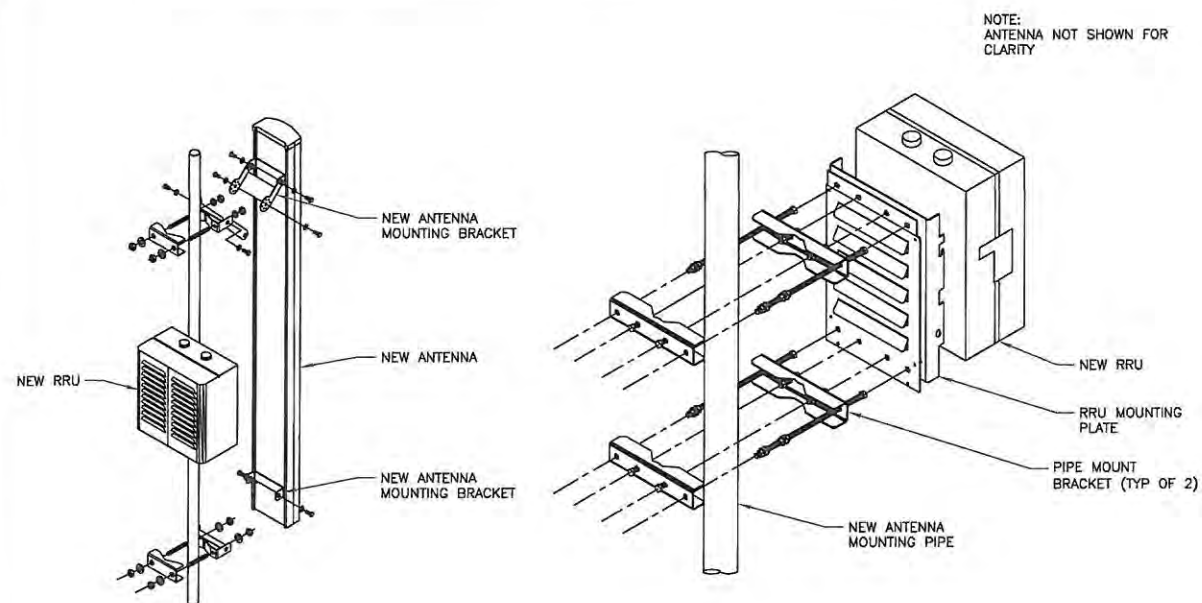
BU #: 880730
GRANDVIEW CENTER
PLAZA

62 GRANDVIEW PLAZA
FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

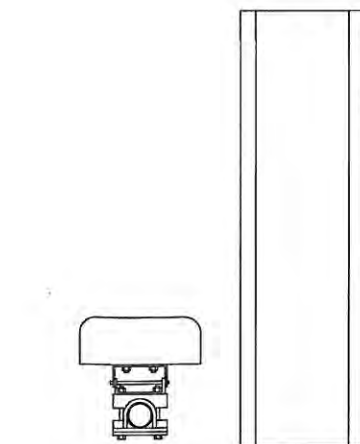
ISSUED FOR:

REV	DATE	DESIGN	DESCRIPTION	DESIGNER
A	07/29/16	AK	PRELIMINARY	LMR
0	10/05/16	AK	CONSTRUCTION	LMR



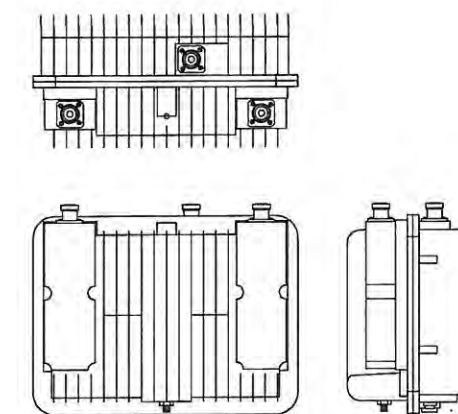
NOTE:
ALL PIPES BRACKETS
AND MISCELLANEOUS
HARDWARE TO BE
GALVANIZED UNLESS
NOTED OTHERWISE

3 ANTENNA & RRU MOUNTING DETAIL
SCALE: NOT TO SCALE



ARGUS TECHNOLOGIES - LLPX310R-V4
WEIGHT (WITHOUT MOUNTING HARDWARE): 28.66 LBS
SIZE (HxWxD): 42.13x11.81x4.53 IN.
MOUNTING HARDWARE P/N: F-042-GL-E OR T-045-GL-E
RATED WIND VELOCITY: 124.27 MPH

4 ARGUS TECHNOLOGIES - LLPX310R-V4
SCALE: NOT TO SCALE



NOKIA - FWHR
WEIGHT: 24.7 LBS
SIZE (HxWxD): 9.7x12.9x6.3 IN.

5 NOKIA - FWHR
SCALE: NOT TO SCALE

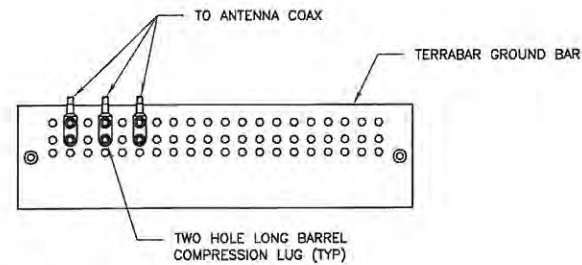


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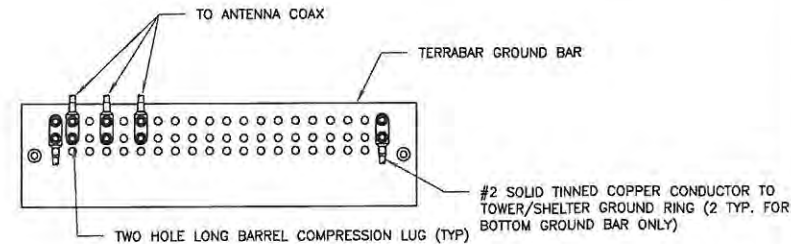
SHEET NUMBER: C-3 REVISION: 0



NOTES:

1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL.

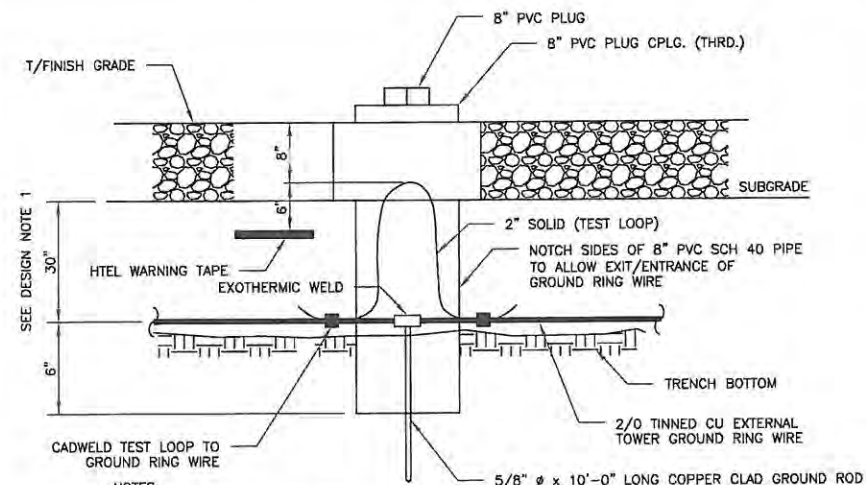
1 ANTENNA GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
3. INSTALL GROUND BARS AT 75 FT. INTERVAL MAXIMUM.
4. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

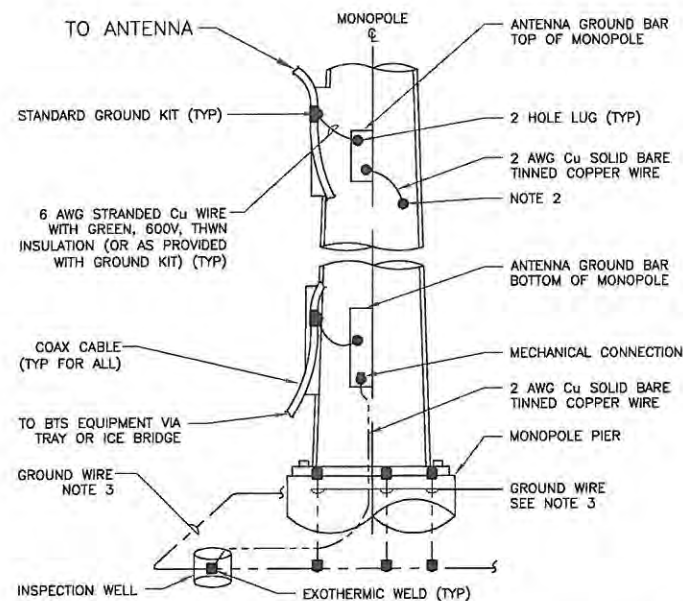
2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

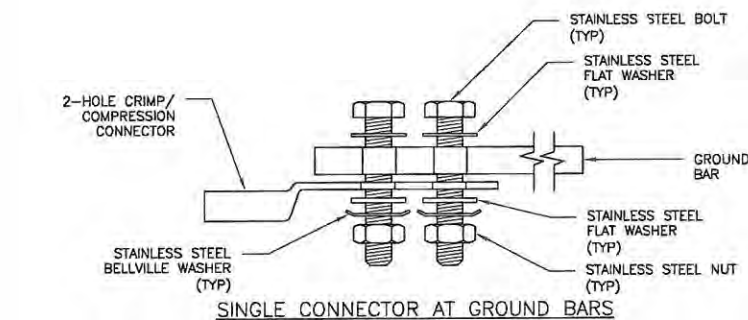
3 INSPECTION PORT DETAIL
SCALE: NOT TO SCALE



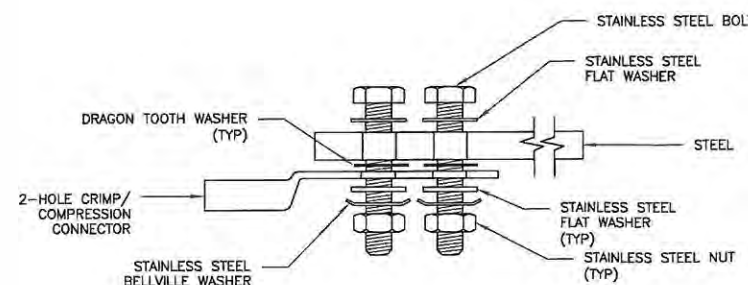
NOTES:

1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF MONOPOLE, ANTENNA LOCATION AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET IN/ON THE POLE SHALL HAVE GROUND KITS AT THE MIDPOINT. PROVIDE AS REQUIRED.
2. ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
3. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE 2/0 AWG. STRANDED IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

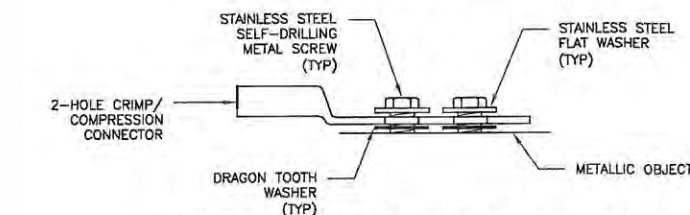
4 TYPICAL ANTENNA CABLE GROUNDING
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS

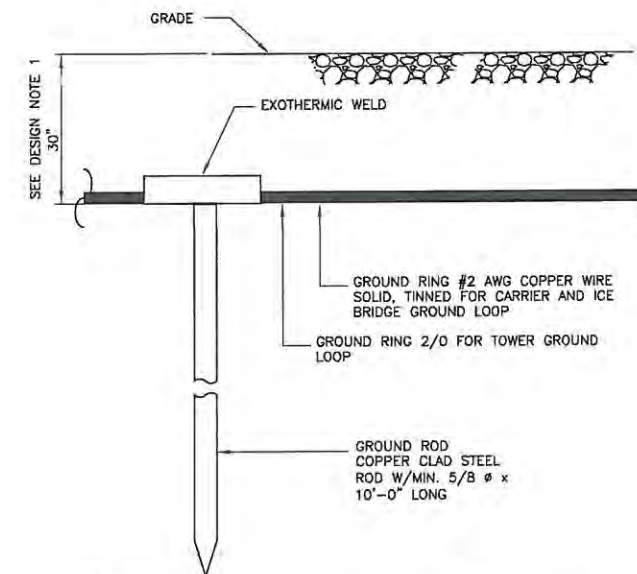


SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

5 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE



NOTES:

1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

6 GROUND ROD DETAIL
SCALE: NOT TO SCALE



SPRINT SITE NUMBER:
ST03XC115

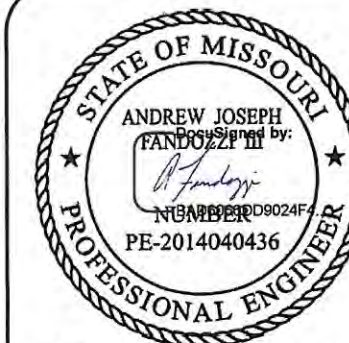
BU #: 880730
GRANDVIEW CENTER
PLAZA

62 GRANDVIEW PLAZA
FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES. / Q. /
A	09/23/16	AK	PRELIMINARY	LMR
0	10/05/16	AK	CONSTRUCTION	LMR



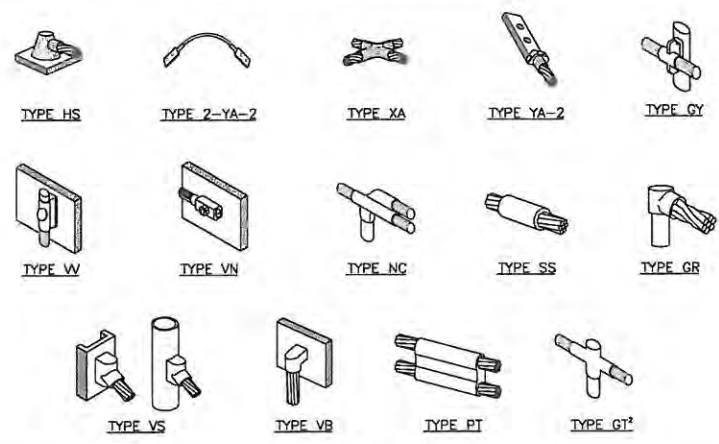
10/5/2016 | 10:10:00 AM EDT

Crown Castle USA, Inc.
Certification of Authorization #2010006796

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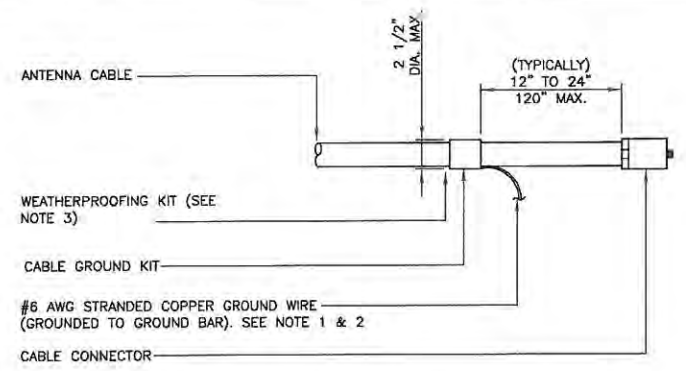
SHEET NUMBER: REVISION:

G-1 0



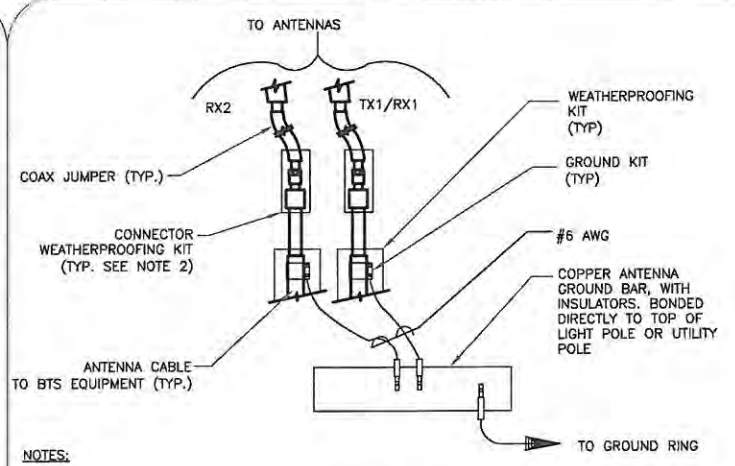
NOTE:
 1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
 2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

1 CADWELD GROUNDING CONNECTIONS
 SCALE: NOT TO SCALE



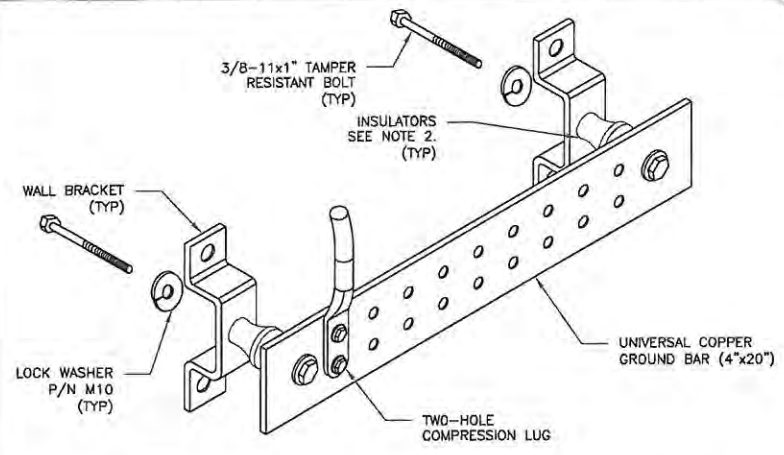
NOTES:
 1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

3 CABLE GROUND KIT CONNECTION
 SCALE: NOT TO SCALE



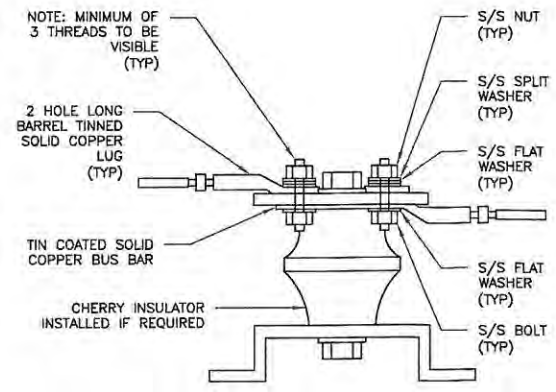
NOTES:
 1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 2. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

4 GROUND CABLE CONNECTION
 SCALE: NOT TO SCALE



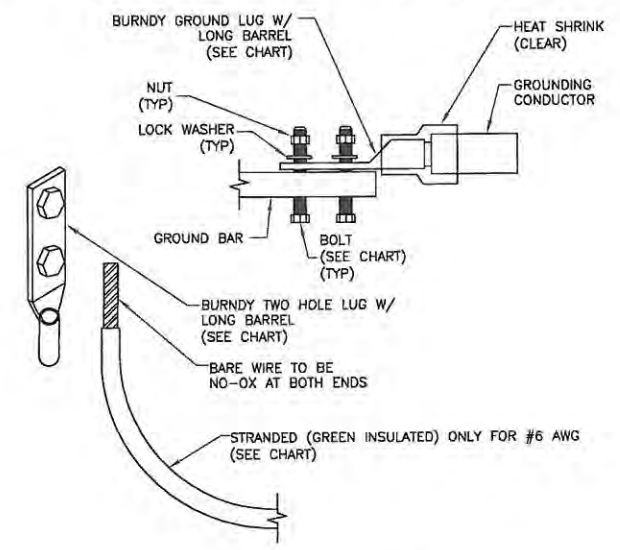
NOTES:
 1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
 2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

6 GROUND BAR DETAIL
 SCALE: NOT TO SCALE



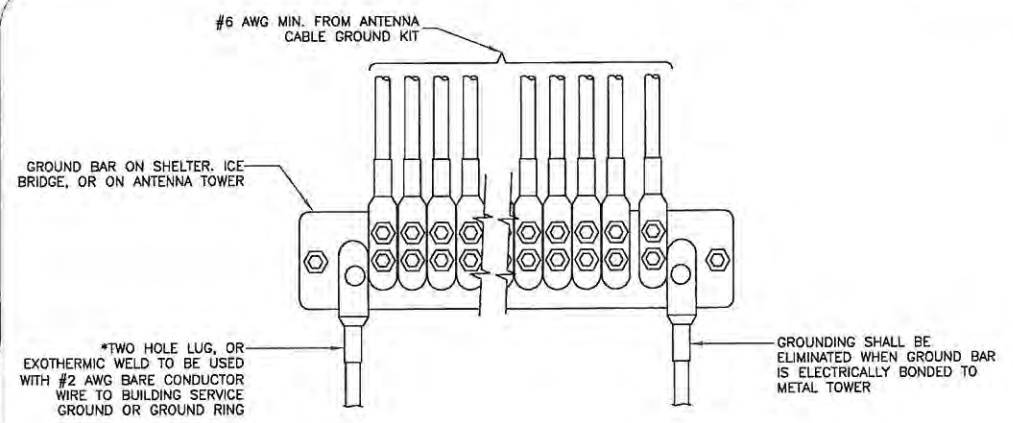
7 LUG DETAIL
 SCALE: NOT TO SCALE

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT

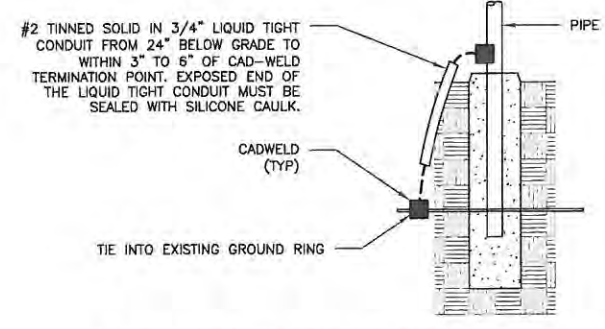


NOTES:
 1. ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.
 STRANDED (GREEN INSULATED) ONLY FOR #6 AWG (SEE CHART)

2 MECHANICAL LUG CONNECTION
 SCALE: NOT TO SCALE



5 GROUNDWIRE INSTALLATION
 SCALE: NOT TO SCALE



8 TRANSITIONING GROUND DETAIL
 SCALE: NOT TO SCALE

Sprint

CROWN CASTLE
 1 CITY PLACE DRIVE, SUITE 490
 ST. LOUIS, MO 63141

SPRINT SITE NUMBER:
ST03XC115

BU #: 880730
GRANDVIEW CENTER PLAZA

62 GRANDVIEW PLAZA
 FLORISSANT, MO 63033

EXISTING 99'-3" MONOPOLE

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0	10/05/16	AK	CONSTRUCTION	LMR

STATE OF MISSOURI
 ANDREW JOSEPH FANDUZZI III
 PROFESSIONAL ENGINEER
 NUMBER: D9024F
 PE-2014040436

10/5/2016 | 10:10:00 AM EDT
 Crown Castle USA, Inc.
 Certification of Authorization #2010006796

SHEET NUMBER: **G-2** REVISION: **0**

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CITY OF FLORISSANT

Public Hearing

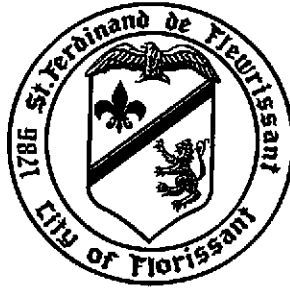


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, November 28, 2016 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Permit No. 7952, as transferred from Ordinance No. 6161, to Global Signal Acquisitions II, LLC d/b/a Crown Castle to allow for additional antennas on existing disguised tower pole for the property located at 62 Grandview Plaza Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 62 Grandview Plaza

Property Owners Name: Broadway Sycamore Partners, LLC Phone #: _____

Property Owners Address: 3415 S Sepulveda Blvd. Suite 400 Los Angeles, CA 90034

Business Owners Name: Global Signal Acquisitions II, LLC /Crown Castle as tower owner Phone #: (314) 569-3715

Business Owners Address: 1 City Place Dr. Suite 490 St. Louis, MO 63141

DBA (Doing Business As) _____

Authorized Agents Name: Jeff Barnett c/o Global Signal Acquisitions II & Crown Castle CO. Name: Crown Castle as Tower Owner
(Authorized Agent to Appear Before The Commission)

Agents Address: 1 City Place Dr. Suite 490 St. Louis, MO 63141 Phone #: (314) 569-3715

Request Amend Special Use Permit #7952 to allow for additional antennas on existing pole.

State complete request (print or type only). _____

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Jeff Barnett
Applicant's Signature

10-25-16
Date

Received by: CJ Receipt # 594757 Amount Paid: 125 Date: 10/25/16

OFFICE USE ONLY

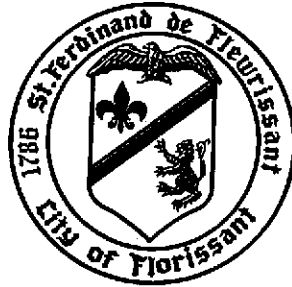
STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____ COMMISSION ACTION TAKEN:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN. [Signature] DATE: 11/7/2016

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION



City Of Florissant – Public Works.
314-839-7648

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zone & date filed

SIGN.

DATE: 11/07/2016

SPECIAL PERMIT FOR _____

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

AMEND SPECIAL PERMIT #- 7952 TO ALLOW FOR additional antennas on existing pole
ordinance # _____ Statement of what the amendment is for.

LOCATION 62 Grandview Plaza
Address of property.

1) Comes Now Crown Castle DBA Global Signal Acquisitions II, LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) Leasee
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for Wireless Communications Facility and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, List in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and / or site plans (preliminary and / or final), plan approval for sign, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Jeff Barnett
PRINT NAME

Jeff Barnett
SIGNATURE

10/25/16

FOR Global Signal Acquisitions II, LLC
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that (indicate one of the following):
- (X) I (we) have a legal interest in the herein above described property.
- () I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE _____

ADDRESS 1 City Place Dr. Suite 490 St. Louis MO 63141
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER (314) 569-3715
BUSINESS

I (we) the petitioner (s) do hereby appoint _____ as
my (our) duly authorized agent to represent me (us) in regard to this petition.
Print name of agent.

Petitioner or authorized agent's signature

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:

Individual _____ Partnership _____ Corporation X

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Jay Brown-Pres/CEO, Dan Schlanger SVP/CFO, Jim Young SVP/COO
1220 Augusta Dr, Suite 500 Houston, TX 77507
- (2) Telephone numbers (713) 570-3000
- (3) Business address 1220 Augusta Dr. Suite 500, Houston, TX 77507
- (4) State of Incorporation & a photocopy of incorporation papers Delaware
- (5) Date of Incorporation 03/11/2005
- (6) Missouri Corporate Number FL0653127
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated Global Signal Acquisitions II LLC
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Grand View Plaza
Address 1491 Grandview Plaza
Property Owner Broadway Sycamore Partners, LLC
Location of property 62 Grandview Plaza
Dimensions of property 30ft x 40ft
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property _____
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories _____
Square Footage of Building _____ Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1 INTRODUCED BY COUNCILMAN PAGANO
2 FEBRUARY 11, 2013

3
4 BILL NO. 8898

ORDINANCE NO. 7952

5
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 6161**
7 **FROM BRADLEY OPERATING LP TO GLOBAL SIGNAL**
8 **ACQUISITIONS II, LLC FOR THE OPERATION OF A CELLULAR**
9 **COMMUNICATIONS TOWER LOCATED AT 62 GRANDVIEW PLAZA**
10 **SHOPPING CENTER.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of a cellular tower; and

15 WHEREAS, pursuant to Ordinance No. 6161, Bradley Operating LP was granted a
16 Special Use Permit for the location and operation of cellular tower located at 62 Grandview
17 Plaza Shopping Center; and

18 WHEREAS, an application has been filed by Global Signal Acquisitions II, LLC to
19 transfer the Special Use Permit authorized by Ordinance No. 6161 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 February 11, 2013 that the business operated under Ordinance No. 6161 would be operated in a
22 substantially identical fashion as set out herein; and

23 WHEREAS, Global Signal Acquisitions II, LLC has accepted the terms and conditions
24 set out in Ordinance No. 6161.

25
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

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29
30 Section 1: The Special Use Permit authorized by Ordinance No. 6161 is hereby
31 transferred from Bradley Operating LP, to Global Signal Acquisitions II, LLC for the location
32 and operation of a Cellular Communication Tower.

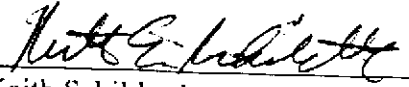
33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
34 6161 shall remain in full force and effect.

35 Section 3: The Special Use Permit herein authorized shall terminate if the said business
36 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
37 to be the owner and operator of said business.

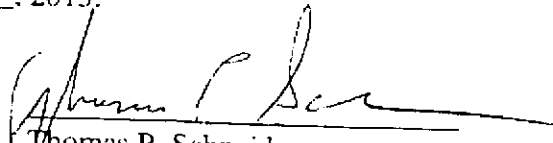
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Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

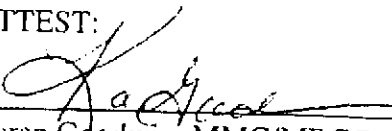
Adopted this 25 day of Feb, 2013.


Keith Schildroth
President of the Council
City of Florissant

Approved this 26 day of Feb, 2013.

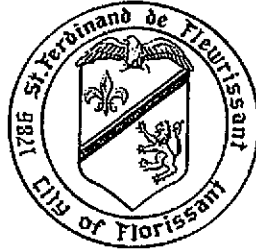

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Godwin, MMC/MRCC
City Clerk

1

MEMORANDUM



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6

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

7

To: Planning and Zoning Commissioners

Date: October 31, 2016

8

9

From: Philip E. Lum, AIA-Building Commissioner cc:

Louis B. Jearls, Jr. PE-PWLF

10

11

Director of Public Works

12

Applicant

13

File

14

Subject:

Request Recommended Approval to amend a Special Use to allow for additional equipment at 62 Grandview in an 'B-5' Zoning District.

15

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STAFF REPORT

19

CASE NUMBER PZ-110716-1

20

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I. PROJECT DESCRIPTION:

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This is a request for Recommended Approval to amend a Special Use to allow for additional equipment at 62 Grandview in an 'B-5' Zoning District.

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II. EXISTING SITE CONDITIONS:

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The existing property at 62 Grandview is owned by Broadway Sycamore Partners LLC, et al, who are new owners of the shopping center. Communication has begun with the new owners for improvements. The property is inscribed within the shopping center.

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The site has a paved parking lot and associated buildings dating back to 1962.

34

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The subject buildings on the property include some 36,162 square feet. An existing shopping center sign is in the front yard area.

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No new parking is proposed, however, the owner has been informed of the overage of parking available.

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III. SURROUNDING PROPERTIES:

The property surrounding the shopping center to the North and East are apartments in the Multi-Family Dwelling District, and the property to the West is Uncle Bob's Storage in a 'B-5' District.

IV. STAFF ANALYSIS:

The application is accompanied by T-1, T-2, C-1, C-2, C-3, G-1, G-2 completed by Crown Castle, plans dated 10/5/16.

Height of antennae support structures. Any antennae support structure which is proposed to be in excess of one hundred (100) feet would exceed the limit without involving specialized consultant report submission. The height of the existing tower is 100 feet.

Drawing C-1 indicates new Sprint feed lines to the disguised tower. Drawing C-2 and C-3 indicate new equipment clamped onto the flagpole at a height of 77 feet o.c. The top of the new antennae is noted at 1'-9" above the center. This report assumes the height of the new anntannae are 3'-6", exposed below the flag, color of new equipment is unknown.

Staff has determined that this proposal shall require the applicant to obtain a Special Use Permit from the Council. The applicant is required to meet the requirements of a Special Use Permit under Section 405.240:

"SECTION 405.240: COMMUNICATION ANTENNAE AND SUPPORT STRUCTURES

A. General Requirements. The requirements set forth in this Section shall be applicable to all antennae and support structures installed, built or modified after July 13, 1998.

1. Building codes and safety standards. To ensure the structural integrity of antennae support structures, the owner shall see that it is constructed and maintained in compliance with all standards contained in applicable State and local Building Codes and the applicable industry standards including the latest version of TIA/EIA.

2. Regulatory compliance. All antennae and support structures shall meet or exceed current standards and regulations of the Federal Aviation Authority (FAA) such as FAA Part 77 and Advisory Circular AC-70/7460-1 and Federal Communications Commission (FCC) Part 17 and any other State or Federal agency with the authority to regulate communications antennae and support structures. Should such standards or regulations be amended, then the owner shall bring such devices and structures into compliance with the revised standards or regulations at such time as any substantive work is done.

3. Height of antennae support structures. Any antennae support structure which is proposed to be in excess of one hundred fifty (150) feet in height and located in Zoning Districts "B-3", "B-4", "B-5", "M-1", "M-2", "M-3" or "NU" and any antennae support structure which is proposed to be in excess of one hundred (100) feet and located in any residential districts, "H" Historic Districts, "A" Recreational District, "B-1" Local Shopping District or "B-2" Central Business District shall require a clear showing that such height is reasonably required to provide communications wireless services and such showing is supported by the opinion of a telecommunications consultant hired by the City at the expense of the applicant. The opinion of the consultant shall include a statement that no available alternatives exist which exceed the height limitation or the reason why such alternatives are not viable.

89 4. Lighting. Antennae support structures which are designed as flagpoles may be lighted, but no
90 other antennae and antennae support structures shall be lighted unless required by the FAA or a State or
91 Federal agency with authority to regulate, in which case a description of the required lighting scheme will
92 be made part of the application to install, build or modify the antennae or antennae support structure. For
93 structures that require lighting per FAA requirements, the use of white strobe lighting after twilight is
94 prohibited. The use of red incandescent lighting at night is encouraged.

95 5. Advertising. Unless a disguised support structure is in the form of an otherwise lawfully placed
96 freestanding sign, the placement of signs on structures regulated by this Section is prohibited.

97 6. Design.

98 a. Unless subject to the requirements of the FAA or any applicable State or Federal
99 agency, towers shall maintain a galvanized steel finish or be painted a neutral color consistent with the
100 natural or built environment of the site. If utilized as a flagpole, the tower shall be painted white.

101 b. Antennae equipment shelters or cabinets shall have an exterior finish compatible with
102 the natural or built environment of the site and shall be brick or natural stone or compatible material as
103 required by the City Council in the case of a Special Use Permit. Cabinets shall have an exterior finish
104 compatible with the natural or built environment.

105 c. Antennae attached to a building or antennae support structure shall be painted a color
106 identical to, or compatible with, the surface to which they are mounted.

107 d. All antennae support structures shall be surrounded by a landscape strip of not less
108 than ten (10) feet in width, with such plantings prescribed in the Special Use Permit. Said landscape strip
109 may also contain security lighting as may be prescribed by the Special Use Permit. It shall be exterior to
110 any security fencing. In lieu of the required landscape strip, a minimum six (6) foot high decorative fence
111 or wall may be approved if such fence or wall is approved as an alternative means of screening by the
112 Special Use Permit. On guyed towers, guy anchors shall also be fenced. The tower owner shall display on
113 the site the reference to its FCC tower site number.

114 e. All antennae support structures shall be set back from any dedicated public street and
115 any adjacent residentially zoned property a distance equal to the height of the tower, unless otherwise
116 modified by a Special Use Permit approved by the City Council. All towers adjacent to non-residential
117 zoned property shall maintain setbacks from such non-residential zoned property as follows, unless
118 otherwise modified by a Special Use Permit approved by the City Council: guyed towers shall be set back
119 a distance equal to sixty percent (60%) of the tower height; support towers and monopoles shall be set
120 back at least twenty-five (25) feet. In all cases, towers and accessory buildings shall meet the minimum
121 setbacks of the applicable Zoning District in which they are located.

122 f. Ground anchors of all guyed towers shall be located on the same parcel as the tower
123 and meet a setback of ten (10) feet from the property line to the anchor concrete.

124 g. Vehicle or outdoor storage at any antennae support structure site is prohibited.

125 h. On-site parking for periodic maintenance and service shall be provided at all antennae
126 or antennae support structure locations. Access to and parking for antennae or antennae support structure
127 locations shall be provided on a paved surface.

128 7. Shared use.

129 a. In order to maximize the use of an existing or proposed wireless tower, the tower owner
130 shall, prior to the issuance of any Building Permit or Special Use Permit to alter or modify any tower
131 existing as of July 13, 1998, provide to the City a written statement signed by a corporate officer agreeing
132 to make said tower available for use by others subject to reasonable technical limitations and reasonable
133 financial terms. The willful and knowing failure of a tower owner to agree to shared use or to negotiate in
134 good faith with potential users shall be cause for the withholding of future permits to the same tower owner
135 to install, build or modify antennae or antennae support structures within the City and possible forfeiture of
136 continued use of the existing tower.

137 b. Prior to the issuance of any Permit to install, build or modify any tower, the tower
138 owner shall furnish the Building Commissioner an inventory of all towers in or within one-half (1/2) mile of
139 the City limits of Florissant and shall certify to the Building Commissioner that they have not been able to
140 conclude a sharing agreement to use one (1) of the existing towers or that an existing tower will not meet
141 the technical needs or coverage required by the applicant. Copies of all rejection letters and of
142 engineering studies indicating the technical reasons that an existing structure is not acceptable shall be
143 included with the application.

144 c. Any new tower at a height of eighty (80) feet above ground level or higher shall be
145 designed and constructed to accommodate at least two (2) additional user(s) unless a larger number is
146 indicated by the City. The willful and knowing failure of the owner of a tower built for shared use to
147 negotiate in good faith with potential users shall be cause for the withholding of future permits to the same
148 owner to install, build or modify antennae or antennae support structures within the City.

149 These general requirements shall be observed unless otherwise waived or
150 modified by a Special Use Permit.

151 B. Permitted Use. Upon receipt of the appropriate Building Permit, the following are allowed:

152 1. The attachment of additional antennae or the replacement of antennae to any tower or the
153 addition or replacement of antennae equipment shelters existing on July 13, 1998, or subsequently
154 approved in accordance with these regulations, provided that additional antennae equipment shelters or
155 cabinets are located within the existing antennae support structure site.

156 2. The mounting of antennae in or on any existing building or structure, except for outdoor
157 advertising signs, not exceeding twelve (12) feet above the highest point of the structure or except that
158 antennae mounted on a water tank up to twenty-one (21) feet in length or on utility transmission line towers
159 not exceeding twelve (12) feet above the highest point or utility or lighting distribution poles not exceeding
160 six (6) feet.

161 3. The maintenance, without alteration, of any antennae or antennae support structure existing on
162 July 13, 1998. Modification to an existing antennae support structure, including, but not limited to, the
163 replacement or addition of any antennae or equipment shelters, shall be subject to all the provisions of this
164 Chapter. However, this Section shall not limit the replacement of any antennae with a like model for
165 purposes of maintenance.

166 C. Administrative Approval. Prior to the issuance of a Building Permit, plans for the following
167 administratively authorized installations shall be reviewed and approved by the Building Commissioner.
168 In the event of disapproval of any such plans, approval may be sought by way of a Special Use Permit.

169 1. The enlargement of the existing antennae support structure site to support co-user location as
170 approved by the Special Use Permit.

171 2. The one-time replacement of any antennae support structure existing on July 13, 1998, or
172 subsequently approved in accordance with these regulations so long as the purpose of the replacement is to
173 accommodate shared use of the site or to eliminate a safety hazard. The new antennae support structure
174 shall be of the same type as the original, except that a guyed or self-supporting (lattice) tower may be
175 replaced by a monopole or disguised support structure. The height of the new antennae support structure
176 may exceed that of the original by not more than twenty (20) feet.

177 3. An antennae support structure if located on property owned by the City of Florissant and leased
178 by the City to the applicant or used by the City following approval of the City Council.

179 4. The construction of a disguised support structure in the "A" Recreational District, all "H"
180 Historic Districts and all residential Districts provided that all related equipment shall be placed
181 underground or concealed within the structure. In addition, the construction of a disguised support
182 structure in all commercial districts, industrial districts and the "NU" Non-Urban District provided that all
183 related equipment shall be placed underground or concealed within the structure or placed in a cabinet if
184 the disguised support structure is accessory to an existing commercial, industrial, institutional or other
185 non-residential use. In the event that any support structure is of a design or type such that there is a
186 question of whether such design or type is effective to camouflage or conceal its presence as an
187 appropriately placed architecture or natural feature, the Building Commissioner may disapprove such
188 support structure.

189 5. The installation of antennae on buildings or structures or the construction of an antennae
190 support structure on land owned by a Federal or State agency, Federal or State board or Federal or State
191 authority.

192 6. Antenna dishes in excess of twenty-four (24) inches in diameter. However, such dishes are
193 required to obtain a Building Permit.

194 D. Special Use Permit Required. All proposals to install, build or modify an antennae support structure not
195 covered under Subsections (B) or (C) above or required by the Zoning District regulations shall require the
196 applicant to obtain a Special Use Permit. The applicant shall be required to meet the requirements of a
197 Special Use Permit.

198 1. Applications for a Special Use Permit shall be filed and processed in the manner and time frame
199 as established for all other Special Use Permits under the Zoning Code and shall include the following
200 additional information:

201 a. An analysis of the area containing existing topographical contours; and
202 b. An inventory of all owners of antennae in or within one-half (1/2) mile of the City limits
203 of Florissant. The inventory shall include the antennae reference name or number, the street location,
204 latitude and longitude, structure type, height, type and mounting height of existing antennae and an
205 assessment of available ground space for the placement of additional equipment shelters; and
206 c. Whether the proposed location for the antennae support structure is within or outside of
207 the antennae site area as identified by the radio tower siting master plan and if the proposed location is
208 outside of the antennae site area, then the petitioner shall submit a statement of conditions which render
209 said locations unsuitable.

210 2. Findings required. In addition to any other determinations specified by the Zoning Code for the
211 consideration of Special Use Permits, the Planning and Zoning Commission shall make findings as to the
212 following:

213 a. The proposed antennae support structure is not and cannot be located within a
214 potential antenna site area as designated by the radio tower siting master plan.
215 b. There are other limiting conditions that render existing towers, structures or buildings
216 within the applicant's required geographic area unsuitable.
217 c. The design of the tower or structure, including the antennae, shelter and ground layout,
218 maximally reduces visual degradation and otherwise comply with the provisions and intent of this Chapter.
219 d. The proposal minimizes the number and size of the towers or structures that will be
220 required in the geographic area surrounding the proposed site.
221 e. The applicant attempted to take advantage of available shared use options provided by
222 this Chapter or otherwise.

223 E. Cost Reimbursement. In the event the City needs to retain a consultant to analyze the technical
224 requirements and appropriate location of a telecommunication tower, the applicant shall pay to the City of
225 Florissant any and all reasonable costs incurred.

226 F. Tower Removal. Any tower or the upper portion of any tower which is occupied by inactive antennae for
227 a period of twelve (12) months shall be considered a public nuisance and the tower and support structure
228 including footings, where appropriate, be removed at the owner's expense. Removal of upper portions of a
229 tower manufactured as a single object shall not be required.

230 G. Radio Tower Siting Master Plan. The radio tower siting master plan is made a part of this Chapter as if
231 fully set out herein and may be revised from time to time at the discretion of the Building Commissioner.
232 (Ord. No. 7249 §J, 2-13-06)"

233
234 The Radio Tower Master Plan is in need of revision and involves strategy issues
235 regarding frequency of towers, staff suggests that the Commission consider the code
236 quoted above to be out of sync with State regulations.

237
238 State regulations now considers cellular providers a public utility per House Bill 331, that
239 due to demand, towers are to be permissible within regulations. Towers that are rejected
240 outright will likely be pursued by other means for approval.

241
242 **Suggested Motion for 62 Grandview amendment:**

* 243 I move to recommend approval to amend a Special Use Permit to allow a cellular tower
244 and outdoor equipment at 62 Grandview Plaza in an 'B-5' Zoning District with the
245 following additional requirements to be part of the record:

- 246
247 1. Color of all new exposed equipment to match existing flagpole.

248
249 (end report and suggested motion)

2nd
OJL

1 INTRODUCED BY COUNCILMAN SIAM
2 NOVEMBER 28, 2016

3
4 BILL NO. 9245 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**
7 **NO. 8196 FROM YANG ENTERPRISE INC. D/B/A NO. 1 CHINESE**
8 **RESTAURANT TO SHENG QUI DONG D/B/A NO. 1 CHINESE**
9 **RESTAURANT FOR THE OPERATION OF A RESTAURANT LOCATED**
10 **AT 2738 N. HWY 67.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of a restaurant; and

15 WHEREAS, pursuant to Ordinance No. 6816 Sheng Qui Dong d/b/a No. 1 Chinese
16 Restaurant was granted a Special Use Permit for the location and operation of a restaurant on
17 the property known as 2738 N. Hwy 67; and

18 WHEREAS, Ordinance No. 8196 authorized the transfer of Special Use Permit No. 6816
19 from Sheng Qui Dong to Yang Enterprise Inc.; and

20 WHEREAS, an application has been filed by Sheng Qui Dong to transfer the Special
21 Use Permit authorized by Ordinance No. 8196 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 January 11, 2016 that the business operated under Ordinance No. 8196 would be operated in a
24 substantially identical fashion as set out herein; and

25 WHEREAS, Yang Enterprise Inc. has accepted the terms and conditions set out in
26 Ordinance No. 8196 as transferred.

27
28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

30
31
32 Section 1: The Special Use Permit authorized by Ordinance No. 8196 as transferred from
33 ordinance no. 6816 is hereby transferred from Yang Enterprise Inc. D/B/A No. 1 Chinese
34 Restaurant to Sheng Qui Dong D/B/A No. 1 Chinese Restaurant to for the operation of a
35 restaurant located At 2738 N. Hwy 67.

36 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
37 6816 shall remain in full force and effect.

38 Section 3: The Special Use Permit herein authorized shall terminate if the restaurant
39 ceases operation for a period of more than one hundred eighty (180) days or when the named
40 permittee ceases to be the owner and operator of the restaurant.

41 Section 4: This ordinance shall become in force and effect immediately upon its passage
42 and approval.

43
44

45 Adopted this _____ day of _____, 2016.

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Jackie Pagano
President of the Council
City of Florissant

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53 Approved this _____ day of _____, 2016.

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Thomas P. Schneider
Mayor, City of Florissant

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60 ATTEST:

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62

Karen Goodwin, MMC/MRCC
City Clerk

TRANSFER OF SPECIAL PERMIT


AUTHORIZED BY ORDINANCE NUMBER (S) 8196

FROM Yang Ent. dba #1 Chinese Restaurant
TO Dong No. #1 China
FOR operation of a restaurant
ADDRESS 2738 N. Hwy 67
Ward 9 Zoning Date Filed 4/22/16 Accepted By AMon

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now SHENG QIU DONG and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2738 N. Hwy 67 in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE SHENG QIU DONG 
Individual's Name

FOR: Dong No. 1 China
Company, Corporation, Partnership

4/22/16
Act to Council
Stemmer
Mayor

4. I (we) hereby certify that (indicate **one only**):

(X) I (we) have a legal interest in the above described property.

() I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

X SIGNATURE SHENG QIU DONG
ADDRESS 2565 Sorrell Drive Florissant, MO 63033
Telephone No. (314)933-6813 Email address _____

I (we) the petitioner(s) do hereby appoint _____ as my (our) duly authorized agent to represent me (us) in regard to this petition.

X 

PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

X 5.

Acknowledgement and consent of owner to Transfer Special Permit Petition.

Mr. Lee. J. Lee Becky Lee
SIGNATURE OF OWNER

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

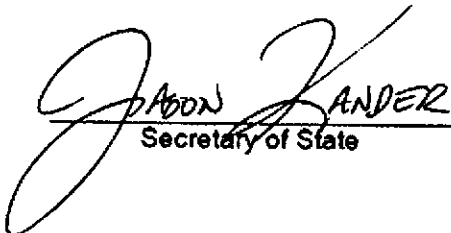
WHEREAS,

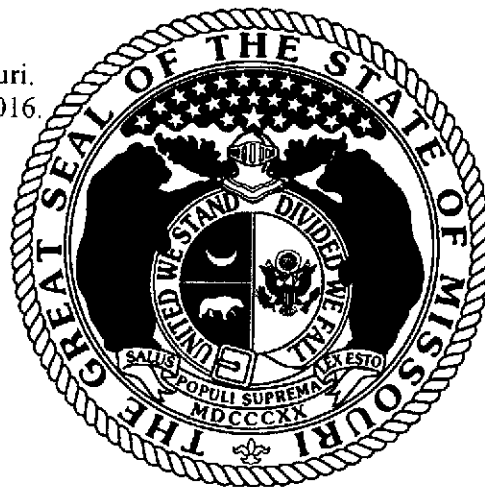
Dong No. 1 China LLC
LC001514667

filed its Articles of Organization with this office on the 16th day of November, 2016, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Jason Kander, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 16th day of November, 2016, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 16th day of November, 2016.


Secretary of State



LEASE ASSIGNMENT AND CONSENT BY LANDLORD AGREEMENT

THIS LEASE ASSIGNMENT AND CONSENT BY LANDLORD AGREEMENT ("**Assignment Consent Agreement**"), made and entered into this 19th day of November, 2016, by and among, **Kia Lee Lim and Bao Hong Fan, jointly and severally**, ("**Assignors**"); **Sheng Qui Dong**, ("**Assignee**"); and Bridle Development Corp., a Missouri corporation ("**Landlord**");

WITNESSETH:

WHEREAS, Landlord and Assignor (as Tenant) are parties to that certain Shopping Center Lease, dated December 19, 2002, a First Amendment To Lease dated February 16, 2006 and a Second Amendment To Lease dated April 27, 2010 and a Third Amendment To Lease dated November 12, 2010 and a Lease Assignment and Consent By Landlord Agreement dated December 31, 2015 ("**Lease**") for certain space known and numbered as 2738 N. Highway 67, Florissant, Missouri, containing approximately 1,200 rentable square feet of space ("**Premises**"), and located in Surrey Plaza II Shopping Center ("**Property**"); and

WHEREAS, pursuant to the Third Amendment to Lease dated November 12, 2014, the parties agreed that the monthly minimum rent is \$1,400.00 Dollars and shall increase on July 1, 2019 to \$1,500.00 Dollars. Further the parties agree that the current lease term shall expire on June 30, 2021.

WHEREAS, Assignor desires to transfer its interest in said Lease to Assignee; and whereas, Assignee desires to of assume all of Assignor's interests in said Lease;

NOW THEREFORE, for and in consideration of the foregoing, and the mutual covenants set forth below, and One Dollar and other valuable consideration paid by each party herein to the other, it is agreed as follows:

1. Assignor and Assignee hereby represent and warrant to Landlord that Assignor is transferring to Assignee all or substantially all of the assets in the business operated at the Premises, among which is Assignor's right, title and interest in and to said Lease. Assignor and Assignee further represent and warrant to Landlord that the nature and character of Assignee's business is substantially the same as that of Assignor, and that the use of the Premises and Property by Assignee shall remain substantially unchanged.

2. Assignor hereby assigns and transfers to Assignee all of Assignor's rights, privileges, duties, obligations, liabilities, responsibilities and interest as Tenant in and to said Lease.

3. Assignee hereby accepts and agrees to assume all of Assignor's rights, privileges, duties, obligations, liabilities, responsibilities and interests as Tenant under said Lease, including Assignor's obligations to pay any and all past, current and future rents and other charges when due in accordance with the Lease marked Exhibit "A" attached hereto and made a part hereof.

4. Any notices that are required to be given shall be in writing, delivered by United States registered or certified mail; and such notices shall be sent postage prepaid, addressed to the parties hereto at their respective addresses below:

WHEREFORE, the parties hereto have executed this Lease Assignment and Consent by Landlord Agreement the day and year first above written.

ASSIGNEE:

By: SHENG QIU DONG

Sheng Qui Dong

ASSIGNOR:

By: Kia Lee Lim

Kia Lee Lim

ASSIGNOR:

By: Bao Hong Fan

Bao Hong Fan

State of Missouri)

County of St. Louis)

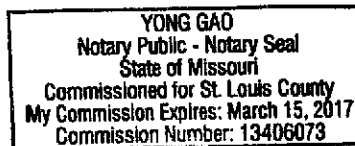
On this day, personally appeared before me **Kia Lee Lim**, to me known to be the person (s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed this 19th day of Nov, 2016.

[Signature]
Notary Public

My commission expires:

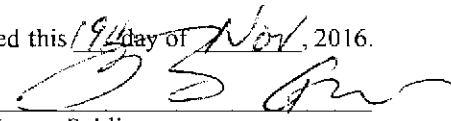
March 15, 2017



State of Missouri)
County of St. Louis)

On this day, personally appeared before me **Bao Hong Fan**, to me known to be the person (s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

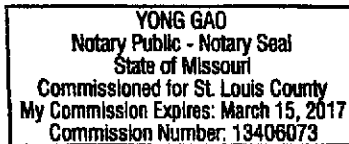
Witness my hand and official seal hereto affixed this 19th day of Nov., 2016.


Notary Public

My commission expires:

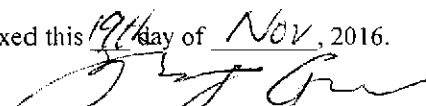
March 15, 2017

State of Missouri)
County of St. Louis)



On this day, personally appeared before me **Sheng Qiu Dong**, to me known to be the person (s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

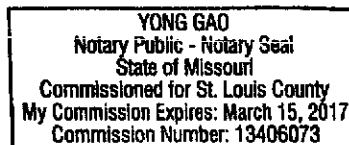
Witness my hand and official seal hereto affixed this 19th day of Nov., 2016.


Notary Public

My commission expires:

March 15, 2017

State of Missouri)
County of St. Louis)



For and in consideration of the foregoing covenants of Assignee and Assignor, and on the condition that all of the representations and warranties herein made by Assignor and Assignee are true and correct and may be enforced by Landlord, and on the further condition that Assignee performs all obligations of the Tenant under said Lease including the payment of all past, current and future rent and other charges when due, Landlord hereby consents to this Assignment Consent Assignment. Landlord shall release Assignor from its obligations under the said Lease after the Landlord's execution of this Assignment Consent Agreement.

LANDLORD:
BRIDLE DEVELOPMENT CORP.

By: _____

Thomas V. Lane
President



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8196 which authorized a Special Permit:

TO: Yang Ent. dba #1 Chinese Restaurant

FOR: operation of a restaurant

and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate.

X SHENG QIU DONG

PRINT - NAME OF APPLICANT

X [Signature]

SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN SIAM
2 JANUARY 11, 2016

3
4 BILL NO. 9153

8196
ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**
7 **NO. 6816 FROM SHENG QUI DONG D/B/A NO. 1 CHINESE**
8 **RESTAURANT TO YANG ENTERPRISE INC. D/B/A NO. 1 CHINESE**
9 **RESTAURANT FOR THE OPERATION OF A RESTAURANT LOCATED**
10 **AT 2738 N. HWY 67.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of a restaurant; and

15 WHEREAS, pursuant to Ordinance No. 6816 Sheng Qui Dong d/b/a No. 1 Chinese
16 Restaurant was granted a Special Use Permit for the location and operation of a restaurant on
17 the property known as 2738 N. Hwy 67; and

18 WHEREAS, an application has been filed by Yang Enterprise Inc. to transfer the Special
19 Use Permit authorized by Ordinance No. 6816 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 January 11, 2016 that the business operated under Ordinance No. 6816 would be operated in a
22 substantially identical fashion as set out herein; and

23 WHEREAS, Yang Enterprise Inc. has accepted the terms and conditions set out in
24 Ordinance No. 6816.

25
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
28

29
30 Section 1: The Special Use Permit authorized by Ordinance No. 6816 is hereby
31 transferred from Sheng Qui Dong D/B/A No. 1 Chinese Restaurant to Yang Enterprise Inc.
32 D/B/A No. 1 Chinese Restaurant for the operation of a restaurant located At 2738 N. Hwy 67.

33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
34 6816 shall remain in full force and effect.

35 Section 3: The Special Use Permit herein authorized shall terminate if the restaurant
36 ceases operation for a period of more than one hundred eighty (180) days or when the named
37 permittee ceases to be the owner and operator of the restaurant.

38 Section 4: This ordinance shall become in force and effect immediately upon its passage
39 and approval.

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42 Adopted this 25 day of Jan, 2016.

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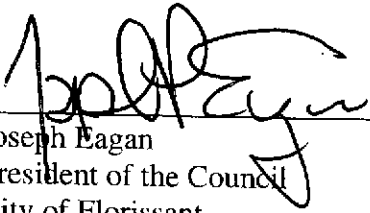
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Joseph Eagan
President of the Council
City of Florissant

50 Approved this 26 day of January, 2016.

51

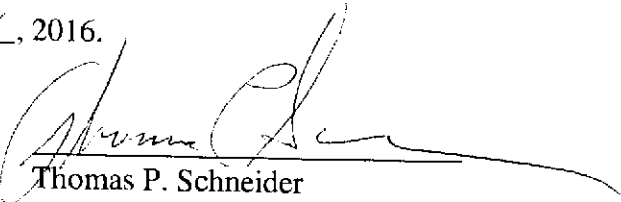
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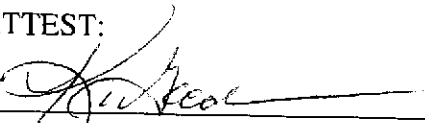


Thomas P. Schneider
Mayor, City of Florissant

57 ATTEST:

58

59



Karen Goodwin, MMC/MRCC
City Clerk

60

61

**INTRODUCED BY COUNCIL AS A WHOLE
NOVEMBER 28, 2016**

BILL NO. 9246

ORDINANCE NO.

AN ORDINANCE TO ENABLE THE CITY OF FLORISSANT, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS §67.2800 TO §67.2835, INCLUSIVE, RSMO., THE “PROPERTY ASSESSED CLEAN ENERGY ACT,” AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT.

WHEREAS, the 95th General Assembly of Missouri enacted Sections §67.2800 to §67.2835, inclusive, RSMo., the “Property Assessment Clean Energy Act” (the “Act”); and

WHEREAS, the development, production, and efficient use of clean energy and renewable energy, as well as the installation of energy efficiency improvements to publicly and privately owned real property, will create jobs for residents of the City of Florissant, Missouri, advance the economic well-being and public and environmental health of the City of Florissant, Missouri, and contribute to the energy independence of our nation; and

WHEREAS, the primary intent of funding energy efficiency and renewable energy improvements pursuant to the Act is to promote the public purposes described above; and

WHEREAS, Section §67.2810.1 authorizes one or more Municipalities (as defined in Section §67.2800.7) to establish a Clean Energy Development Board to initiate and administer a Property Assessed Clean Energy (“PACE”) Program so that owners of qualifying property can access funding for energy efficiency improvements or renewable energy improvements to their properties located in such Municipalities; and

WHEREAS, on January 3, 2011, a clean energy development board now named the Missouri Clean Energy District was created with the intention that all Municipalities within the State of Missouri would be eligible to join and participate by approving an appropriate ordinance or resolution; and

WHEREAS, it is in the best interests of the City of Florissant, Missouri and for the benefit of its residents to join and participate in the District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI, AS FOLLOWS:

SECTION 1: The City hereby approves and authorizes joining and participation in the Missouri Clean Energy District.

SECTION 2: The City declares its intent that the provisions of this Ordinance shall be in conformity with federal and state laws. The City enacts this Ordinance pursuant to Sections 67.2800 to 67.2835 of the Missouri Revised Statutes (2000), as amended.

Subsection One. Title and Definitions.

A. Title. This Ordinance shall be known and may be cited as “The City of Florissant, Missouri Property Assessed Clean Energy (PACE) Ordinance.”

B. Definitions. Except as specifically defined below, word and phrases used in this Ordinance shall have their customary meanings. Words and phrases defined in Section 67.2800.2 of the Missouri Revised Statutes (2000), as amended, shall have their defined meanings when used in this Ordinance. As used in this Ordinance, the following words and phrases shall have the meanings indicated.

“Missouri Clean Energy District” or “District” means the Missouri Clean Energy District.

“PACE Assessment” means a special assessment made against qualifying property in consideration of PACE Funding.

“PACE Funding” means funds provided to the owner(s) of qualified property by the District for an energy efficiency improvement.

“Qualifying Property” means real property located in The City of Florissant, Missouri.

Subsection Two. Program Administration.

The Missouri Clean Energy District shall administer the functions of the PACE Program within the City by

- A. providing property owners with an application in order to apply for PACE Funds;
- B. developing standards (meeting or exceeding City building and zoning codes) for the approval of Projects submitted by property owners;
- C. reviewing applications and select qualified Projects;
- D. entering into Assessment Contracts with property owners;
- E. providing a copy of each executed Notice of Assessment to the County Assessor and causing a copy of each such Notice of Assessment to be recorded in the real estate records of the Recorder of Deeds for the County;
- F. authorizing and disbursing the PACE Funds to the property owners;
- G. receiving the PACE Assessment from the County Collector;
- H. recording any lien, if needed, due to nonpayment of a PACE Assessment; and
- I. exercising all powers granted by Section 67.2810.2 of the Missouri Revised Statutes (2000), as amended, including, but not limited to, the power to levy and collect special assessments under an assessment contract with a property owner.

Subsection Three. Liability of City Officials; Liability of City.

Notwithstanding any other provision of law to the contrary, officers and other officials of the City, the District and the County in which the City is located shall not be personally liable to any person for claims, of whatever kind or nature, under or related to the City's participation in the District's PACE Program, including, without limitation, claims for or related to uncollected PACE Assessments. The City has no liability to a property owner for or related to energy savings improvements funded under a PACE Program. The District shall for all purposes be considered an independent entity and shall not be considered a political subdivision of the City of Florissant.

SECTION 3: The Mayor of the City is hereby authorized to deliver a duly executed copy of this Ordinance to the Board of Directors of the District or its designee, together with the jurisdictional and geographic boundaries of the City for inclusion in the jurisdictional and geographic boundaries of the District.

SECTION 4: The City authorizes and directs the Mayor of Florissant to appoint a member of the Advisory Council of Missouri Clean Energy District and to notify the District of the person so appointed..

Section 5: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this ____ day of _____, 2016.

Jackie Pagano
President of the Council

Approved this ____ day of _____, 2016.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk



Your energy efficient future, today.

What is PACE?

Property Assessed
Clean Energy



The Key to Energy Efficiency

RENOVATEAMERICA™

The Missouri Clean Energy District (MCED) has partnered with Renovate America to bring PACE financing to Missouri property owners through the HERO program.

MCEd.MO.GOV
Missouri Clean Energy District

Renovate America brings private capital to meet public policy objectives and is the only company to widely market PACE bonds with six securitizations complete.

Our proven model enables us to provide:

- Ongoing capital
- Industry-leading consumer protections
- Dependable support services
- Comprehensive technology infrastructure

...all at no cost to government.



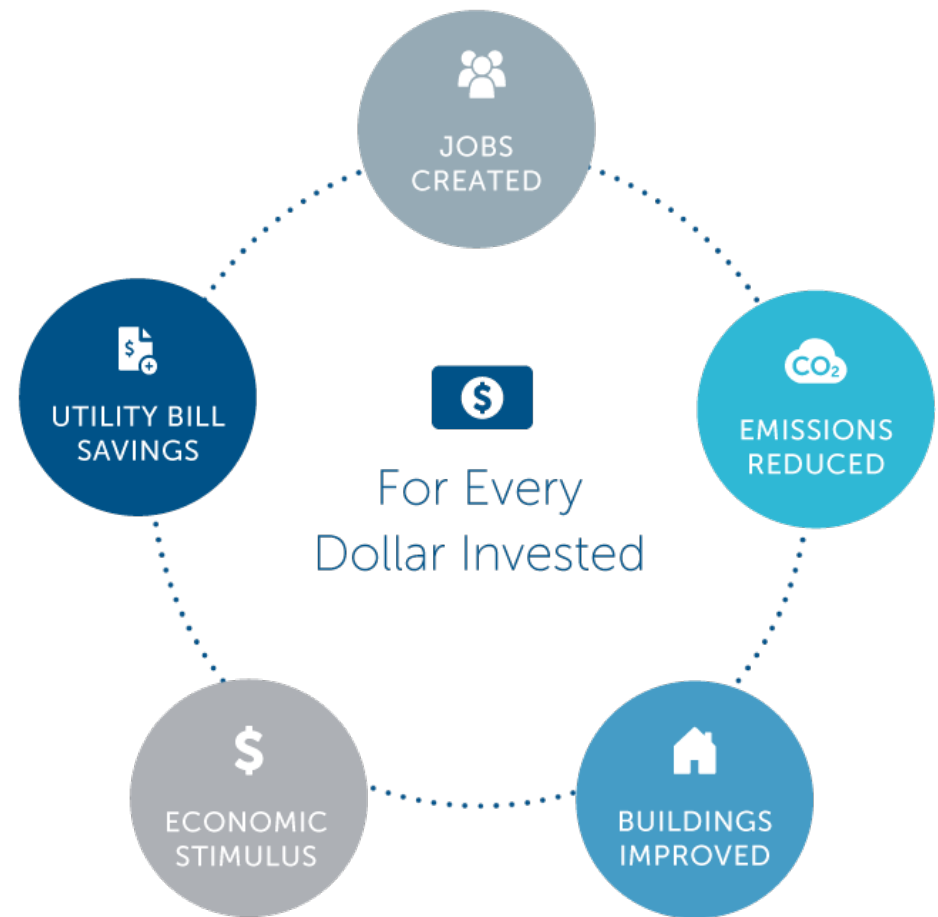
Property Assessed Clean Energy (PACE)

A moment of opportunity:

- Every year, 1 in 6 property owners replace a system that affects energy consumption

PACE Community Benefits:

- Reduced carbon emissions
- Less energy consumption
- Lower utility bills
- Creation of new, local jobs
- Increased property values



Property Assessed Clean Energy (PACE) Financing

HERO is Property Assessed Clean Energy (PACE) financing, which is designed to make payments affordable by offering a fixed interest rate that is payable over an extended period of time along with property taxes.

PACE Overview:

- New way to pay for energy efficiency and renewable upgrades
- Financed measures become a fixed asset and are repaid overtime through a voluntary tax assessment on the property tax bill
- Eligibility based on home equity, not credit score

PARCEL NUMBER	BILL NUMBER	AGENT	BRANCH	PROPERTY LOCATION
123456-789	001	01	02	123 Sample Street, Anytown, USA, 12345
SAMPLE COUNTY				
SECURED PROPERTY TAX BILL 2015-2016				
FOR FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016				
JOHN SMITH DIRECTOR OF FINANCE TAX COLLECTOR		ANNUAL TAX BILL		
ATTENTION				
JANUARY 1, 2014, LIEN DATE ASSESSED VALUES				
LAND				46,858
IMPROVEMENTS				93,407
FIXTURES				
PERSONAL PROPERTY				
ASSESSED VALUES SUBTOTAL				140,265
LESS: HOMEOWNERS EXEMPTION				7,000
OTHER EXEMPTION				
NET ASSESSED VALUES				133,265
TAX RATE AREA CODE				
AD VALOREM TAXING AGENCY		TAX BASE	TAX RATE	TAX AMOUNT
COUNTY WIDE 1%		1	1.0000	1,332.65
COLL ABC		1	.01920	25.59
AD VALOREM TAXING AGENCY TOTAL				1,358.24
LEVY	PHONE NUMBER			LEVY AMOUNT
02%	000-000-0000			238.74
01%	000-000-0000			117.84
00%	000-000-0000			17.84
00%	000-000-0000			6.92
04%	000-000-0000			700.00
DIRECT LEVY TOTAL				1,081.40

UNIFIED SCHOOL DISTRICT
 COUNTY SEWER SERVICE
 STREET LIGHTING MAINTENANCE
 COUNTY PARAMEDIC SERVICE
HERO FINANCING

HERO Advantage

When you have HERO in your community you are protecting property owners before, during and upon completion of every project.

HERO Features:

- 100% Financing
- Approvals Based on Home Equity
- Low Fixed Interest Rates
- 5, 10, 15 or 20 Year Payment Terms
- Consumer Protections

HERO Products:

Over one million models of efficiency products qualify, including:

- HVAC
- Roofing
- Windows & Doors
- Insulation
- Solar

Consumer Protection		Before HERO	After HERO
Training	Eligibility Requirements Proposal Automation Estimating Calculators Application Verification	✗	✓
Compliance	Marketing Product Eligibility Fair Pricing Permit Verification	✗	✓
Protection	Pay Upon Completion ID Verification Terms Confirmation In Good Standing Dispute Resolution	✗	✓

Community Support:

Consumer Protection & Contractor Training



Community Support

We provide dedicated support to property owners, contractors, real estate professionals, and municipalities through every step of the process.

Municipal Support

Dedicated Market Development Managers are assigned to every municipality to provide program education, continued support, and to respond to constituent inquiries.

Contractor Training

Our representatives in the field provide training and ongoing assistance on Program implementation.

Dispute Resolution

Every property owner complaint receives a full investigation. When necessary, our investigators will intervene to resolve any disputes.

HERO Property Advisors: 855-225-HERO

A dedicated division of specialists are available to assist real estate professionals and homeowners during the selling or refinancing process and answer any questions that may arise.

HERO Hotline: 855-HERO-411

Our full service call center is available to property owners and contractors from project start to completion.



Consumer Protection Policy

HERO has developed industry leading Consumer Protection Policies for the home energy improvement financing sector:

Contractor ID Verification

HERO Registered Contractors are all verified, and are required to adhere to our industry-leading consumer protections.

Support Start to Finish

Our U.S. based support is available to contractors and property owners seven days a week.

Product Verification

In addition to the HERO Product Eligibility Specifications, all products installed must meet or exceed applicable local, state, and/or federal permitting, codes, and standards.

Payment Protection

No payments are made to the contractor until the property owner signs a completion certificate to verify the project has been completed to their satisfaction.



HERO Protects Elderly Consumers

Compliance agents provide the following **additional services** for **elderly protection**:

- In-home visits (regular follow-ups)
- Contractor/property owner mediation services
- Liaise with Elder Protection Organizations
- 100% resolution of all reasonable matters

Additional **preventative controls** in place for homeowners **over the age of 64**:

- Trained specialists who ask specific questions to gauge property owner's capacity to enter into a contract
- Verbal confirmation of financing terms
- Verbal confirmation from homeowners before contractors are paid



Technology Platform



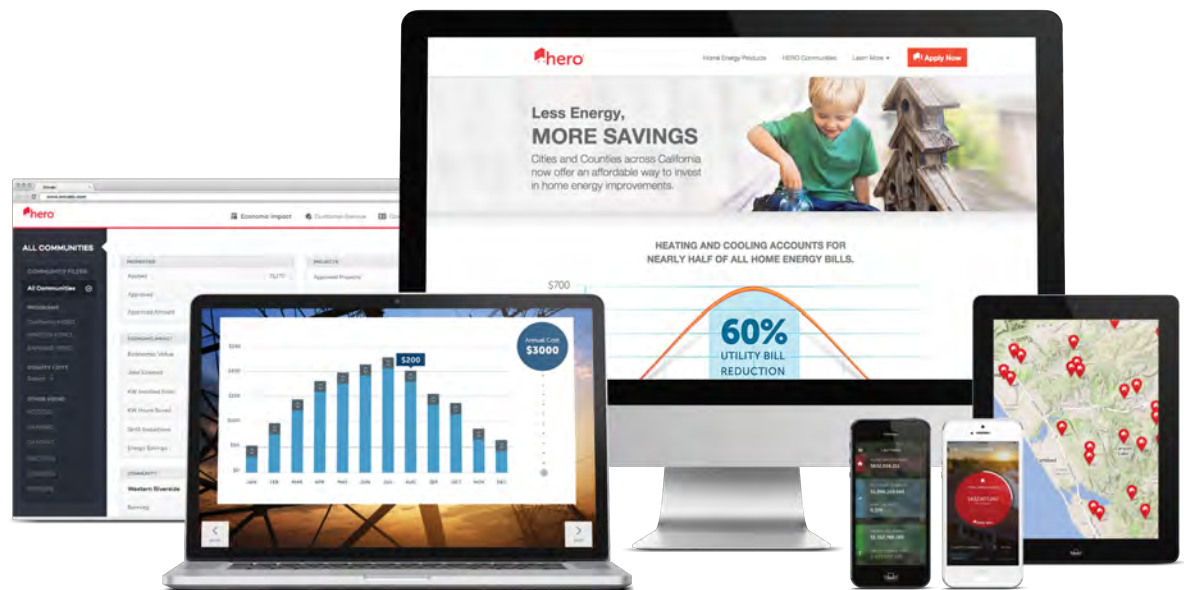
HERO Supports Government Partners

HERO Gov provides real-time access to data so that government partners can see – at any time – the impact of the program on their community.

Features:

Up-to-the minute reports provide data on:

- Economic stimulus & impact
- Environmental impact & savings
- Drill-down on metrics by community
- Ability to view different time periods

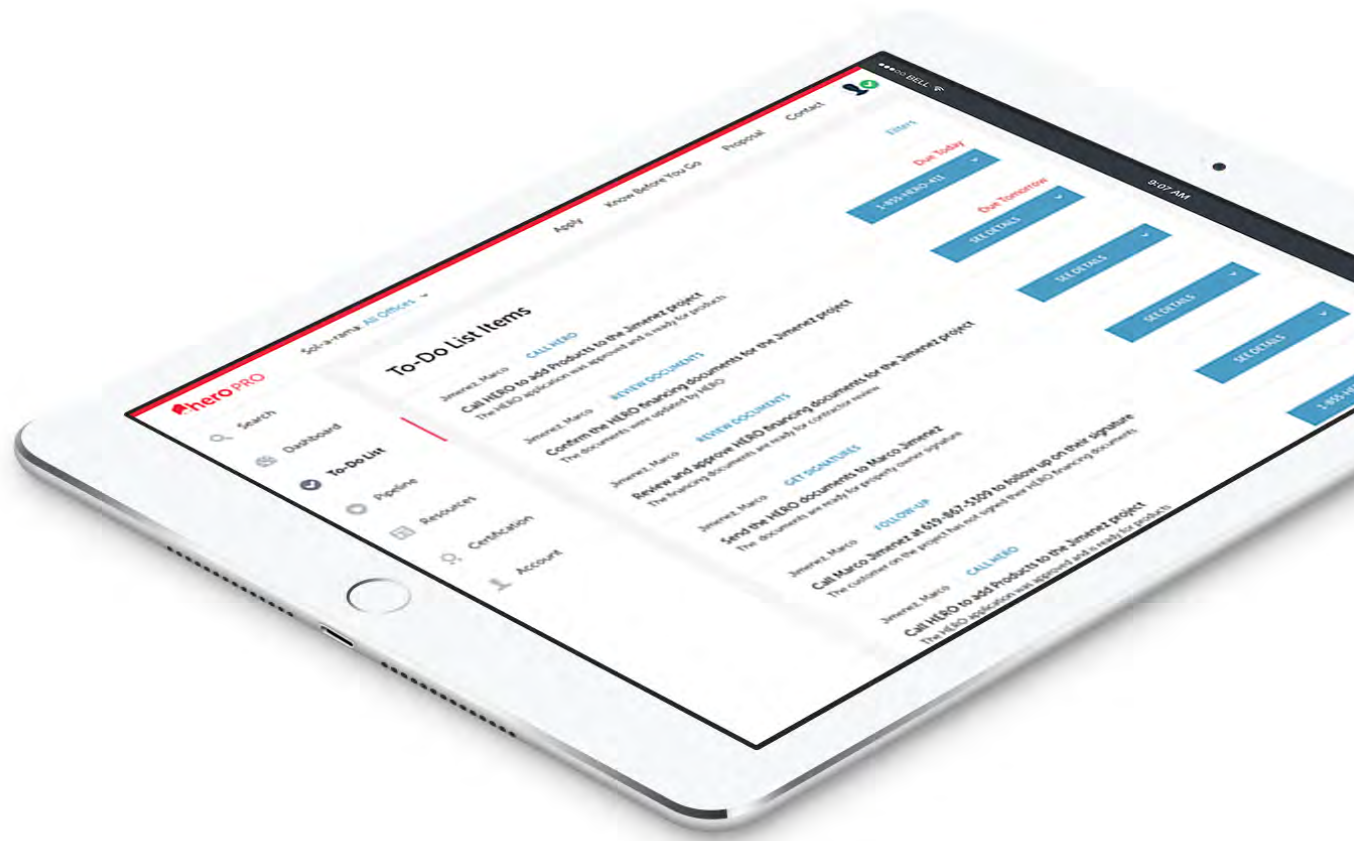


HERO Supports Contractors

HERO Pro provides the most comprehensive suite of software tools for estimating and financing.

Features:

- Proposal tools
- Estimating calculators
- Job tracking dashboard
- Electronic signatures
- Step-by-step process
- Financing document generation



HERO in Action:

Success & Awards



The HERO Story in California – Success Since 2012

125,000+ approved applications for \$7.3 Billion

61,500+ homes improved

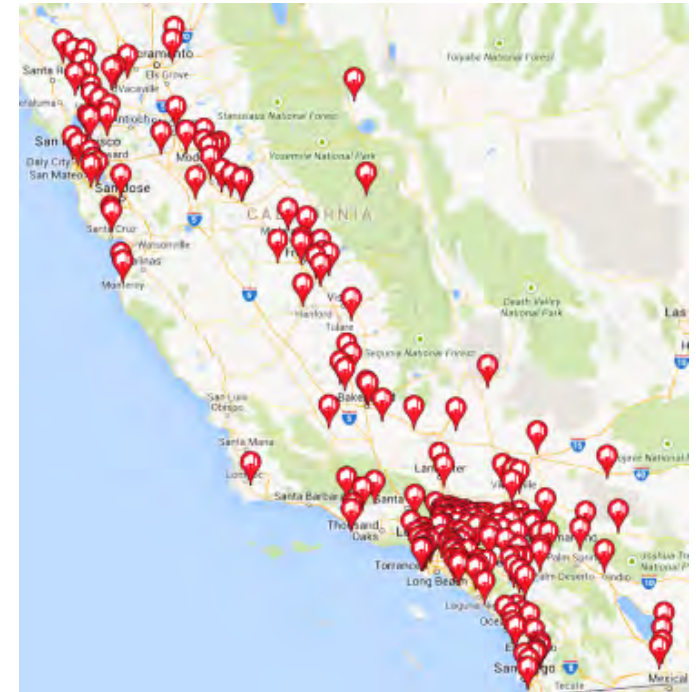
\$1.45+ Billion funded in upgrades

12,300+ local jobs created

\$2.51+ Billion in annual economic impact

2.51+ Million tons of abated CO₂ emissions

\$2.53+ Billion in utility bill savings




Said that HERO Program **Representatives are friendly**, knowledgeable and professional.




Said that they would **recommend the HERO Program** to a friend or relative.


Numbers reflect HERO program lifetime results through April 2016


Awards & Recognition


 **U.S. Climate Leadership for Innovative Partnerships**
U.S. Environmental Protection Agency

 **White House Water Summit**
Office of Science and Technology Policy


 **Environmental & Economic Partnership**
Governor of California

 **President's Award for Excellence**
Southern CA Association of Governments

 **Model Community Achievement Award**
South Coast Air Quality Management District

 **Best Residential Partnership**
U.S. Green Building Council

 **Best of the Best**
Urban Land Institute

 **Business Achievement Award**
Climate Change Business Journal



Frequently Asked Questions

What is PACE?

PACE stands for Property Assessed Clean Energy. It is a government initiative that enables the financing of energy-efficient and renewable-energy upgrades to buildings, both residential and commercial, to be repaid over time through a voluntary tax assessment. PACE helps local economies grow and creates new, skilled jobs. Energy-efficiency savings also reduce CO2 emissions and offer energy independence.

What is the HERO Program, and how does it work?

The Home Energy Renovation Opportunity (HERO) Program is the PACE program offered by Renovate America under in partnership with the Missouri Clean Energy District (MCED.) Renovate America offers a network of trusted contractors and industry-leading consumer protections that help more property owners confidently invest in upgrading their homes with energy-efficiency and renewable energy renovations.

What types of home improvements are eligible?

Over one million products are eligible for HERO. Typical projects include: solar photovoltaic (PV) systems; energy-efficient space heating, ventilation and air conditioning (HVAC); energy-efficient windows, skylights, and doors; solar thermal water heating; air sealing and weatherization; insulation; and indoor energy-efficient light fixtures.

What are the costs and benefits of offering HERO in my community?

There are no costs to offering the HERO Program and it does not require dedicated staff resources to develop or implement the Program. HERO will benefit your community by reducing energy consumption, stimulating local business, creating sustainable jobs, and lowering greenhouse gas emissions.



Your energy efficient future, today.

PACE Consumer Protection Policies

Version 1.0

(Residential PACE Program)

OVERVIEW

Property assessed clean energy (“PACE”) programs enable an unprecedented range of homeowners to access energy efficiency, renewable energy, and water efficiency measures that improve the financial, functional and environmental aspects of home ownership. Improvements such as these make homes less costly to operate and more comfortable to live in, while simultaneously reducing energy and water consumption. Without PACE Programs many homeowners would have no, or costly, access to such benefits.

PACE Programs (“PACE Programs” or the “Program”), including the government authority sponsoring and administering them (“Authority”, Program Administrator” or “Administrator”) and, where applicable, the entity or entities who help implement them (“Partner”), deliver tools and resources that enable homeowners to make smart, informed and responsible choices regarding such measures (“Measures”). Appropriate use of such tools is the responsibility of all Programs, which means that care needs to be taken with homeowners before, during and after origination of Program financing. In other words, consumer protections that serve homeowners must be a core value of the Program, the Authority and the Partner. In this document, “Partner” refers to the government authority in all cases where the Program does not include a third party non-government partner.

The baseline consumer protection policies of the Program cover the following areas: (i) Risk, (ii) Disclosures and Documentation, (iii) Financing Terms, (iv) Operations, (v) Post-Funding Support, (vi) Data Security, (vii) Privacy, (viii) Marketing and Communications, (ix) Protected Classes, (x) Contractors, (xi) Eligible Products, (xii) Pricing, (xiii) Reporting, (xiv) Closing & Funding and (xv) Examination. These Policies provide homeowners with a greater level of consumer protection than any other form of financing. They also guide the Program’s implementation, enabling the transformation of its potential into tangible benefits for homeowners.

1. RISK

Policy Summary: The Program blends traditional credit risk considerations together with statutory requirements and legislative policy to develop risk criteria that are fitted to the Program. These criteria take into account the unique risk profile that this form of financing presents to enable qualifying homeowners to access it. While this process will exclude unqualified homeowners and properties, special consideration has been given to developing inclusive standards. These criteria examine four key attributes of every financed project: (i) the real property on which the improvements will be installed (“Property” or “Properties”), (ii) the encumbrances presently recorded against the Property, (iii) the nature of the improvements to be installed; and (iv) the homeowner’s mortgage and property tax payment history.

- 1.1. Properties. Consistent with foundational considerations, it is the policy of the Program to make the Program available to the entirety of the existing residential housing stock in political boundaries of the Program. Properties for which this form of financing is not available include: (i) commercial properties (including residential properties comprising four (4) or more units), (ii) new properties under construction and (iii) tax exempt properties (properties not subject to levy), such as tribal, non-profit or state-owned residential properties. If requested in good faith by the homeowner applying for the Program, the Partner is responsible for completing a “second look” eligibility review of all applications related to properties initially determined to be excluded, re-examining the specific attributes of the Property in question and confirming or modifying the original determination.
- 1.2. Encumbrances. The encumbrance profile of Properties is an important element of the decisioning process for Program participation. The Program is designed to harness unused financing capacity of homes in which eligible improvements are installed. Such financing is inappropriate if it burdens Properties and their owners too greatly. Accordingly, Properties eligible for Program financing will have the following attributes:
 - 1.2.1. All mortgage-related debt on the Property may not exceed 90% of the Property’s fair market value (“FMV”), or assessed value if market value data is unavailable or unreliable, at the time of initial approval;
 - 1.2.2. Reliability of the Program FMV model should be verified through an accepted and regular audit process, sampling appraisal data as a means of measurement and verification;
 - 1.2.3. The financing may not exceed (i) fifteen percent (15%) of the FMV of the Property, up to the first seven hundred thousand dollars (\$700,000) of the Property’s FMV, and (ii) ten percent (10%) of the remaining value of the Property above seven hundred thousand dollars (\$700,000);
 - 1.2.4. The total mortgage-related debt on the underlying Property plus Program financing

may not exceed the FMV of the Property; and

1.2.5. The total amount of any annual property taxes and assessments shall not exceed five percent (5%) of the Property's FMV, determined at the time Program financing is approved.

- 1.3. Eligible Improvements. The Program provides financing for a broad range of eligible products and projects permanently-affixed to the Property, the details of which are set forth in Section 11 below. The Program is not available to finance ineligible products and projects, which comprise everything not specified in Section 11. While the Program is responsible for confirming compliance with the Section 11 requirements, it is not responsible for determining post-installation energy performance, savings or efficacy of such products or projects. The Program relies on U.S. Department of Energy, the Environmental Protection Agency and other government agencies in determining what constitutes an Eligible Improvement.
- 1.4. Homeowners. PACE Program assessments appear as line items on property tax bills and homeowners repay their financing when they pay their property tax bills. The mortgage and property tax payment history of homeowners of record thus is an important decisioning element of Program eligibility criteria. Accordingly, at the time of application, homeowners eligible for Program financing will have status and payment histories that are consistent with the following:
- 1.4.1. The Applicants are the owners of record;
- 1.4.2. Property tax payments for the assessed Property are current. Additionally, the homeowner must certify that there is no more than one late payment for the shorter of (i) the previous three years, or (ii) since the present homeowner acquired the Property;
- 1.4.3. Homeowner(s) are current on all mortgage debt, and have been late on such payments no more than once (30 days maximum) during the 12-month period preceding funding;
- 1.4.4. No homeowner applicant has had any active bankruptcies within the last 7 years; provided, however, that this criterion can be met if a homeowner's bankruptcy was discharged between two and seven years before the application date, and the homeowner(s) have had no payments (mortgage and non-mortgage) past due for more than 60 days in the most recent 24 months; and
- 1.4.5. Homeowner(s) have no involuntary lien(s) recorded against the Property in excess of \$1,000.

2. DISCLOSURES & DOCUMENTATION

Policy Summary: The documentation of the Program gives it shape, integrity and enforceability. Program participation documentation embodies principles key to the Program such as clarity, fairness, compliance, disclosure, knowledge and completeness. A reader who has spent time with the documentation should develop an unambiguous understanding of each and every right, risk and obligation associated with the Program's financing product. PACE is a new form of financing that, while sharing some features of traditional financing, presents new considerations for homeowners. Disclosures covering Program financing's unique repayment cycle (annual or semiannual) and the Federal Housing Finance Authority announcement regarding payoff of Program financing at the time of sale or refinance are among the new considerations. Best practices counsel the Program to disclose traditional financing terms (e.g., interest rates, financing term, payment amounts) as well. In the end, a homeowner who understands the Program's disclosures will be informed and have a clear understanding of the Program's traditional and non-traditional features.

- 2.1. Document timing. Before commencement of any Program-financed project, a homeowner needs to: (i) submit an application; (ii) receive approval of the Measures from the Partner; and (iii) execute documentation covering the terms described in this Section and in the Disclosures summarized in this Section. Following construction of the Measures, a homeowner needs to: (i) execute an acknowledgement that the installation of the Measures has been completed satisfactorily; and (ii) receive a final summary of costs and payments. Delivery to, and execution of all such documentation by, the homeowner is the responsibility of the Partner.
- 2.2. Terms. Terms that are fundamental to the Program and that need to be reflected in its documents comprise: (i) the amount financed, fees and capitalized interest included, (ii) the repayment process and schedule, (iii) the payment amounts, (iv) a term that does not exceed the useful life of the improvements, (v) the rate of interest charged, (vi) a rate of interest that is fixed (not variable), (vii) a payment schedule that fully amortizes the amount financed, (viii) the nature of the lien created upon recordation, (ix) the specific improvements to be installed, (x) the 3-day right to cancel the financing, (xi) the right to withhold approval of payment until the project is complete, and (xii) Section 5899.2 rights for solar lease improvements. It is the responsibility of the Partner to prepare, deliver and arrange for execution of documents reflecting such terms.
- 2.3. Disclosures Policies. Disclosures heighten homeowner's awareness of key program financing terms and risks that appear in the Program terms and documentation. It is the policy of the Program that Partners confirm delivery to, and receipt by, homeowners of

these disclosures, and obtain written acknowledgement that homeowners have read and understand them. The following comprise the key disclosures of the Program provided by Partners in a financing summary in the form attached hereto as Attachment A.

Disclosures	Description
Term of financing	The maximum time period of the financing
Amount financed	The total amount financed, including fees and capitalized interest
Annual payment amount	The amount due each year, even if paid in semi-annual installments or through impound payments
Annual interest rate/APR	The effective interest rate after taking into account all fees and capitalized interest
Improvements financed	The Measures installed
FHFA risks	The risk that the homeowner may need to pay off the PACE assessment at the time of sale or refinance
Right to cancel	The 3-day right to rescind the financing
Prepayment	The right to prepay the Program financing without penalty

The following comprise additional key disclosures of the Program provided by Partners.

Disclosures	Description
Program overview	A document or section of a document that provides a comprehensive summary of the Program, including a summary of a homeowner's rights and obligations
Property tax repayment process	Payment of a homeowner's property tax bill that will include a line item related to the installed Measures
Tax benefits	Benefits associated with the purchase of certain Measures and the annual payments related to them.
Privacy	A notice describing the privacy policies of the Program
Federal disclosures	Those appearing in the Program application
Foreclosure	The foreclosure process in the event of a homeowner default

2.4 Confirmation of Terms. For all Program financing applications associated with contractors that are either new to the Program or are on a Partner's "watch list" (i.e. those contractors that are not "Top Rated Contractors" defined below), it is the policy of the Program that such Partner confirm live by telephone with the homeowner applicant each Program financing term listed in (b)-(g) of this Section 2.4 below. These confirmation requirements do not apply to contractors who have reached the Partner's top rating category (the "Top Rated Contractors"). For Top Rated Contractors, it is the policy of the Program that the Partner conduct randomized calls to homeowners to confirm financing terms.

Notwithstanding the above, irrespective of the contractor with whom the Program financing is associated, it is the policy of the Program that the Partners confirm live by telephone for each applicant who is over 64 years old the Program financing terms listed in (a)-(g) of this Section 2.4 below, and any other special categories of homeowners as designated by the Program. For avoidance of doubt, for homeowners over 64 years old, a voicemail message does not satisfy the requirement of Program financing term confirmation under this Section 2.4.

When confirming terms of a Program financing with a homeowner, the Partners will request the homeowner to describe generally the improvement(s) being financed using the Program financing, and will ascertain that the homeowner understands:

- (a) The reason for the specific improvement(s) being obtained by such homeowner.
- (b) His or her total estimated annual payment.
- (c) The date his or her first tax payment will be due.
- (d) The term of the Program financing.
- (e) Any additional fees (including recording fees) that will be charged to him or her.
- (f) That payments for the Program financing will be added to his or her property tax bill and will cause the property tax bill to increase.
- (g) That he or she may make payments on the Program financing either directly to the county assessor's office or through his or her mortgage impound account.

3. FUNDING

Policy Summary: PACE is a new form of financing that, while sharing some features of traditional financing, presents new considerations for financing capital sources and structures. Best practices counsel the Program to proactively solicit feedback from Program stakeholders and homeowners and incorporate learnings into policy improvements which benefit homeowners.

Interest Rates. It is the policy of the Program that the Partner offers fixed simple interest rates, and payments that fully amortize the obligation. Variable interest rates or negative amortization financing terms are not permitted.

Sustainable funding source. It is the policy of the Program that Partners establish a sustainable source of capital for funding PACE financed projects separate from the Authority's general fund or budget and have access to capital markets to ensure funding of qualified projects is available on a consistent basis. A Partner must demonstrate the capacity to fund assessments that the Administrator anticipates originating through such Partner over the six (6) month period immediately following the Administrator's review of such Partners' financial statements.

Subordination. The Program is not required but may offer the capability to accommodate homebuyers and homeowners by offering subordination of certain rights of its PACE assessment lien to the lien of a mortgage or deed of trust. The subordination may provide the lien under a mortgage or deed of trust with senior rights such that the lender will be induced to make a loan on a PACE-assessed property. The subordination option may be made available to homebuyers and homeowners in accordance with policy agreed upon by the Authority and the Partner.

Contractor fees. It is the policy of the Program that Partners can only charge fees to contractors offering Program financing as long as Partners (i) clearly and conspicuously disclose such fees to homeowners and (ii) require that contractors absorb such obligations and not pass such fees on to homeowners.

4. OPERATIONS

Policy Summary: Operations delivers the Program to homeowners. Operations commercializes, productizes and draws on the work completed in a broad range of disciplines by the Partner or its Partner, such as sales, training, risk, contractor engagement, municipal engagement, accounting, finance, legal, capital markets, compliance, business development, marketing, government affairs and corporate development. While each operating unit incorporates thoughtful and highly effective consumer protections in the work it produces, Operations is the gatekeeper responsible for assuring that the Program has the people, processes, tools and technology necessary to deliver to homeowners the Program financing product, as well as the consumer protections described in these Policies.

Operational consumer protection policies. It is the policy of the Program that the Administrator and its Partner develop and provide people, processes, tools and technology necessary to support the consumer protection measures described in detail elsewhere in this policy, including: (i) risk and underwriting processes; (ii) terms and documentation delivery systems; (iii) documentation, maintenance and retrieval processes; (iv) disclosure development, delivery and acknowledgment receipt; (v) post-funding support for homeowners and other stakeholders such as real estate professionals; (vi) data security measures; (vii) privacy policy development and protections; (viii) marketing and communication oversight; (ix) protected class data and communication processes; (x) contractor management and engagement; (xi) eligible product database and/or list development and maintenance; (xii) implementation of the maximum financing amounts; (xiii) key metrics reporting; (xiv) closing and funding processes (including the ability to fulfill financing obligations); (xv) examination data production; and (xvi) implementation of procedures to identify and prohibit conflicts of interest within and associated with the Program.

5. POST-FUNDING HOMEOWNER SUPPORT

Policy Summary: A public/private partnership is at the core of the Program. This partnership carries with it elevated consumer protection responsibilities that apply to the Program with as much significance during the post-funding period as they do during the time of application and origination. Establishing and operating an executive office responsible for customer care that responds to inquiries, complaints, contractor and workmanship concerns, product performance questions and related matters for the lifecycle of the improvements financed is fundamental to the consumer protections that the Program provides.

- 5.1. Proactive Engagement. It is the policy of the Program that the Partner and its Partner proactively to monitor and test the consumer protections delivered to homeowners, and to request feedback from homeowners and contractors to identify areas in need of improvement.
- 5.2. Onboarding. It is the policy of the Program that Partners develop and implement a post-installation onboarding procedure to reinforce key characteristics of the Program, such as those highlighted in the Program disclosures.
- 5.3. Payments. It is the policy of the Program that the Partner have disclosures and resources in place to resolve homeowner questions regarding matters such as impound account catch up payments, payment timing inquires and payment amount reconciliation. It is also the policy of the Program that the Partner implement procedures for responding to requests for partial or full prepayment of their PACE property tax assessment in a timely and complete manner.
- 5.4. Inquiries and complaints. It is the policy of the Program that the Partner receive, manage, track, timely resolve, and report on all inquiries and complaints from homeowners. This policy contemplates development of a team with the skills necessary to perform inspections, meet with homeowners and contractors, investigate matters, and mediate resolutions with homeowners and contractors. The Partner must proactively work to resolve inquiries and complaints in a reasonable and timely manner and in accordance with the Program guidelines and must make communication for homeowners available during regular business hours by phone, email and facsimile communication.
- 5.5. Real estate transactions. It is the policy of the Program that the Partner develop capabilities to assist homeowners who are refinancing or selling their Properties. The Partner must support real estate professionals providing services to refinance and sales transactions for properties with PACE assessments.

6. DATA SECURITY

Policy Summary: Trust is fundamental to any financing relationship, and Program financing is no exception. The public/private partnership at the center of the Program, as well as the confidential relationship homeowners have with the Program Partner mandate that any market-ready Program be in robust compliance with sturdy cyber-security standards, and in particular develop secure and tested processes that protect homeowner personal identifiable information at points of potential vulnerability, especially during the application process.

6.1. Information systems. It is the policy of the Program that the Partner develop and comply with secure and tested processes to protect the personal identifiable information of the homeowner described in Section 7 below. Such secure and tested processes should, at a minimum, include:

- 6.1.1. A cyber-security policy and protocol that, at a minimum, requires data encryption “during transmission” and “at rest,” and compliance with sturdy cyber-security standards.
- 6.1.2. The Partner is responsible for controlling access to information, based upon, job function and need-to-know criteria.
- 6.1.3. The Partner is responsible for taking security measures that protect the security and confidentiality of consumer records and information in proportion to the sensitivity of the information, including, without limitation, requiring all computers and other devices containing any confidential consumer information to have all drives encrypted with industry standard encryption software.
- 6.1.4. The Partner is responsible for monitoring and logging all remote access to its systems, whether through VPN or other means.
- 6.1.5. Data security policies are subject to auditing and penetration testing conducted by an independent auditor hired by the Authority at least annually and any time a change is made that may have any potential impact on the servers, security policies or user rights.
- 6.1.6. The Partner is responsible for ensuring minimum viable configurations are in place on all servers. All firewalls should have continuous logging enabled. In addition, access control lists and audited server configurations should be used to ensure that data security is maintained.

6.2. Personnel.

- 6.2.1. The Partner is responsible for informing and enforcing the compliance with the Program’s data privacy and security policies on the part of every employee, contractor, vendor, agent, service provider, representative, and associate who is exposed to personal identifiable information of homeowners.

6.2.2. The Partner is responsible for implementing protections and controls to prevent unauthorized copying, disclosure, or other misuse of sensitive consumer information.

7. PRIVACY

Policy Summary: The trusting and confidential relationship that exists between homeowners and Program extends to the Partner's use of homeowner data. Compliance with the Gramm- Leach-Bliley Act as well as the establishment of clear opt-in and opt-out protocols for information sharing are the pillars of the Program's privacy policy. More broadly, Program must protect and manage sensitive consumer information, must respect the privacy of all homeowners, and must implement robust controls to prevent unauthorized collection, use and disclosure of such information.

The following summarizes the Program's privacy policy:

- 7.1. Privacy policy. The Program obtains sensitive consumer information from homeowners as part of the application process for Program participation or through other homeowner touch points with the Program. It is the policy of the Program that the Partner develops and delivers to homeowners who apply for the Program or who otherwise provide personal identifiable information (e.g., full name, home address, social security numbers, date of birth,) a privacy policy that complies with state and federal law (e.g., the Gramm-Leach-Bliley Act) and, in particular, prohibits sharing with third parties personal identifying information of homeowners without the homeowners' express authorization except where expressly permitted by state and federal law. Such privacy policy will cover (i) the sources from which sensitive consumer information is obtained, (ii) the Partner's use of sensitive consumer information, and (iii) a mechanism by which a consumer may opt-out of sharing information. The Partner will deliver to homeowners any updates to such privacy policies.
- 7.2. Application process. It is the policy of the Program that all personal identifying information provided by a homeowner to the Partner during the application process is provided directly by the homeowner to the Partner. The Partners will establish processes and controls to ensure that personal identifiable information of a homeowner is obtained directly from such homeowner (or his verifiable legal representative or attorney in fact) and not from a contractor or other third party.

8. MARKETING & COMMUNICATIONS

Policy Summary: Clear, informative, truthful, balanced, transparent and complete communications are essential for the Program. The stakeholders of any Program include (without limitation) homeowners, contractors, the Authority, government officials and staff, investors, finance partners, real estate professionals and lenders. Communications, acts and practices that mislead stakeholders add ineligible expense to PACE financing or to the Program, abuse stakeholders, and otherwise fail to meet the core communication standards of appropriateness for the Program and are not acceptable.

- 8.1. Prohibited practices. It is the policy of the Program to prohibit practices that are or could appear to be unfair, deceptive, abusive, and/or misleading, that violate laws or regulations, that provide tax advice, that are inappropriate, incomplete or are inconsistent with the Program's purpose (e.g., use of check facsimiles to dramatize the amount of PACE Program financing available or presented as if a negotiable instrument). Marketing practices that are likely to add unnecessary expense to a homeowner (e.g., paying consumers for applications), that unlawfully use sensitive consumer data or that violate any other law or regulation (including, for example, practices related to telemarketing) are prohibited.
- 8.2. Permitted practices. It is the policy of the Program to adhere to all legal and regulatory requirements (e.g., telemarketing) pertaining to its advertising and marketing efforts. On the basis of providing clear and concise communication to consumers, any practice that promotes informed decisioning on the part of homeowners and is not prohibited as described in section 8.1 above is permitted. The Partner is responsible for developing, delivering to and enforcing marketing guidelines for the Program's Registered Contractors. Any marketing materials that fall outside of marketing guidelines established must be approved by the Partner to ensure that they are not unfair, deceptive, abusive and/or misleading.
- 8.3. Tax advice. It is the policy of the Program that no Partner, contractor or third party (who is not a tax expert) may provide tax advice to consumers regarding their Program financing which includes making affirmative statements or claims as to the tax deductibility of the payments. Homeowners are encouraged to seek the advice of an expert regarding tax matters related to the Program. The Program shall monitor and test the sales practices of employees and contractors to confirm adherence to the policy set forth in this Section 8.3.
- 8.4. Payments in Exchange for Financing. It is the policy of the Program that no Partner, contractor or Affiliated Individual may provide a direct cash payment or other thing of value to a homeowner explicitly in exchange for such homeowner's selecting Program

financing. For avoidance of doubt, the limitations provided in this Section 8.4 are not intended to prevent the Program from offering to homeowners, contractors or Affiliated Individuals promotions that are not explicitly part of the exchange referred to in the preceding sentence.

9. PROTECTED CLASSES

Policy Summary: It is the Partner's responsibility to ensure compliance with all state and federal laws that cover individuals in protected classes (e.g., race, religion, color, marital status, sex, national origin, citizenship, presence of children, disability, gender, age and/or sexual orientation because an applicant receives income from a public assistance program, or because an applicant has in good faith exercised any right under the Consumer Credit Protection Act.) Heightened protections for homeowners over 64 years old, such as confirming understanding of financing terms and project specifications, is a focus of the Program. The Partner is responsible for protecting against intended and unintended non-compliance with such standards, and in particular for providing legally unbiased access to, and decisioning of, requests for Program financing.

- 9.1. General. It is the policy of the Program that controls be designed to monitor and test compliance with all state and federal laws covering homeowners in protected classes.
- 9.2. Elders. It is the responsibility of the Partner to develop and implement a program that validates elder homeowner (i.e., homeowners over 64 years old) understanding of the eligible improvement project for which they are seeking Program financing, including the terms of such financing.
- 9.3 Financing Access and Decisioning. It is the responsibility of the Partner to provide legally unbiased access to, and decisioning of, requests for Program participation.

10. CONTRACTOR REQUIREMENTS

Policy Summary: Contractors and their sales persons are one of the primary means through which homeowners become aware of Program participation options. Contractors and their sales persons enter into contracts with the Partner, and register with all relevant state and local licensing boards and agencies. Contractors are required to follow a code of conduct, maintain policies of insurance, post bonds, follow marketing requirements, complete training courses, among other similar obligations, all of which are designed to assure positive and productive homeowner interaction with the Program.

- 10.1. Policies. It is the policy of the Program that all contractors who sell, install, or manage subcontractors who install, eligible improvements will have executed and that all such contractors and all employees, entities, owners, partners, principals, independent contractors, third party agents or other person who perform any services for the contractor in connection with a Program financing (collectively, the “Affiliated Individuals”) meet the requirements of the Program’s Contractor Participation Agreement, which include:
 - 10.1.1. Compliance with the current Registered Contractor code of conduct, a sample of which is attached hereto as Attachment B or other code of conduct that embodies the principles outlined in Attachment B;
 - 10.1.2. Maintenance of an active license, and be in good standing, with the California Contractor State License Board (“CSLB”), including compliance with the CSLB (or equivalent agency or program) insurance and bonding requirements;
 - 10.1.3. Execution of the Program’s Contractor Participation Agreement only by a person who is listed as an Responsible Managing Owner (“RMO”), Responsible Managing Employee (“RME”), Responsible Managing Manager (“RMG”) , Responsible Managing Member (“RMM”), sole owner or qualifying partner with the CSLB and who is authorized to act on behalf of, and who is responsible for the actions of, a Registered Contractor (a “Qualifying Individual”);
 - 10.1.4. Oversight and management of employees, independent contractors and subcontractors who provide services to Registered Contractors accessing the Program;
 - 10.1.5. Meeting all other state and local licensing, training and permitting requirements;
 - 10.1.6. Compliance with the Program’s marketing policies; and
 - 10.1.7. Ensuring all Affiliated Individuals register with the Program.
- 10.2. New Contractors. Regarding Registered Contractors new to the Program, it is the policy that the Partner:

- 10.2.1. Has a specified probationary period (i.e., place the new Registered Contractors on a watch list) until the new Registered Contractors have completed the required number of Measures;
- 10.2.2. Has procedures in place, during the Registered Contractor probationary period, to provide additional quality assurance steps for Measures completed by the Registered Contractors on the watch list; and
- 10.2.3. Has procedures in place to review Registered Contractor work to confirm satisfactory completion of projects conducted during the probationary period for which Program financing is used.
- 10.3 Contractor Management. It is the policy that the Partner implement contractor management systems and procedures that manage and track contractor training and compliance violations on an individual and company basis.
- 10.4 Contractor Training. It is the policy of the Program that each Partner make available contractor training regarding, at a minimum, the following: (i) the applicable contractor code of conduct terms as required by the Program, (ii) protected classes, including, without limitation, elder protection, and (iii) other consumer protection measures as required by the Program.
- 10.5 Remedial Action. Partners warn, suspend or terminate a Registered Contractor and/or Affiliated Individual from the Program based on violations of the Contractor Participation Agreement. The Program does not accept Program applications processed by suspended or terminated contractors and/or associated representatives.

11. ELIGIBLE PRODUCTS

Policy Summary: The Program enables and encourages homeowners to install Measures on their homes which are designed but not guaranteed to save water or energy. The Program is responsible for implementing practices and controls (e.g., eligible product databases and product confirmation processes) ensuring that financing is used only for eligible Measures, and that it is not provided for ineligible ones. Program product eligibility criteria ensure that property owners are financing improvements which are industry recognized for achieving higher levels of home energy or water efficiency. While the Program is responsible for confirming compliance with the initial capacities of such products, it is not responsible for determining post-installation energy performance, savings or efficacy of such Measures.

- 11.1. Policies. Consistent with the objectives of the PACE enabling legislation, it is the policy of the Program through consultation with the Partner and the Authority to:
 - 11.1.1. Establish, and maintain an eligible products database and/or list, documenting the associated eligibility specifications for each product that conform to the requirements outlined in Attachment C hereto;
 - 11.1.2. Define a process for adding or modifying the eligible product database;
 - 11.1.3. Ensure that eligible product energy efficiency/water efficiency/energy generation (as applicable) performance standards are calibrated and verified using performance criteria that the U.S. Department of Energy, U.S. Environmental Protection Agency, the California Energy Commission and/or other federal and state agencies or other reputable third parties has established;
 - 11.1.4. Use credible third party sources to determine the useful life of the product, which will be used to set the maximum term for the Program's financing; and
 - 11.1.5. Require that the product is permanently affixed to the Property.
- 11.2. Procedures. It is the policy of the Program that the Partner establish procedures confirming that the homeowner applying for Program financing intends to install eligible products, and that at the time of funding such improvements have been installed.
- 11.3. Ineligible Products.
 - 11.3.1. Financing of ineligible products under the Program is prohibited.
 - 11.3.2. Products that are not included on the eligible products list or in the eligible products database can be submitted for review by the Program, if a homeowner has a good faith reason to believe they should have been included.

12. MAXIMUM FINANCING AMOUNT

Policy Summary: Many homeowners cannot readily access price information regarding the installation of energy efficiency, renewable energy and water conservation improvements for their homes, and cost often is a key economic consideration. While the Program does not set price controls, it implements a maximum financing amount (“MFA”) procedure based upon the fair market value of the Measures. The MFA sets the ceiling for amounts that can be financed.

The Program’s maximum financing amount policies provide as follows:

- 12.1. It is the policy of the Program to develop maximum financing amounts based on market data and the Partner’s experience, but not to set pricing for installation of eligible products and projects. In evaluating project pricing, the Partner takes into account regional factors that may contribute to the pricing of improvements.
- 12.2. It is the policy of the Program that each Partner will, at a minimum, establish an MFA for each product type (e.g. for central air conditioners, solar PV systems, solar thermal systems and artificial turf).
- 12.3. Within each MFA, there is a low to high range of justifiable pricing, depending on the particular product within a product type (e.g. there may be different types of central air conditioners, solar PV systems, solar thermal systems and artificial turf). It is the policy of the Program that each Partner will establish product/project attribute related pricing rules that dictate what pricing within such low to high MFA range is justified.
- 12.4. It is the policy of the Program that each Partner establish processes and systems for purposes of enforcing the MFA rules (as described in Section 12.3) for every project.
- 12.5. A product may only be funded for an amount that is greater than the MFA for such product if the amount exceeding the MFA is justified by reasonable standards that are validated and documented through processes and systems acceptable to the Authority.

13. REPORTING

Policy Summary: Reporting the economic and environmental results of Program participation is essential for the Program, Partners, elected officials, environmental agencies, the investment community, the real estate and mortgage industry and many other stakeholders. Metrics such as economic stimulus dollars invested, greenhouse gas reduction, the number of Measures funded, the amounts funded, renewable energy production and energy savings serve this need. The Partner is responsible for producing, on a quarterly basis, a key metrics report.

- 13.1. Reporting categories. It is the policy of the Program that Program statistics reporting and estimated impact metrics in the following categories be developed and reported quarterly to the Authority: (i) number of projects funded, (ii) project amount funded, (iii) estimated amount of energy savings, (iv) estimated amount of renewable energy produced, (v) estimated amount of water savings, (vi) estimated amount of greenhouse gas emissions reductions, and (vii) estimated number of jobs created.
- 13.2. Reporting standards. It is the policy of the Program that all data collected for the quarterly metrics reports be developed and collected using standardized, third party verified methodologies. The methodologies and supporting assumptions and/or sources must be made available to the Authority by the Partner. It is the responsibility of the Partner to develop reports consistent with each of categories listed above and to test and verify the data collection and reporting methods and models used. All reports shall include only aggregate data, excluding any sensitive customer information.
- 13.3. Participation in CAEATFA. Residential PACE programs operating in California must participate in the PACE Reserve program of the California Alternative Energy and Advanced Transportation Authority. Accordingly, the Programs must report bi-annually on program activity to CAEATFA.

14.CLOSING & FUNDING

Policy Summary: The Program provides limited purpose financing to homeowners, and not general purpose financing that is common among traditional sources of financing. The Program has front-end (e.g., eligible product call-in requirements) and pre-funding (e.g., completion certificates and permits) procedures designed to confirm that their financing dollars are used for permissible purposes. A policy requiring such procedures is essential to protecting the integrity of the Program.

- 14.1. Installation Completion Sign-off. It is the policy of the Program to confirm, before funding, that the eligible products financed are installed, operational and in a condition that is acceptable to the homeowner and the contractor, and to require that the homeowner and the contractor attest to such by signing a document stating that all products have been installed to the homeowner’s satisfaction and in accordance with product specifications. It is the responsibility of the Partner to confirm any such document is signed within the maximum allowable installation time as specified by the Program
- 14.2. Permits. It is the policy of the Program for homeowners seeking Program financing to obtain required permits for the installation of Measures and provide verification thereof upon request.
- 14.3. Funding. It is the policy of the Program to disburse funds only for projects that are complete.
- 14.4. Recording. It is the policy of the Program to record the Notice of Assessment and Payment of Contractual Assessment Required documentation in a manner consistent with state law.
- 14.5. Asset verification. It is the policy of the Program to confirm that product(s) listed on the Completion Certificate and for which Program financing has been provided have been installed and that the Partner develop and implement a randomized onsite inspection protocol acceptable to the Authority.

Attachment A

Financing Estimate

Save this Financing Estimate to compare with your Final Payment Summary.

DATE ISSUED	2/15/2013	TERM	10 years
PROPERTY OWNERS	Michael Jones and Mary Stone 123 Anywhere Street Anytown, ST 12345	PURPOSE	Home Improvement
PROPERTY	456 Somewhere Avenue Anytown, ST 12345	PRODUCT	Partner Program
		IDENTIFICATION #	123456789
		RATE LOCK	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES, until 9/14/2015 After the expiration date interest rates and closing costs can change.

Products and Costs

Product Cost	\$16,900.00	<ul style="list-style-type: none"> Building Envelope- Wall Installation High Efficiency Pool Equipment- Pool Pump Windows, Doors, and Skylights- Exterior Windows High Efficiency HVAC- Whole House Fan
Financing Cost	\$970.30	See closing costs details
Prepaid interest	\$1,445.45	
Other Costs	\$130.00	
Financed Amount	\$19,445.89	Total amount of the assessment

Terms

		Can this amount increase after closing?
Financed Amount	\$19,445.89	NO <i>Total amount of the assessment</i>
Interest Rate	7.69%	NO
Annual Principal, Interest and Other Costs	\$2,892.62	YES <i>Annual administrative fee is subject to change</i>
Does the financing have these features?		
Prepayment Penalty		NO <i>Interest will be due to the next bond call date</i>
Balloon Payment		NO

Projected Payments

Payment Calculation	Years 1-10	
Principal & Interest	\$2,857.62	
Annual Administrative Fee	+ \$35.00	<i>Annual administrative fee is subject to change</i>
Estimated Total Annual Payment	\$2,892.62	

Your payment will be added to your property bill for the next 10 years. If your project is completed and all your documents are submitted and approved by June 15, 2016, your first payment will be included on your November 2016 tax bill. If your documents are submitted and/or approved after June 15, 2016, your first payment will be included on your November 2017 tax bill. Estimated payment information on this document assumes all documentation is approved on September 14, 2016.

Closing Cost Details

Costs at Closing		
Estimated Closing Costs	\$2,545.75*	Includes \$970.30 in Financing Costs + \$130 in Other Costs + \$1,445.45 in Prepaid Interest. <i>See Calculating Cash to Close summary for details.</i> *While no cash is required to close this transaction, these items are included in the amount financed. If you do not wish to finance these items, you may pay them at the time of funding.
Estimated Cash to Close	\$0	<i>See Calculating Cash to Close summary for details.</i>

Financing Costs		Other Costs	
A. Origination Charges	\$970.30	D. Recording and Administrative Fees	\$130.00
Application Fee	\$0	County Recording Fee	\$95.00
Underwriting and Bond Issuance Fee	\$970.30	Program Administrative Fee (Annual)	\$35.00
B. Services	\$0	Prepaid Interest	
Appraisal Fee	\$0	E. Prepaid Interest (from closing to first payment)	\$1,445.45
Credit Report Fee	\$0	F. TOTAL CLOSING COSTS (C + D + E)	\$2,545.75
Tax Monitoring Fee	\$0		
Tax Status Research Fee	\$0		
Title- Title Search Fee	\$0		
C. TOTAL FINANCING COSTS (A + B)	\$970.30	Calculating Cash to Close	
		Total Closing Costs (F)	\$2,545.75
		Closing Costs Financed (Paid from Financed Amount)	- \$2,545.75
		Down Payment/Funds from Borrower	\$0
		Estimated Cash to Close	\$0

Additional Information About This Financing

PACE PROVIDER Partner Program
EMAIL info@partnerprogram.com
PHONE (855) 0000-411

Comparisons		Use these measures to compare this financing with other forms of financing.
In 10 Years	\$19,445.89	<i>Principal you will have paid off.</i>
	+ \$8,065.01	<i>Amount of interest you will have paid.</i>
	+ \$1,415.30	<i>Amount of financing and other costs you will have paid.</i>
	= \$28,926.20	<i>Total you will have paid in principal, interest, financing and other costs.</i>
Annual Percentage Rate (APR)	9.47%	<i>Your costs over the term expressed as a rate. This is not your interest rate.</i>
Total Interest Percentage (TIP)	46.95%	<i>The total amount of interest that you will pay over the term as a percentage of your financing amount.</i>

Other Considerations

Assumption

If you sell or transfer this property to another person, we
 will allow, this person to assume this financing on the original terms.
 will not allow assumption of this financing on the original terms.

I understand, if i refinance my home, my mortgage company may require me to pay off the remaining balance. If i sell my home, the buyer or their mortgage company may require me to payoff the remaining balance.



 1 PO INITIAL

Payments

Your payments will be added to your property tax bill. Whether you pay your property taxes through your mortgage payment, using an impound account, or if you pay them directly to the tax collector you need to save an estimated \$2,892.62 for your first payment in November 2016. After your first payment if you pay your property taxes through an impound account your monthly mortgage payment should adjust to cover your increased property tax bill.



 1 PO INITIAL

Tax Benefits

Consult your tax advisor regarding tax credits, tax deductibility, and other tax benefits of the HERO Program. You are responsible for submitting appropriate document with your tax return.



 1 PO INITIAL

Late Payment

If your tax payment is late you are subject to penalties and late fees established by the tax collector.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this financing because you have signed or received this form.

Property Owner Signature	Date	Property Owner Signature	Date
Property Owner Signature	Date	Property Owner Signature	Date

Attachment B

1.1. Sample Registered Contractor Code of Conduct

- 1.1.1. Registered Contractors, on behalf of themselves and the employees, entities, owners, partners, principals, independent contractors, third party agents or other person (the “Registered Individuals”) who perform any sales, installation, advising, construction, creative services, digital marketing, lead generation, inspection or any other services in connection with the Registered Contractor on its behalf, shall:
 - 1.1.1.1. Conduct business with Property Owners on a legal, respectful, ethical, fair and equitable basis.
 - 1.1.1.2. Ensure that Registered Individuals present identification (as determined by the PACE Program) establishing their affiliation with a Registered Contractor upon initial contact with a Property Owner, whether such contact occurs in connection with canvassing, sales, service or any other occasion upon which such representatives enter onto a Property Owner’s premises.
 - 1.1.1.3. Not provide, or even appear to provide, tax advice to Property Owners regarding any aspect of PACE Program financing. Any PACE Program that provides a simple tool on its website is merely intended to provide Property Owners the ability to easily quantify the effects if they determine that some or all of the PACE Program payments are deductible. If asked about the tax aspects of PACE Program financing, Registered Contractors should urge Property Owners to consult their tax advisor.
 - 1.1.1.4. Present Property Owners with the full and complete set of Partner Financing Program Documents, which include all pages of the Assessment Contract, Right to Cancel, Application, Financing Summary, and all other PACE Program documents and instruct the Property Owners to contact the Partner directly with any PACE Financing questions.
 - 1.1.1.5. Present the Completion Certificate for signature to the Property Owner only after completion of the project and when the Property Owner is satisfied and is ready for the PACE Program to release funds to the Registered Contractor.
 - 1.1.1.6. Analyze accurately each Property Owner’s energy usage, and anticipated energy savings likely to result from any Eligible Product installation following standards that can withstand independent, third party review and analysis.
 - 1.1.1.7. Seek always to provide high value products and services best suited to a Property Owner’s request or needs and comply with the Eligible Product requirements of the PACE Program. Install only Eligible Products for reasonable, market-based prices that are within industry price guidelines and that do not exceed the PACE Program maximum guidelines.
 - 1.1.1.8. Protect Property Owners, especially those in protected classes such as elders, from and against any exercise of undue influence that could lead to adverse purchasing, pricing and financing decisions.
 - 1.1.1.9. Maintain active, participating and good standing status as a member of the CSLB, and participate in continuing education in its/his/her chosen area of expertise, as well as in the PACE Program requirements, policies and procedures.
 - 1.1.1.10. Have a written contract with the Property Owner stating all proposed work and services.
 - 1.1.1.11. Obtain all legally required building permits, on behalf of the Property Owner, and follow through in obtaining sign off or approval from any authority with jurisdiction over any project on which Contractor works.
 - 1.1.1.12. Comply with all federal, state and local laws, ordinances, rules and regulations.

- 1.1.1.13. Use sound and legally compliant hiring practices, including but not limited to conducting credit and background and screening checks on all employees, temporary staff, contract employees, subcontractors and third party associates to assure that such persons comply with Registered Contractor's legal and ethical obligations described herein.
- 1.1.1.14. Provide PACE Program training for all employees, subcontractors and third party associates of Registered Contractors.
- 1.1.1.15. Maintain and provide the PACE Program with copies of requested documents that relate to projects financed by or through the PACE Program, as well as documents that relate to Registered Contractor certifications, licenses, or insurance/bonding.
- 1.1.1.16. Act in good faith to resolve promptly any complaint or grievance that a Property Owner may file with the PACE Program or the Registered Contractor.
- 1.1.1.17. Document and retain records regarding the resolution of all Property Owner disputes with a Registered Contractor for the PACE Program's review and assessment.
- 1.1.1.18. Comply with the letter and the intent of all provisions of the California Business and Professions Code relevant to the Registered Contractor's business.
- 1.1.1.19. Comply with all local, state and federal marketing and telemarketing laws, regulations and rules, including but not limited to the Telephone Consumer Protection Act, the Older American's Act (including Elder Rights Protection principles) and the Truth in Lending Act.

Attachment C

PACE Residential Eligible Product Guidelines

ALL PRODUCTS

In addition to the PACE Product Eligibility Specifications listed below, all product specifications and installation quality must meet or exceed applicable local, state, and/or federal permitting, codes, and standards. Project stakeholders are fully and solely responsible for ensuring product compliance with applicable sections of the current California Building Energy Efficiency Standards (Title 24, Part 6, Subchapters 1, 2, 7, 9).

Renewable & Alternative Energy Products

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
Solar Photovoltaic	Solar Panel	<ol style="list-style-type: none"> 1. Product must be listed as California Solar Initiative incentive-eligible photovoltaic module in compliance with CA-SB1 guidelines. 2. Installation Contractor must be registered with the California Solar Initiative Program and have the correct CSLB licensure to install solar systems. 3. System must be grid connected unless the property is not currently connected to the grid. 4. Installed per manufacturer specifications. 	20
	Solar Inverter	<ol style="list-style-type: none"> 1. Product must be listed as California Solar Initiative eligible inverter in compliance with CA-SB1 guidelines. 2. Installation contractor must be registered with the California Solar Initiative Program and have the correct CSLB licensure to install solar systems. 3. System must be grid connected unless the property is not currently connected to the grid. 4. Installed per manufacturer specifications. 	20
Solar Thermal	Solar Water Heating	<ol style="list-style-type: none"> 1. System must have the OG-300 System Certification by the Solar Rating and Certification Corporation (SRCC). 2. Auxiliary tank must be residential class. 3. Installed per manufacturer specifications. 	15
	Solar Pool Heating	<ol style="list-style-type: none"> 1. Product must have the OG-100 Collector Certification by the Solar Rating and Certification Corporation (SRCC). 2. Installed per manufacturer specs. 	15

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
Alternative Energy	Small Wind Turbine	<ol style="list-style-type: none"> 1. Product must be certified by the Small Wind Certification Council as meeting the requirements of the AWEA Small Wind Turbine Performance and Safety Standard (9.1-2009). 2. Product must be grid connected unless the property is not currently connected to the grid. 3. Installed per manufacturer specs. 	20
	Advanced Energy Storage System	<p>This product type specification is currently under revision and is not currently available.</p> <p>We hope to have this product type available again as an eligible option for projects in the very near future.</p>	--
	Electric Vehicle Charging Station	<ol style="list-style-type: none"> 1. Product must certified as meeting the UL Subject 2594 Standard Testing for Charging Stations. 2. Product must be a Level 2 charger with SAE J1772 standard charging plug. 3. Installed per manufacturer specs. 	10
	Stationary Fuel Cell Power System	<ol style="list-style-type: none"> 1. System must be certified as meeting the ANSI/CSA America FC1 standard. 2. Installed per manufacturer specs. 3. Installed in accordance with local code and/or the Standard for the Installation of Stationary Fuel Cell Power Plants, NFPA 853, the National Fuel Gas Code, ANSI Z223.1/NFPA 54, National Electrical Code, NFPA 70, as applicable. 	15

PACE Residential Eligible Product Guidelines

Energy Efficiency Products

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
High-Efficiency Heating, Ventilation, and Air Conditioning (HVAC)	Air-Source Heat Pump	<ol style="list-style-type: none"> Product must be AHRI Certified and AHRI number must be provided. Product must be ENERGY STAR Certified: <ol style="list-style-type: none"> Split: SEER \geq 14.5 and EER \geq 12 and HSPF \geq 8.2. Package: SEER \geq 14 and EER \geq 11 and HSPF \geq 8.0. Must replace an existing product. Installed per manufacturer specs. 	15
	Central Air Conditioner	<ol style="list-style-type: none"> Product must be AHRI Certified and AHRI number must be provided. Product must be ENERGY STAR Certified: <ol style="list-style-type: none"> Split: SEER \geq 14.5 and EER \geq 12. Package: SEER \geq 14 and \geq EER 11. Must replace an existing product. Installed per manufacturer specs. 	15
	Furnace	<ol style="list-style-type: none"> Product must be AHRI Certified and AHRI number must be provided. Product efficiency must be: <ul style="list-style-type: none"> AFUE \geq 80% with ECM, or AFUE \geq 90% Must replace an existing product. Installed per manufacturer specs. 	20
	Evaporative Cooler	<ol style="list-style-type: none"> Product must be listed in California Energy Commission Appliance Efficiency Database. Must have separate ducting system— independent of the air conditioning and heating duct system. Must be permanently installed through wall or on the roof; window installed product is not eligible. Installed per manufacturer specs. 	10
	Boiler	<ol style="list-style-type: none"> Product must be AHRI Certified and AHRI number must be provided. Product must be ENERGY STAR Certified: AFUE \geq 85%. Must replace an existing product. Installed per manufacturer specs. 	20

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
High-Efficiency Heating, Ventilation, and Air Conditioning (HVAC)	Geothermal Heat Pump	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified: <ol style="list-style-type: none"> Closed Loop Water-to-Air: ≥ 14.1 EER and ≥ 3.3 COP Open Loop Water-to-Air: ≥ 16.2 EER and ≥ 3.6 COP Closed Loop Water-to-Water: ≥ 15.1 EER and ≥ 3.0 COP Open Loop Water-to-Water: ≥ 19.1 EER and ≥ 3.4 COP DGX: ≥ 15.0 EER and ≥ 3.5 COP Product must replace an existing product. Installed per manufacturer specs. 	15
	Hydronic Radiant Heating System	<ol style="list-style-type: none"> System must be powered by a high-efficiency PACE-qualified heating source. Installed per manufacturer specs. 	15
	Mini-Split Air Conditioner	<ol style="list-style-type: none"> Product must be AHRI certified and AHRI number must be provided. Efficiency: ≥ 15 SEER. Product must replace an existing product. Installed per manufacturer specs. 	15
	Mini-Split Heat Pump	<ol style="list-style-type: none"> Product must be AHRI certified and AHRI number must be provided. Efficiency: ≥ 15 SEER and HSPF ≥ 8.2. Product must replace an existing product. Installed per manufacturer specs. 	15
	Biomass / Wood Stove	<ol style="list-style-type: none"> Product must be certified and listed on the EPA Certified Wood Stoves list. Installed per manufacturer specs. 	15
	Duct Replacement	<ol style="list-style-type: none"> Duct system leakage: <ol style="list-style-type: none"> Partial Replacement: $\leq 15\%$ total system nominal flow Full Replacement: $\leq 6\%$ total system nominal flow Duct Insulation R-Value $\geq R-6$. Installed per Title 24, Part 6. 	20

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
High-Efficiency Heating, Ventilation, and Air Conditioning (HVAC)	Heat/Energy Recovery Ventilator	<ol style="list-style-type: none"> Product must be certified by the Home Ventilation Institute (HVI). Installed per manufacturer specs. 	10
	Exhaust Ventilation Fixture	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified. Installed per manufacturer specs. 	10
	Whole House Fan	<ol style="list-style-type: none"> Product must be listed in California Energy Commission Appliance Efficiency Database. Installed per manufacturer specs. 	20
	Attic Ventilation Fixture	<ol style="list-style-type: none"> Product must have thermostat control. Installed per manufacturer specs. 	15
	Ceiling Fan	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified. Installed per manufacturer specs. 	10
Windows, Doors, and Skylights	Window	<ol style="list-style-type: none"> Product must be NFRC Certified: <ol style="list-style-type: none"> U-Factor ≤ 0.32 and SHGC ≤ 0.30. Product must replace existing product. Product NFRC label to be submitted with Completion Certificate. Installed per manufacturer specs. Product must meet Title 24 requirements. 	20
	Door	<ol style="list-style-type: none"> Product must be NFRC Certified: <ol style="list-style-type: none"> Opaque: U-Factor ≤ 0.21 and SHGC = Any $\leq 1/2$-Lite: U ≤ 0.27 and SHGC ≤ 0.30 $> 1/2$-Lite: U ≤ 0.32 and SHGC ≤ 0.30 Product must replace existing product. Product NFRC label to be submitted with Completion Certificate. Installed per manufacturer specs. 	20
	Skylights and Tubular Daylighting Device	<ol style="list-style-type: none"> Product must be NFRC Certified: <ol style="list-style-type: none"> U-Factor ≤ 0.55 and SHGC ≤ 0.30. NFRC label for each different product to be submitted with Completion Certificate. Installed per manufacturer specs. 	20
	Applied Window Film	<ol style="list-style-type: none"> Product must be NFRC Certified. NFRC label for each different product to be submitted with Completion Certificate. Installed per manufacturer specs. 	10

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
Windows, Doors, and Skylights	Exterior Window Shading Device	<ol style="list-style-type: none"> Product must be permanently secured to the exterior of the property with attachments or fasteners that are not intended for removal. Each product must be installed to provide shading to at least one window or door. Product must be one of the following styles: <ol style="list-style-type: none"> Patio Covers Fixed Awnings Operable Awnings Operable Shutters Solar Screens Product is <u>only</u> eligible to be installed on properties located within California Building Climate Zones 2, and 6-16. Other exterior structural products including, but not limited to, sunroom enclosures, exterior decks, balconies, roof overhangs, detached/free-standing arbors, detached/free-standing pergolas, and/or carports are <u>NOT</u> eligible. Interior window shading products including, but not limited to, blinds, shutters, shades, or curtains are <u>NOT</u> eligible. Installed per manufacturer specs. 	10
Building Envelope	Cool Wall Coating	<ol style="list-style-type: none"> Product must be a preapproved PACE Cool Wall Coating product. Product must have solar reflectance ≥ 0.5 as tested to ASTM C1549-09 standard. Product primary application surface must be exterior wall surfaces of conditioned buildings. Product is <u>only</u> eligible to be installed on properties located within CA Building Climate Zones 4-10 and 12-15. Installed per manufacturer specs. 	20
	Cool Roof - Prescriptive	<ol style="list-style-type: none"> Product must meet the following specifications: <ol style="list-style-type: none"> Low-Slope Roofs ($\leq 2:12$): ≥ 0.5 Aged (3 yrs.) Solar Reflectance Steep-Slope Roofs ($> 2:12$): ≥ 0.15 Aged Solar Reflectance Product also must meet Title 24, Part 6. Product must be listed in the CRRC or ENERGY STAR product directories. 	20

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
Building Envelope	Cool Roof - Performance	<ol style="list-style-type: none"> If a Cool Roof - Prescriptive roofing product is not specified, one of the following cool roof performance measures must also be implemented in the scope of work: <ol style="list-style-type: none"> Install $\geq 1''$ Air-space between the top of the roof deck to the bottom of the roofing product. Insulate attic floor to R-value ≥ 38. Seal & Insulate attic HVAC duct work to R-8 and $\leq 6\%$ leakage. Install an eligible radiant barrier. Insulate roof deck to R-value ≥ 4. Install roof construction with thermal mass over a membrane with a weight of at least 25 lb/ft². Project must comply with CA Title 24 Part 6. Project stakeholder is fully and solely responsible to meet any such additional requirements. 	20
	Attic Insulation	<ol style="list-style-type: none"> R-value ≥ 38. Installed per CEC QII Standards. 	20
	Wall Insulation	<ol style="list-style-type: none"> R-value ≥ 13 to full framing cavity depth. Installed per CEC QII Standards. 	20
	Under-Floor Insulation	<ol style="list-style-type: none"> R-value ≥ 19 to full joist depth. Installed per CEC QII Standards. 	20
	Radiant Barrier	<ol style="list-style-type: none"> Emissivity ≤ 0.1. Reflectivity ≥ 0.9. Installed per manufacturer specs. 	20
	Air Sealing	<ol style="list-style-type: none"> Performed to BPI, ENERGY STAR, and ASHRAE 62.2 guidelines. 	10
High-Efficiency Water Heating	Gas Storage Water Heater	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified. EF ≥ 0.67. Installed per manufacturer specs. 	10
	Electric Heat Pump Storage Water Heater	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified. EF ≥ 2.0. Installed per manufacturer specs. 	10
	Gas Tankless Water Heater	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified. EF ≥ 0.82. Installed per manufacturer specs. 	10

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
High-Efficiency Pool Equipment	Pool Pump and Motor	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified: <ol style="list-style-type: none"> Single Speed Pump: EF ≥ 3.8 for single speed Multi/Variable Speed/Flow: EF ≥ 3.8 for most efficient speed. Product must replace existing product. Installed per manufacturer specs. 	10
	Electric Heat Pump Pool Heater	<ol style="list-style-type: none"> Product must be listed in California Energy Commission Appliance Efficiency Database. COP ≥ 4.5. Installed per manufacturer specs. 	10
	Gas Pool Heater	<ol style="list-style-type: none"> Product must be listed in California Energy Commission Appliance Efficiency Database. Thermal Efficiency ≥ 83%. Installed per manufacturer specs. 	10
	Automatic Pool Cover	<ol style="list-style-type: none"> Product must be an automatic pool cover UL certified as meeting ASTM F1346 Standard Performance Specification. Product must be permanently installed on an existing swimming pool. Installed per manufacturer specs. Manual swimming pool covers are not eligible. 	10
High-Efficiency Lighting	Indoor Lighting Fixture	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified and meet Title 24, Part 6 requirements. Product must be permanently installed. Installed per manufacturer specs. 	20
	Outdoor Lighting Fixture	<ol style="list-style-type: none"> Product must be ENERGY STAR Certified and meet Title 24, Part 6 requirements. Product must be permanently installed. Installed per manufacturer specs. 	20
	Lighting Control	<ol style="list-style-type: none"> Product must be listed in the California Energy Commission Appliance Efficiency Database. Eligible control types include: <ol style="list-style-type: none"> Automatic Time-Switch Daylight/Photo- Sensor Dimmer Occupant/Motion/Vacancy Sensor Install per manufacturer specs. 	20

PACE Residential Eligible Product Guidelines

Water Efficiency Products

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
Indoor Water Efficiency	High-Efficiency Toilet Fixture	<ol style="list-style-type: none"> Product must be listed in the CEC Appliance Efficiency Database. Toilet and urinals fixtures are eligible. Flow rate \leq 1.28 GPF. Installed per manufacturer specs. 	20
	High-Efficiency Faucet Fitting	<ol style="list-style-type: none"> Product must be listed in the CEC Appliance Efficiency Database. Flow rate \leq 1.5 GPM. Must be permanently installed. Installed per manufacturer specs. 	15
	High-Efficiency Showerhead	<ol style="list-style-type: none"> Product must be listed in the CEC Appliance Efficiency Database. Flow \leq 2.0 GPM. Installed per manufacturer specs. 	15
	Hot Water Delivery System	<ol style="list-style-type: none"> System meets the definition of one of the following water delivery options: <ol style="list-style-type: none"> Dedicated Recirculation Line Whole House Manifold System Demand-initiated Recirculating System Core Plumbing System Installed per manufacturer specs. 	15
Outdoor Water Efficiency	High-Efficiency Sprinkler Nozzle	<ol style="list-style-type: none"> Product must be on SoCal Water Smart Qualified Sprinkler Nozzle product list. Installed per manufacturer specs. 	10
	Weather-Based Irrigation Controller	<ol style="list-style-type: none"> Product must be WaterSense Qualified. Installed per manufacturer specs. 	10
	Drip Irrigation	<ol style="list-style-type: none"> Product installed be installed in turf, garden, planter, or flower bed area. Installed per manufacturer specs. 	10
	Rainwater Catchment System	<ol style="list-style-type: none"> Sized to hold \geq 50 gallons at one time. Must be permanently installed. Installed per manufacturer specs. 	20
	Gray Water System	<ol style="list-style-type: none"> System must meet California Plumbing Code, Chapter 16A. Product must comply with local code and permitting requirements. Eligible system types include: <ol style="list-style-type: none"> Single-Fixture Multi-Fixture Simple (\leq 250 GPD) Multi-Fixture Complex ($>$ 250 GPD) Installed per manufacturer specs. 	20

PACE Residential Eligible Product Guidelines

PRODUCT CATEGORY	PRODUCT TYPE	ELIGIBILITY SPECIFICATIONS	MAXIMUM TERM (YEARS)
Outdoor Water Efficiency	Artificial Turf	<ol style="list-style-type: none"> 1. Product must be water and air permeable. 2. Product must be non-toxic and lead free. 3. Product must be recyclable. 4. Product installation must carry ≥ 10 year warranty. 5. Installed per manufacturer specs. 6. Product infill material must be one of the following: <ol style="list-style-type: none"> a. Acrylic Covered Sand b. Crumb Rubber c. Zeolite 	10
Outdoor Water Efficiency	Drought Tolerant Landscaping	<ol style="list-style-type: none"> 1. Product installation area must replace existing live turf grass area. 2. Requested financing amount may include: <ol style="list-style-type: none"> a. Removal/disposal of existing turf grass material b. Site preparation for landscaping installation c. Installation of drought tolerant landscaping options d. Installation or conversion to eligible irrigation options 3. Requested finance amount may not include: <ol style="list-style-type: none"> a. Installation of live plants or biodegradable plant material b. Removal of pre-existing hardscape areas (i.e. driveways, pools, etc.) c. Installation of water features (i.e. ponds, fountains, etc.) d. Installation of any other products not listed in specification #2 4. All products to be installed to manufacturer specs and industry best practices. 	20

1 INTRODUCED BY COUNCILMAN LEE

2 NOVEMBER 28, 2016

3

4 BILL NO. 9247

ORDINANCE NO.

5

6 **AN ORDINANCE AMENDING SECTION 125.065.A “JOB**
7 **CLASSIFICATION AND GRADE LEVEL” BY ADDING A JOB**
8 **CLASSIFICATION.**

9

10 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
11 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

12

13 Section 1: That Chapter 125.065 “Wage Increase and Schedule,” subsection A “Job
14 Classification and Grade Level,” is hereby amended by adding the following job
15 classification as so indicated:

16

<u>Job Classification</u>	<u>Grade Level</u>
Assistant Golf Clubhouse Manager	2

17

18 Section 2: This ordinance shall become in force and effect upon its passage and
19 approval as provided by law.

20

21 Adopted this ____ day of _____, 2016.

22

23

24

25

Jackie Pagano
President of the Council
City of Florissant

26

27

28

29

Approved this ____ day of _____, 2016.

30

31

32

33

Thomas P. Schneider
Mayor, City of Florissant

34

35 ATTEST:

36

Karen Goodwin, MMC/MRCC
City Clerk

37

38

1 INTRODUCED BY COUNCILMAN EAGAN
2 NOVEMBER 28, 2016

3
4 BILL NO. 9248

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE III OF THE FLORISSANT CITY**
7 **CODE, SCHEDULE XIII, TABLE XII-A “PARKING PROHIBITED AT**
8 **ALL TIMES ON CERTAIN STREETS” BY DELETING HOPI DRIVE.**
9

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
11 COUNTY, MISSOURI, AS FOLLOWS:

12
13 Section 1: Title III of the Florissant City Code, Schedule XIII “Parking
14 Prohibited at all times” Table XII-A “Parking Prohibited at all times on certain
15 streets” is hereby amended by deleting the following:

16
17 **Hopi Drive – From Tahoe to Yaqui**
18

19
20 Section 2: This ordinance shall become in force and effect immediately upon its
21 passage and approval.

22
23 Adopted this _____ day of _____, 2016.

24
25
26 _____
27 Jackie Pagano
28 President of the Council
29 City of Florissant
30

31
32 Approved this _____ day of _____, 2016.

33
34
35 _____
36 Thomas P. Schneider
37 Mayor, City of Florissant
38

39
40 ATTEST:

41
42 _____
43 Karen Goodwin, MMC/MRCC
44 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 11/17/16 _____

Mayor's Approval: 11/22/16

Agenda Date Requested: 11/28/16

Description of request: Remove the no parking signs on the west side of Hopi, approximately 100 yards west of Tahoe to Yaqui

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

Back up materials attached:		Back up materials needed:	
Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Councilman Eagan

DATE: November 17, 2016

THRU: Mayor Thomas P. Schneider

THRU: Lou Jearls
Dir. of Public Works *Lou J.*

FROM: Gary Meyer *G.M.*
Street Supt.

SUBJECT: Request to Remove No Parking Sign on Hopi

The Traffic Commission has reviewed the request to remove the no parking signs on the west side of Hopi, approximately 100 yards west of Tahoe to Yaqui, at November 8, 2016 meeting. The Traffic Commission recommended removing the no parking signs on Hopi since no one could understand why they were there (see attached Minutes, Item 10/16).

*cc to Council
11/22/16
Agenda*

drive by. Kim Redden said they have used those up there, but it doesn't monitor the speed limit. It doesn't record the speed. Kenny Green said they have also had the speed trailer out there for a long time also. It was said that the trailer collects the data, but the sign they put up that flashes does not collect data. Mr. Jearls said he thinks part of the problem is the new drivers. They like to see how fast they can go. It was stated that we could hold this over to the next meeting to see if someone could come up with more suggestions. It was also stated that we could send it back with no further suggestions. Mike Mott said someone could go out there in a police uniform and take pictures. Then they would plead down to a misdemeanor of chewing gum in a car or something.

Motion was made by Kim Redden to recommend sending this back to Councilman Siam with no further suggestions. Motion was seconded by Steve Sutterer. On the roll call the commission voted: Donna Smith-Pupillo – yes, Mike Mott – yes, Steve Sutterer – yes, Kenny Green – yes, Allen Bluiett – yes, and Kim Redden – yes. Motion carried. Item 09/16 was dropped from the agenda.

**10/16 REQUEST TO REMOVE NO PARKING SIGNS ON HOPI
 APPROVED
 Ward 2**

Request was made to remove the no parking signs on the west side of Hopi, approximately 100 yards west of Tahoe to Yaqui. Gary Meyer was asked to check the code book to see if there was an ordinance for this and there was. Mike Mott said that is actually his ward and his councilman came down to see him to see if it was on the books. He said as a teenager he had friends there and they could never figure out why there were no parking signs there. He said in

MaryAnn Fitzpatrick

Item 10/16

From: Gary Meyer
Sent: Thursday, October 06, 2016 8:06 AM
To: Lou Jearls
Cc: MaryAnn Fitzpatrick
Subject: RE: Hopi no parking - ward 3

Lou,

We will look into it.

Gary

From: Lou Jearls
Sent: Wednesday, October 05, 2016 5:05 PM
To: Gary Meyer
Cc: Ward 3 Joe Eagan
Subject: FW: Hopi no parking - ward 3

Gary:

Check the code book and verify if this location is actually listed ... I'd be surprised also ...

If it is a valid 'No Parking' location ... place on the Traffic Commissions' next agenda ... with a recommendation to delete this location ...

They'll of course need to make their recommendation to the City Council for amending the City Code.

Thanks,

Lou

From: Cheryl Entwistle
Sent: Wednesday, October 05, 2016 11:33 AM
To: Lou Jearls
Subject: FW: Hopi no parking - ward 3

Thanks Lou

From: Karen Goodwin
Sent: Wednesday, October 05, 2016 11:31 AM
To: Cheryl Entwistle
Subject: FW: Hopi no parking - ward 3

From: jeagan70@aol.com [mailto:jeagan70@aol.com]
Sent: Wednesday, October 05, 2016 11:24 AM

To: Karen Goodwin; Joe Eagan

Subject: Hopi no parking

Karen,

Please send this to traffic commission and advise when it gets on the agenda.

There is currently no parking along the west side of Hopi, approximately 100 yards west of Tahoe to Yaqui. The resident who's property is effective would like to open this up for parking in order to provide a place for her guest to park. I viewed this area and cannot come up with a valid reason for the no parking zone. I would recommend to remove the no parking ban. This would not effect the no parking ban within 15 feet of an intersection, which would still be maintained.

Joe Eagan

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 NOVEMBER 28, 2016

3
4 BILL NO. 9249

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE III OF THE FLORISSANT CITY**
7 **CODE, SCHEDULE XIV BY ADDING A NEW TABLE XIV-V “PARKING**
8 **PROHIBITED AT CERTAIN TIMES” AND ADDING LOCATIONS ON**
9 **ARGO AND ZURICH.**

10
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
12 COUNTY, MISSOURI, AS FOLLOWS:

13
14 Section 1: Title III of the Florissant City Code, Schedule XIV “Parking
15 Prohibited certain times” by adding a new Table XIV-V “Parking Prohibited
16 between 2pm and 4pm on school days” and by adding the following locations:

17
18 *Argo – both sides from Milbank to the school entrance*

19
20 *Zurich – both sides from Fleming to the school entrance*

21
22
23 Section 2: This ordinance shall become in force and effect immediately upon its
24 passage and approval.

25
26 Adopted this _____ day of _____, 2016.

27
28
29
30 _____
31 Jackie Pagano
32 President of the Council
33 City of Florissant

34
35 Approved this _____ day of _____, 2016.

36
37
38
39 _____
40 Thomas P. Schneider
41 Mayor, City of Florissant

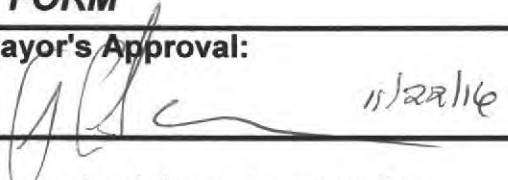
42
43 ATTEST:
44
45 _____
46 Karen Goodwin, MMC/MRCC
47 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 11/17/16

Mayor's Approval:



Agenda Date Requested: 11/28/16

Description of request: An ordinance to restrict parking on school days, between the hours of 2:00 and 4:00 p.m., for both sides of Argo from Milbank to the school entrance, and both sides of Zurich from Fleming to the school entrance.

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

Back up materials attached:		Back up materials needed:	
Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Chief Lowery, Police Dept. DATE: November 17, 2016

THRU: Mayor Thomas P. Schneider

THRU: Lou Jearls *Lou J.* cc: Councilwoman Jackie Pagano
Dir. of Public Works

FROM: Gary Meyer *Gm*
Street Supt.

SUBJECT: Request No parking During Certain Hours on Argo and Zurich

The Traffic Commission reviewed the request restrict parking on Argo and Zurich at the November 8, 2016 meeting. The Traffic Commission made a recommendation restrict parking on school days, between the hours of 2:00 and 4:00 p.m., for both sides of Argo from Milbank to the school entrance, and both sides of Zurich from Fleming to the school entrance (see attached Minutes, Item 08/16).

*CC to Council
11/21/16
Agudo*

He said he hasn't picked up kids from grade school in years, but when he went to Charbonier, which is now Lawson, parents would always pick up the kids in the back. He said when his children went there, they weren't even allowed to go out the back doors. All pick-ups had to be on the school property, on the school parking lot. Allen Bluiett said he agrees and to keep the times consistent with the other signs in the area.

Motion was made by Mike Mott to recommend placing no parking signs on school days, between the hours of 2:00 and 4:00 p.m., for both sides of Argo from Milbank to the school entrance, and both sides of Zurich from Fleming to the school entrance, as requested. Motion was seconded by Allen Bluiett. On the roll call the commission voted: Donna Smith-Pupillo – yes, Mike Mott – yes, Steve Sutterer – yes, Kenny Green – yes, Allen Bluiett – yes, and Kim Redden – yes. Motion carried. Item 08/16 was dropped from the agenda.

**0916 REQUEST TRAFFIC COMMISSION PROVIDE SUGGESTIONS FOR
A SOLUTION FOR SPEEDING PROBLEMS AND LOUD MUSIC ON
NORTH WATERFORD
No further suggestions
Ward 9**

Request was made to elicit suggestions from the Traffic Commission to find a solution for speeding problems and loud music problems on North Waterford. Mike Mott said the Police Department has received complaints about speeding problems and loud music on North Waterford. He said the Police Department is trying to address the problems. From 9/12/15 to 9/12/16 the Florissant Police Department has issued close to 900 citations on North Waterford, so they are certainly patrolling the street and enforcing violations all of the time. The problem with North Waterford is it is a cut-thru between two major streets, and new

Item 08/16

Florissant Police Department
Patrol Support Division
Memorandum

Date: 08/29/2016
To: Chief Timothy J. Lowery
From: Sgt. Andy Haarmann, DSN 513
Subject: Request for No Parking Signs

Sir,

As a result from the attached email from Councilwoman Pagano, I directed Officer Johnson to conduct a neighborhood canvass of the area to determine the problem and to speak with the principal of Walnut Grove Elementary, Jennifer Andrade.

On 08/29/2016, Officer Johnson spoke with several of the residents on Argo and Zurich. The residents stated that between the hours of 1445 and 1545, several parents park on both sides of the street on Argo and Zurich and walk into the back entrance of Walnut Grove to pick up their children. The residents stated that the situation is exacerbated when the parents line up on Argo to get into the back entrance of the school to pick up their children. Residents state that they cannot get in or out of their driveways and it can be difficult to drive down the street at times.

Officer Johnson then spoke with Andrade who stated that parents are directed to use the Argo entrance for parent pickup because the front entrance is reserved for school buses. Parents are directed to stay in their vehicles and drive thru the car rider line to pick up their child. Andrade stated that students are not supposed to walk from the school to parked cars in the subdivision; however, she stated that they do in violation of the rules. Officer Johnson coordinated with Andrade to send another letter home to the parents to address the problem (one was sent home at the beginning of the school year).

Currently there are signs saying No Parking from 0700-1500 on school days on Argo and Milbank and on Zurich between Fleming and Argo (see attached picture and map). I am requesting that the city considers adding No Parking on school days signs between the hours of 1400 and 1600 for both sides of Argo from Milbank to the school entrance and both sides of Zurich from Fleming to the school entrance.

Respectfully submitted,

Sgt. Andy Haarmann 93
Sergeant Andy Haarmann
Patrol Support Division

Capt AB 362 *J 395* *M 543*

Andy Haarmann

From: Kathy Mansker
Sent: Friday, August 26, 2016 9:33 AM
To: Andy Haarmann
Subject: FW: Walnut Grove school - ward 7

Please see email below

-----Original Message-----

From: Cheryl Entwistle
Sent: Friday, August 26, 2016 9:22 AM
To: Kathy Mansker
Subject: FW: Walnut Grove school - ward 7

Hi Kathy,
Please forward email request below.
Thanks,
Cheryl

-----Original Message-----

From: Karen Goodwin
Sent: Friday, August 26, 2016 8:58 AM
To: Cheryl Entwistle
Subject: FW: Walnut Grove school - ward 7

-----Original Message-----

From: Ward 7 Jackie Pagano
Sent: Friday, August 26, 2016 8:57 AM
To: Karen Goodwin
Subject: Walnut Grove school

Karen,
Just received phone call from resident who lives at the intersection of Wadsworth and Argo stating that all traffic is using back entrance to school and not the entrance on Florissant Rd. She said she and her neighbors are frustrated and bothered by the noise (waking them up) and traffic in the morning and evening hours. She said cars are speeding down streets and ignoring stop signs. Please advise Thanks

Jackie Pagano
Florissant City Council
Ward 7
314-837-1315





Google

WARNING

**NEIGHBORHOOD WATCH
PROGRAM IN FORCE**
WE IMMEDIATELY REPORT
ALL SUSPICIOUS ACTIVITIES
TO THE POLICE
931-7000

NO PARKING
7 TO AM.
3 TO PM.
SCHOOL
DAYS