



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, April 12, 2021

7:00 PM

Karen Goodwin, MMC/MRCC



Due to COVID-19 pandemic and by Order of the St. Louis County Executive, the Council meeting will be conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday, April 12, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

There are several Public Hearings scheduled during this meeting. The public is invited to provide comments on any Public Hearing in the following ways:

- Written comments sent prior to 3 pm on Monday April 12, 2020 to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

Residents are invited to attend the zoom meeting by the following methods:

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday April 12, 2020. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

Thank you for your patience and understanding regarding our meeting format change. It is extremely important that extra measures be taken to protect, employees, residents and elected officials during these challenging times.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of March 22, 2021

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

| | | |
|------|--|--|
| None | | |
|------|--|--|

VII. OLD BUSINESS

A. BILLS FOR SECOND READING

| | | |
|------|---|------------------------------------|
| 9666 | Ordinance authorizing the amendment of B-5 ordinance no. 5885 located at 14065 New Halls Ferry Road, to divide the property into two separate uses as permitted in the B-3 “Extensive Business District”. | 2 nd Reading Siam |
|------|---|------------------------------------|

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. RESOLUTIONS

| | | |
|------|---|-----------------------|
| 1026 | A Resolution of the Florissant City Council congratulating Dan O'Donnell on his retirement as president and business manager of the Roofer's Local No. 2. | Council as a Whole |
|------|---|-----------------------|

C. *BILLS FOR FIRST READING*

| | | |
|--------------|---|--------------------|
| E9669 | Ordinance terminating Tax Increment Financing within the Cross Keys Redevelopment Area; dissolving the special allocation fund related thereto and declaring as surplus all moneys remaining therein; and authorizing certain actions relating thereto. | Council as a Whole |
| 9670 | Ordinance amending Table XIII-B “Parking Prohibited at Certain Locations at all times” by adding sections of Yearling and Ascot Terrace. | Siam |
| 9671 Memo | Ordinance authorizing supplemental budget adjustments to roll over Fiscal Year 2020 outstanding appropriations in various funds. | Schildroth |
| 9672 | Ordinance authorizing an appropriation of \$40,000 from the Capital Improvement Fund to budget account no. 03-5-06-61470 Capital Additions-Parks for repairs on the Wiese House. | Mulcahy |

IX. *COUNCIL ANNOUNCEMENTS*

X. *MESSAGE FROM THE MAYOR*

XI. *ADJOURNMENT*

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON APRIL 10, 2021 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, APRIL 12, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

March 22, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, March 22, 2021 at 7:30 p.m. with Council President Schildroth 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: Caputa, Schildroth, Mulcahy, Pagano, Parson, Siam, Harris, Manganelli and Caputa. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Mulcahy moved to approve the City Council Minutes of March 8, 2021, seconded by Manganelli. Motion carried.

The next item on the Agenda was *Public Hearings*

The City Clerk reported that Public Hearing 21-03-006 for the request to amend B-5 ordinance no. 5885 located at 14065 New Halls Ferry Road, to divide the property into two separate uses as permitted in the B-3 "Extensive Business District". The Chair declared the Public Hearing to be open.

Mary Nguyen, 14065 New Halls Ferry Road, wants to divide the restaurant space to allow a rental portion of the property. Councilman Siam asked if there is a tenant for the rental portion and if Planning and Zoning is requiring the business to have an enclosed dumpster. Ms. Nguyen stated there is no tenant for the space because she is waiting approval. She mentioned there could be a time when they use the rental portion for a small shop. Ms. Nguyen stated Planning and Zoning did not mention anything about enclosing the dumpsters. Councilman Harris congratulated and wished Ms. Nguyen luck on the business

31 Being no further comments, Councilman Siam moved to close the Public Hearing, seconded by
32 Caputa. Motion carried.

33 The Chair stated that the next item on the agenda was *Second Readings*.

34 Councilman Parson moved to accept the Substitute Bill No. 9661, seconded by Harris.
35 Councilman Parson moved that Substitute Bill No. 9661 an Ordinance to amend Special Use Ordinance
36 no. 8376 to allow for live performances and a cover charge located at 1752 – 1756 N. New Florissant be
37 read for a second time, seconded by Harris. Motion carried and Substitute Bill No. 9661 was read for a
38 second time.

39 Chris Alexander, Shade Restuarant, stated the buckets which were presented in a picture at the
40 February 22, 2021 Council meeting were used to create a barricade around the outdoor cooking
41 equipment. Mr. Alexander stated the reason for creating a cover charge is to allow for a portion of the
42 cost for live entertainment to be covered under the charge. The main use of the business will still be a
43 restaurant and there has been no incidents at Shade Restaurant which would require police to come out.
44 Mr. Alexander stated the business would only charge for the two nights each week, not every evening.

45 **See attached comments from Councilman Harris.

46 Councilman Eagan congratulated Mr. Alexander on the restaurant and the success they have had
47 at Shade Restaurant. Mr. Eagan stated he is against a nightclub ordinance because nightclubs eventually
48 fail and come a problem with police.

49 Councilman Siam asked if any concerns that Chief Fagan presented at the previous meeting had
50 been addressed.

51 Chief Fagan clarified the objections were not towards the restaurant, owners, or patrons and stated
52 Shade Restaurant has not had any police incidences. He stated the problem comes when the cover charge
53 allows facilities to hold larger events which can be a problem. Chief Fagan stated the concept of a
54 nightclub is dangerous from a law enforcement perspective. He informed the council that businesses that
55 were mentioned at the previous meeting were ones who charged cover charges.

56 Councilman Manganelli stated his perspective is as a business owner in the City of Florissant and
57 thanked Shade Restaurant for their help in the community. Mr. Manganelli continued that in order for
58 Mr. Alexander to charge a cover, there would have to be inspections and still require a dance hall license
59 for each event.

60 Attorney John Hessel stated the city does not have a specific definition of a ‘nightclub’ in the
61 ordinances, however the ordinary meaning would be used. Mr. Hessel gave the option of allowing for a

62 use in addition to the restaurant use in which someone could require patrons to pay a cover charge in
63 order to attend for live music or comedy events.

64 Councilman Parson stated Shade Restaurant is holding live entertainment and comedy shows, the
65 business is just requesting the allowance to charge a cover for the events. Mr. Parson stated that prior to
66 the transfer of a special use permit, the applicant would have to appear in front of the City Council and
67 could go through more restrictions.

68 Councilman Parson moved that Substitute Bill No. 9661 be read for a third time, seconded by
69 Mulcahy. Motion carried and Substitute Bill No. 9661 was read for a third and final time and placed
70 upon its passage.

71 On roll call the Council voted: Caputa no, Schildroth no, Mulcahy no, Pagano no, Parson yes,
72 Siam no, Harris yes, Manganelli no, and Eagan no.

73 Whereupon the Chair declared Substitute Bill No. 9661 to have failed.

74 The Chair stated that the next item on the agenda was *Board Appointments*.

75 Councilman Siam moved to reappoint Kayln Brantley-McNeal, 51 Club Grounds North, to the
76 Personnel Board with a term expiring on 3/22/2025. Seconded by Councilman Mulcahy, motion carried
77 and the appointment was made.

78 Councilman Siam moved to reappoint Dan Call, 2055 Valencia, to the Landmark & Historic
79 Development Board with a term expiring on 3/22/2024. Seconded by Councilman Caputa, motion carried
80 and the appointment was made.

81 Councilman Harris moved to reappoint Jack Folkers, 1505 Swallow, to the Personnel Board with
82 a term expiring on 3/22/2025. Seconded by Councilman Caputa, motion carried and the appointment was
83 made.

84 Councilman Eagan moved to reappoint Patrick Wolfmeyer, 1455 Flordawn, to the Personnel
85 Board with a term expiring on 3/22/2025. Seconded by Councilman Caputa, motion carried and the
86 appointment was made.

87 The Chair stated that the next item on the agenda was *Requests*.

88 Councilman Manganelli moved to accept the application for a Request to approve an animal
89 permit for Caitlin Gierer at 590 Park Side Estates Ct. to keep chickens, seconded by Harris. Motion
90 carried.

91 Councilman Eagan moved to accept the application for a Request to approve a Full Package
92 Liquor license for Paradise Market located at 8471B N. Lindbergh, seconded by Schildroth.

On roll call the Council voted: Caputa no, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, and Eagan yes. Motion carried.

The Chair stated that the next item on the agenda was *Bills for First Reading*.

Councilman Siam introduced Bill No. 9666 an Ordinance authorizing the amendment of B-5 ordinance no. 5885 located at 14065 New Halls Perry Road, to divide the property into two separate uses as permitted in the B-3 “Extensive Business District” and said Bill was read for the first time by title only.

Councilman Parson introduced Bill No. 9667 an Ordinance authorizing an amendment to Article III, “Dance Halls and Similar Businesses, Division 2 “License” regarding license requirements and said Bill was read for the first time by title only. Councilman Parson moved that Bill No. 9667 be read for a second time, seconded by Harris. Motion carried and Bill No. 9667 was read for a second time. Councilman Parson moved that Bill No. 9667 be read for a third time, seconded by Harris. On roll call the Council voted: Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, and Eagan yes. Having received the unanimous vote of all members present Bill No. 9667 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Councilman Manganelli stated the bill is one which was passed unanimously in 2020 and was never tested which could be dangerous to amend without a record of performance. He stated the fire department would have to come in and inspect prior to the act each night.

Councilman Parson stated the purpose to change the bill is to allow for the cost to be more reasonable for businesses.

Councilman Harris stated the cost would help the city and prevent employees from going out to the building each time a dance hall permit was applied for. He continued Chief Fagan had let him know the subsequent inspections are less invasive than the initial inspection.

Councilman Schildroth made a motion to suspend the rules, seconded by Parson. Motion passed unanimously.

Nancy Funck, ADDRESS, stated her concern is an issue with a Special Use Permit and how it pertains to the residents of Florissant. She continued the capacities of restaurants are not always followed by the business and can be taxing on Police and Fire Departments.

On roll call the Council voted: Caputa no, Schildroth no, Mulcahy no, Pagano no, Parson yes, Siam no, Harris yes, Manganelli no, and Eagan no.

Whereupon the Chair declared Bill No. 9667 to have failed.

Councilman Schildroth moved that Bill No. 9668 an Ordinance authorizing an appropriation of \$17,000 from the General Fund to Account No. 01-5-36-10000 “Salaries and Benefits – IT” to allow for a part-time “Video Specialist” at Grade P9 for the IT Department and said Bill was read for the first time by title only. Councilman Schildroth moved that Bill No. 9668 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9668 was read for a second time. Councilman Mulcahy moved that Bill No. 9668 be read for a third time, seconded by Schildroth. On roll call the Council voted: Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, and Eagan yes. Having received the unanimous vote of all members present Bill No. 9668 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being none, on roll call the Council voted: Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, and Eagan yes.

Whereupon the Chair declared Bill No. 9668 was passed and became Ordinance No. 8678.

The next item on the Agenda was *Council Announcements.*

Councilman Harris congratulated City Clerk Karen Goodwin on being recognized as the Missouri City Clerk and Finance Officers Association Outstanding City Clerk for 2021. Mr. Harris stated the Valley of Flowers Queen’s Court complete many acts of service throughout the year and the 2021 Court application is only open for four more days.

Councilman Manganelli stated the best way to contact council members is via email. He stated Walgreens updates the COVID-19 appointments at 6 am and CVS updates at 1am each day. Mr. Manganelli stated he is planning a Ward 2 clean up event now the weather is better.

Council Eagan thanked everyone who came to the food drive for the Valley of Flowers and reminded everyone of the TEAM food pantry donations. Mr. Eagan stated a non-profit group has been gathering together to create more events including an event on March 14, 2022 for St. Patrick’s Day. This event would include a 5K run, a parade, and festival. Councilman Eagan thanked the members of the group for their work on this event.

Councilman Caputa encouraged residents to lock up firearms in a secure place and not in their vehicle, and keep lights on the house on to deter theft.

Councilman Mulcahy echoed his congratulations to Karen Goodwin on her Outstanding City Clerk 2021 status. Mr. Mulcahy stated he would like everyone to get involved in the St. Patrick's Day event for 2022 and I CARE is completing a cleanup of Florissant on Saturday, March 27, 2021 at 8am.

Councilwoman Pagano congratulated Karen Goodwin on her award. Ms. Pagano reminded people of the construction on the Dunn Road and 270 project.

Councilman Parson echoed his congratulations to Karen Goodwin on her Outstanding City Clerk 2021 status.

Councilman Siam echoed his congratulations to Karen Goodwin on her Outstanding City Clerk 2021 status.

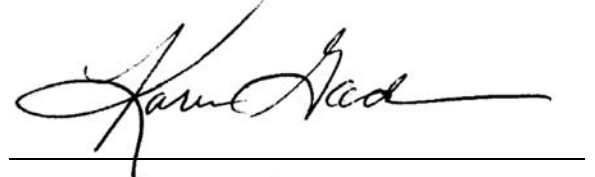
Councilman Schildroth stated the Graham Road project is coming to completion and thanked everyone who donated to the Valley of Flowers Food Drive. He congratulated City Clerk Karen Goodwin on her award.

The next item was *Mayor Announcements*.

Mayor Lowery congratulated Karen Goodwin on her award and thanked her for sharing the evening with him and his wife, Lori. Mayor Lowery met with many residents after the heavy rain to speak with them regarding the flooding in homes then met with MSD to discuss a solution to the flooding. Mayor Lowery asked residents who experience flooding to call the MSD Customer Service line at 314-768-6260 and express their concerns as well as reaching to the Mayor's office at 314-839-7601. He informed residents the free document shredding day will be Saturday, April 10, 2021 at St. Ferdinand Park from 9:30am to 12pm.

The Council President stated that the next regular City Council Meeting will be Monday, April 12, 2021 at 7:00 pm.

Councilman Caputa moved to adjourn the meeting, seconded by Manganelli. Motion carried. The meeting was adjourned at 9:08 p.m.



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9668 Ord. 8678

1 INTRODUCED BY COUNCILMAN SIAM
2 MARCH 22, 2021

3
4 BILL NO. 9666

ORDINANCE NO.

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6 **ORDINANCE AUTHORIZING THE AMENDMENT OF B-5 ORDINANCE**
7 **NO. 5885 LOCATED AT 14065 NEW HALLS FERRY ROAD, TO DIVIDE**
8 **THE PROPERTY INTO TWO SEPARATE USES AS PERMITTED IN**
9 **THE B-3 “EXTENSIVE BUSINESS DISTRICT”.**

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11 WHEREAS, the City Council passed and approved Ordinance No.5885 which authorized
12 a B-5 Development; and

13 WHEREAS, the Planning and Zoning Commission at their meeting on March 1, 2021
14 has recommended to the City Council that Ordinance No. 5885 be amended to allow for the
15 property to be divided into two separate uses as permitted in the B-3 zoning district; and

16 WHEREAS, due and lawful notice of a public hearing no. 21-03-006 on said proposed
17 change was duly published, held and concluded Monday, March 22nd, 2021 by the Council of the
18 City of Florissant; and

19 WHEREAS, the Council, following said public hearing, and after due and careful
20 deliberation, has concluded that the amendment of Ordinance No. 5885, as hereinafter set forth,
21 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

24
25 Section 1: ‘B-5 ordinance no. 5885, located at 14065 New Halls Ferry is hereby
26 amended to divide the property into two separate Uses as Restaurants, 14065 and 14063 New
27 Halls Ferry and to add any Uses that are Permitted in the ‘B-3’ Extensive Business District.

28 Approval is subject to the regulations of this B-5 “Planned Commercial District”, and the
29 following additional requirements:

30 In Ordinance No. 5885, the following changes:

31 Change Section 2, to read as follows:

32 Section 2: The authority and approval embodied in this Ordinance is granted subject to
33 all ordinances of the City of Florissant and on condition that the development and plan for the
34 ‘B-5’ Planned commercial District be carried out in accordance with the preliminary plans filed
35 with the Planning & Zoning Commission of the City of Florissant and forwarded by said

36 Planning & Zoning Commission to the Florissant City Council, all of which are attached
37 hereto, adopted and incorporated herein be reference as if fully set out herein and made a part
38 hereof and marked as Exhibit A amended by plans entitled "A-1 and A-2 Restaurant Renovations
39 and Tenant Space by Anton Architecture Inc dated Dec 17, 2021"

40 Change Section 2, paragraph 1 to read as follows:

41 "The Uses permitted in the 'B-5' Planned Commercial District shall include restaurant
42 facilities with sit-down and carryout service and any Use that is permitted in a 'B-3' Extensive
43 Business District without a special use permit. No other Use shall be authorized unless
44 otherwise approved by amendment of this ordinance."

45
46 **1. GENERAL DEVELOPMENT CONDITIONS.**

47 a. Unless, and except to the extent, otherwise specifically provided in Ordinance 5885,
48 development shall be affected only in accordance with all ordinances of the City of Florissant.

49 **2. PROJECT COMPLETION.**

50 Construction shall start within 90 days of the issuance of building permits for the project
51 and shall be developed in accordance of the approved final development plan within 120 days of
52 start of construction.

53 Section 2: This ordinance shall become in full force and effect immediately upon its
54 passage and approval.

55
56 Adopted this _____ day of _____, 2021.

57
58
59 _____
60 Keith Schildroth
61 President of the Council

62 Approved this _____ day of _____, 2021.

63
64
65 _____
66 Timothy J. Lowery
67 Mayor, City of Florissant

68 ATTEST:

69
70 _____
71 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. virtually via the Zoom platform, on Monday, March 22, 2021 at 7:30 P.M. on the following proposition:

To amend a 'B-5', located at 14065 New Halls Ferry (formerly Chinese Gourmet) – to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District. 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 email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: February 24, 2021

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From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
Director of Public Works
Applicant
Deputy City Clerk
File

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Subject: Request **recommended approval** to amend a 'B-5, located at **14065 New Halls Ferry (formerly Chinese Gourmet)**- to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District, without a Special Use Permit.

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STAFF REPORT

CASE NUMBER PZ-030121-2

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Subject: **14065 New Halls Ferry** Requests **recommended approval** to amend a 'B-5, located at **14065 New Halls Ferry (formerly Chinese Gourmet)**- to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District, without a Special Use Permit.

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I. PROJECT DESCRIPTION:

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This is a request for changes to an existing B-5, Ordinance No. 5885. Under the Zoning Code, changes to the Uses may be considered with the proposed amendment. There are also aesthetic changes proposed.

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The proposed project consists of removal of architectural decoration on the building and replacement with other materials, separating the building into 2 tenant spaces and a new window for the existing carryout restaurant. Existing site signage is to remain and be refaced.

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40 **II. EXISTING SITE CONDITIONS:**

41 The existing property, 1/3 acres was developed and approved under attached Ord. 5885.
42 The shopping center was built in 1996, with a note in the file that the ordinance must be
43 in error regarding parking spaces within 10 feet of a property line. The portion of the site
44 in the rear belongs to Ameren with a recorded access easement for the parking lot.
45
46

47 **III. SURROUNDING PROPERTIES:** The adjacent properties 14001 and 14045 are a
48 part of Cross Keys Shopping Center and are in a B-5 District. The properties to the North
49 are 3010 North Highway 67 (Union Electric) and 14089 New Halls Ferry (Firestone)
50 both in a B-3 Zoning District.
51

52 **IV. STAFF ANALYSIS:**

53 A request by email was received accompanied by drawings of alterations and new
54 elevations to change the space in to 2 spaces and potentially install either a bubble-tea
55 establishment or any of the permitted uses in the 'B-3' Extensive Business District.
56

57 Staff has the following comments on the work that includes:
58

- 59 1. No size change in footprint or site.
- 60 2. The original mansard roof was passed as ordinance 5885 with a shingle covered
61 mansard roof in October of 1996 designed by Lei Hoo Mak & Associates.
- 62 3. In December of 1996, P&Z approved replacement of the shingle mansard with the
63 Chinese ornamentation, designed also by Lei Hoo Mak & Associates.
- 64 4. A minor change was ratified in 2012 for removal and replacement of building
65 ornamentation using another non-masonry (EIFS) material was approximately
66 equivalent in area to the Chinese ornamentation which was also an approved non-
67 masonry material in the original B-5. signage then was shown approximately 2'-
68 6" tall x 14' = 35 x .67 = 23.45 s.f.; well within 40 s.f. allowance for a wall sign.
- 69 5. The minor changes were not implemented due to the retirement and recent
70 passing of the establishment's proprietor, whose decedent now proposes
71 different building changes and the addition of Uses which are not part of ord. no.
72 5885. Although Uses that are Permitted Uses in 'B-3' are regularly found in other
73 'B-5' Zoning Districts, this was not the case with ord. no. 5885.
74

75 Plans attached and identified in the suggested motion indicate removal of exterior non-
76 masonry materials and other non-masonry material in its place. The addition of a
77 window allows natural light into the existing restaurant space. Removal of the existing
78 vestibule to the former dining area forms a new entry to the tenant space facing New
79 Halls Ferry.
80

81 **VI. STAFF RECOMMENDATIONS:**

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83 See the following suggested motion:
84

I move to amend a ‘B-5, located at **14065 New Halls Ferry** to divide the property into two separate Uses as Restaurants, 14065 and 14063 New Halls Ferry and to add any Uses that are Permitted in the ‘B-3’ Extensive Business District, without a Special Use Permit to Ord No. 5885.

Approval is subject to the regulations of this B-5 “Planned Commercial District”, and the following additional requirements:

In Ordinance No. 5885, the following changes:
change Section 2, to read as follows:

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the ‘B-5’ Planned commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, all of which are attached hereto, adopted and incorporated herein be reference as if fully set out herein and made a part hereof and marked as Exhibit A amended by plans entitled “A-1 and A-2 Restaurant Renovations and Tenant Space by Anton Architecture Inc dated Dec 17, 2021”

Change Section 2, paragraph 1 to read as follows:

“The Uses permitted in the ‘B-5’ Planned Commercial District shall include restaurant facilities with sit-down and carryout service and any Use that is permitted in a ‘B-3’ Extensive Business District without a special use permit. No other Use shall be authorized unless otherwise approved by amendment of this ordinance.”

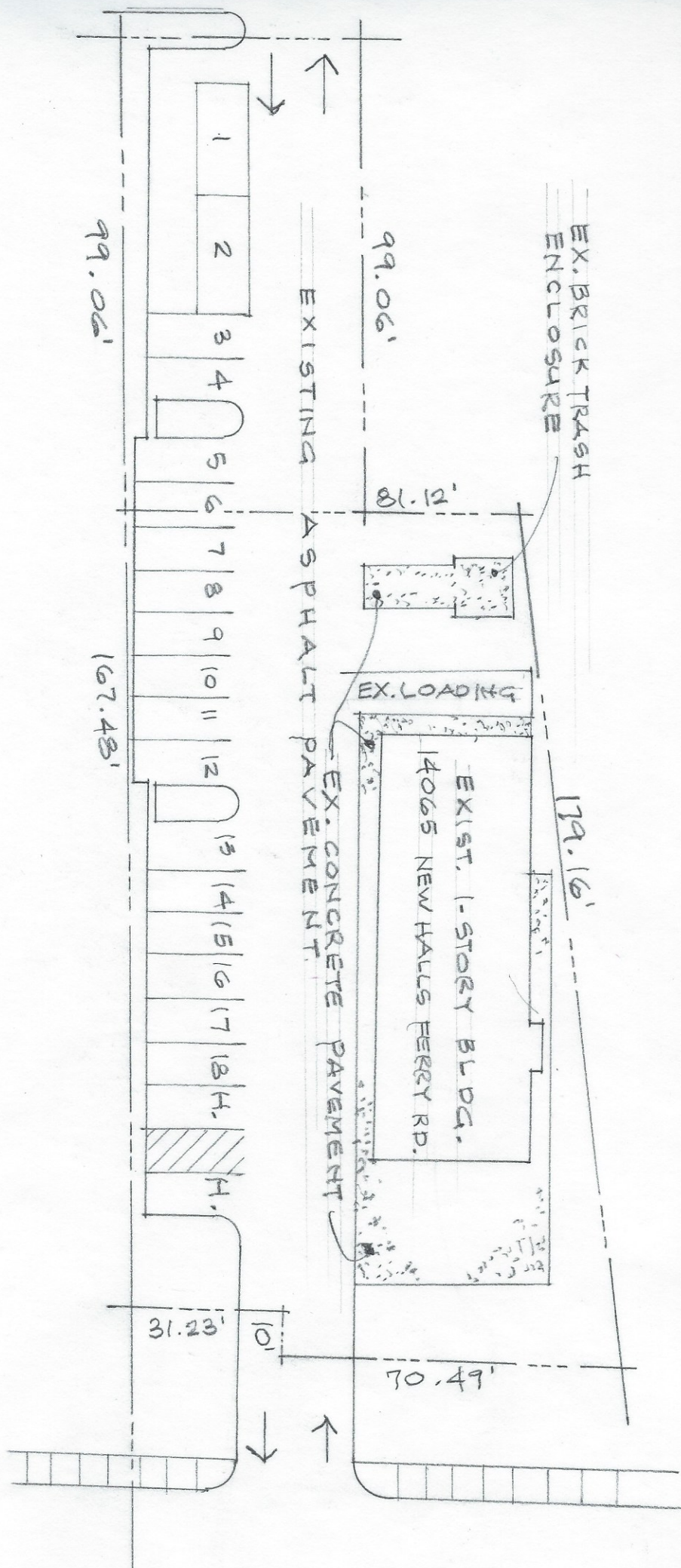
1. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided in Ordinance 5885, development shall be effected only in accordance with all ordinances of the City of Florissant.

2. PROJECT COMPLETION.

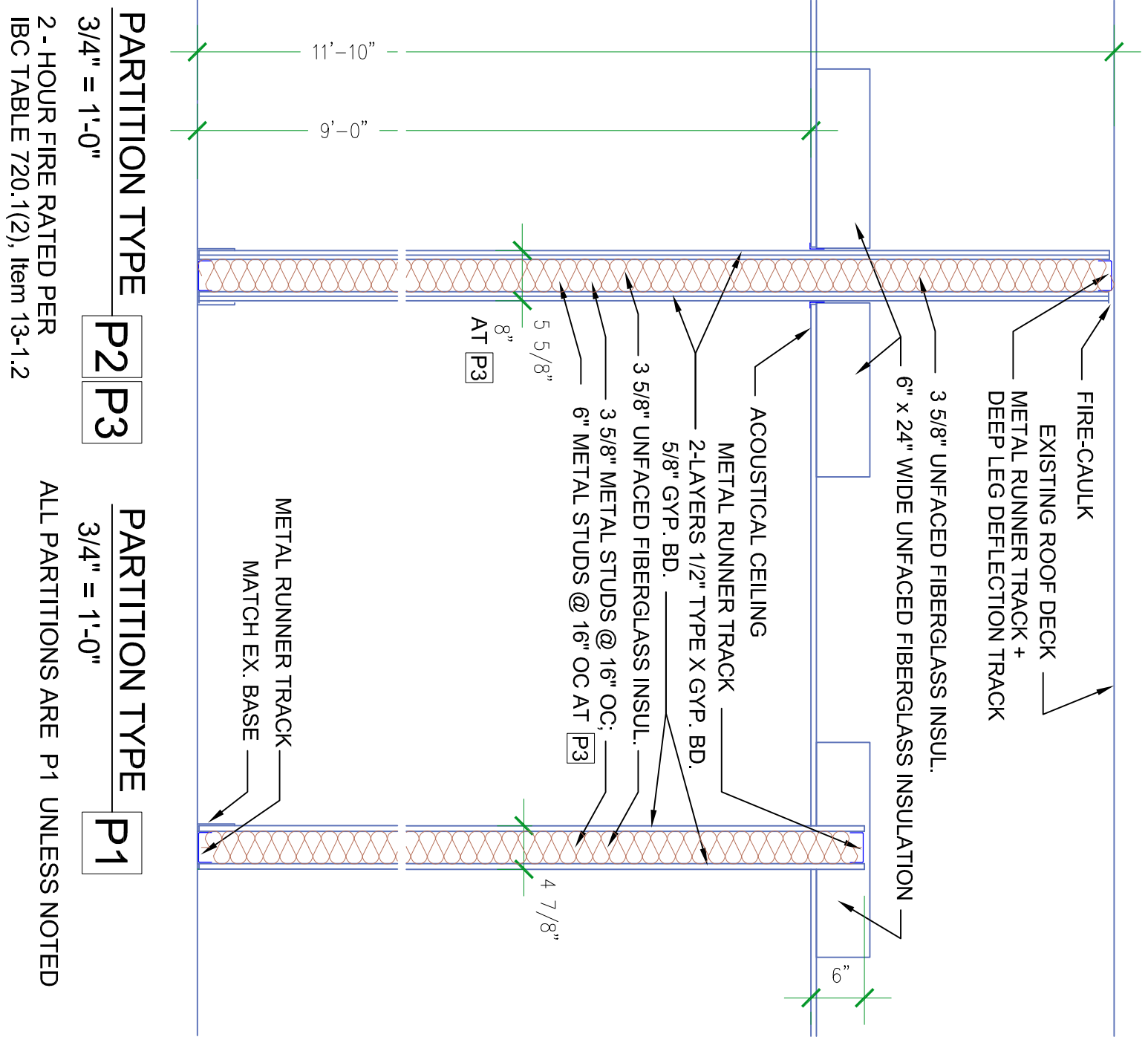
Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 120 days of start of construction.

(End of suggested motion and report)

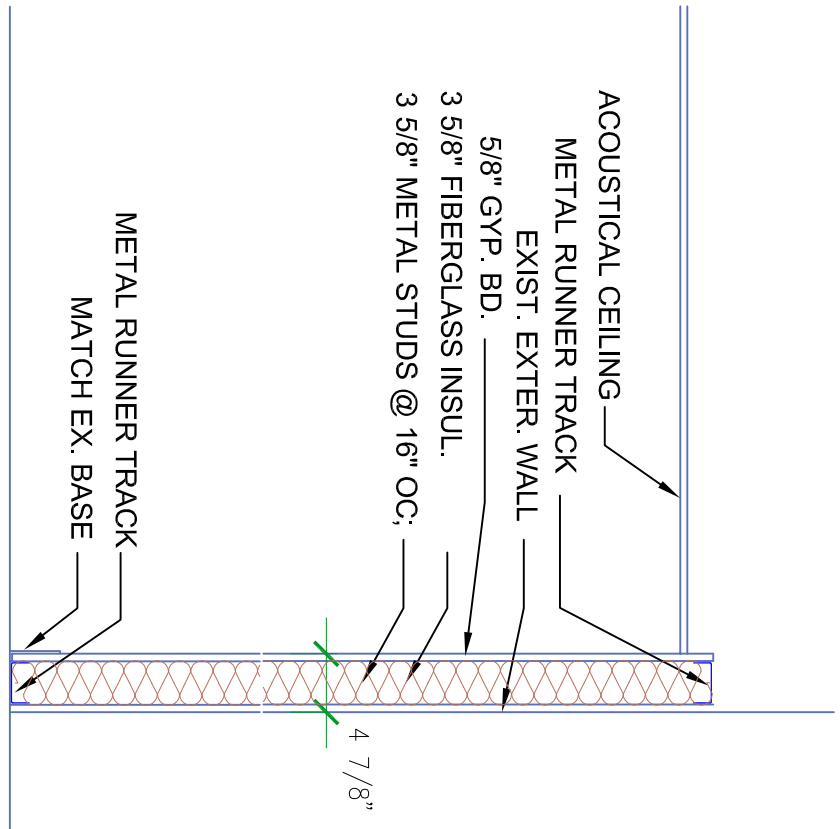


EXIST. SITE PLAN 1"=30'-0"

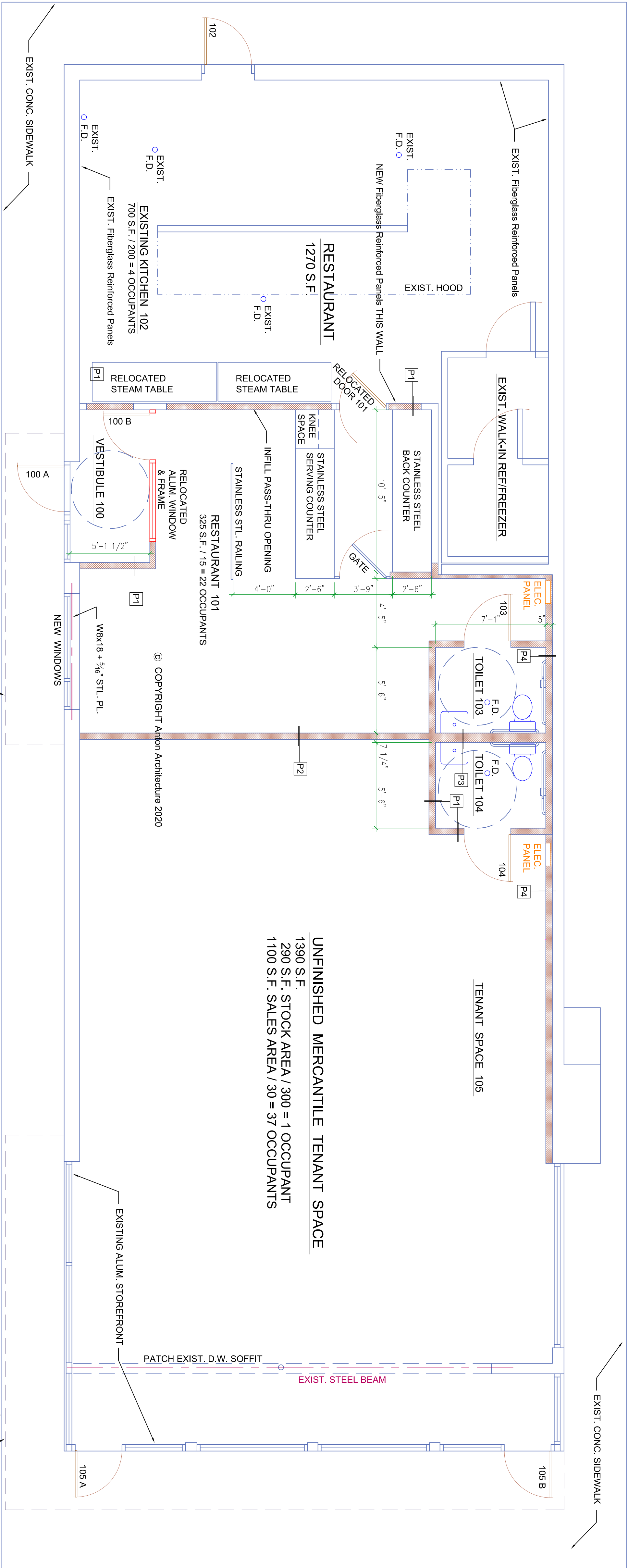
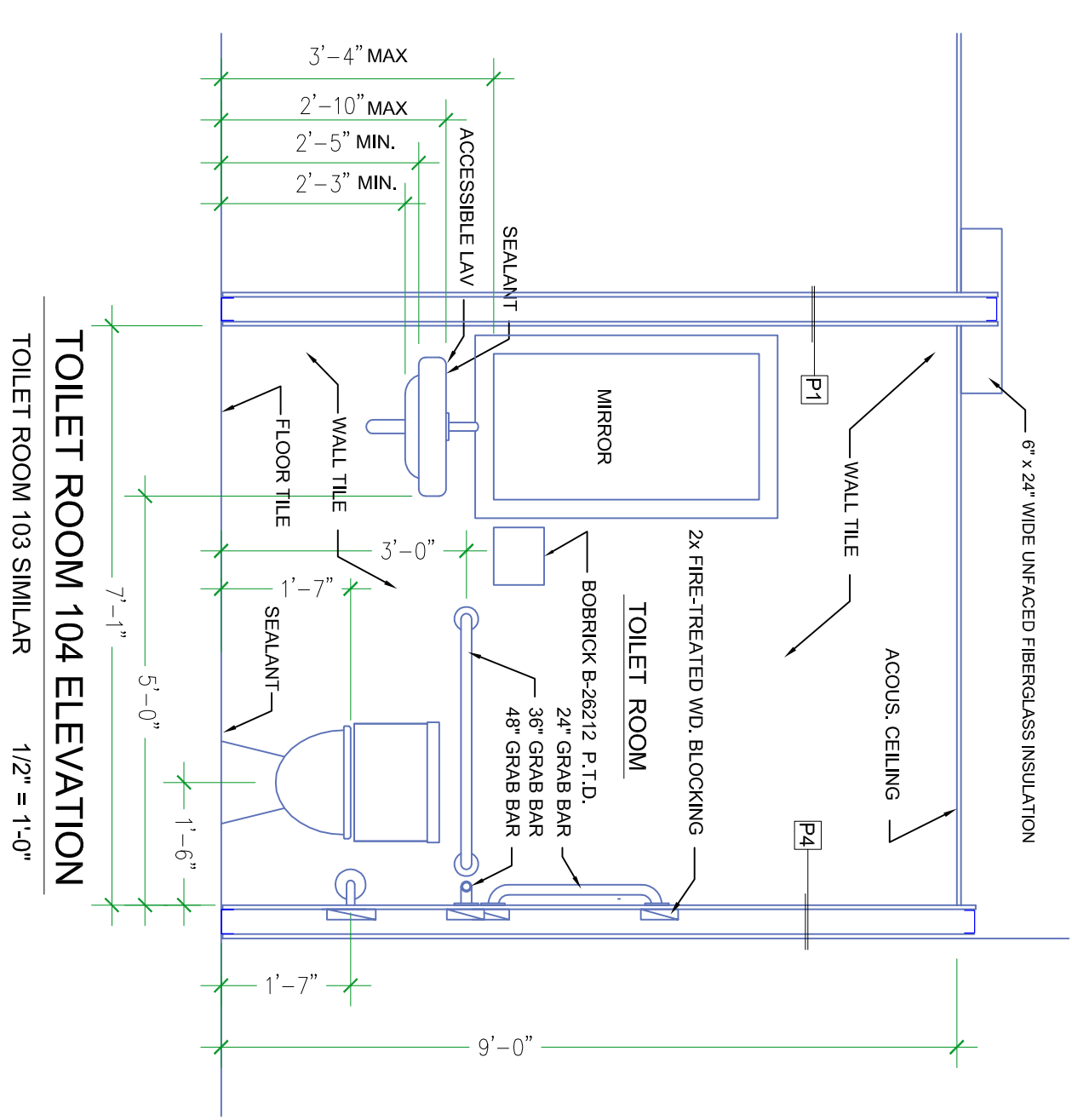
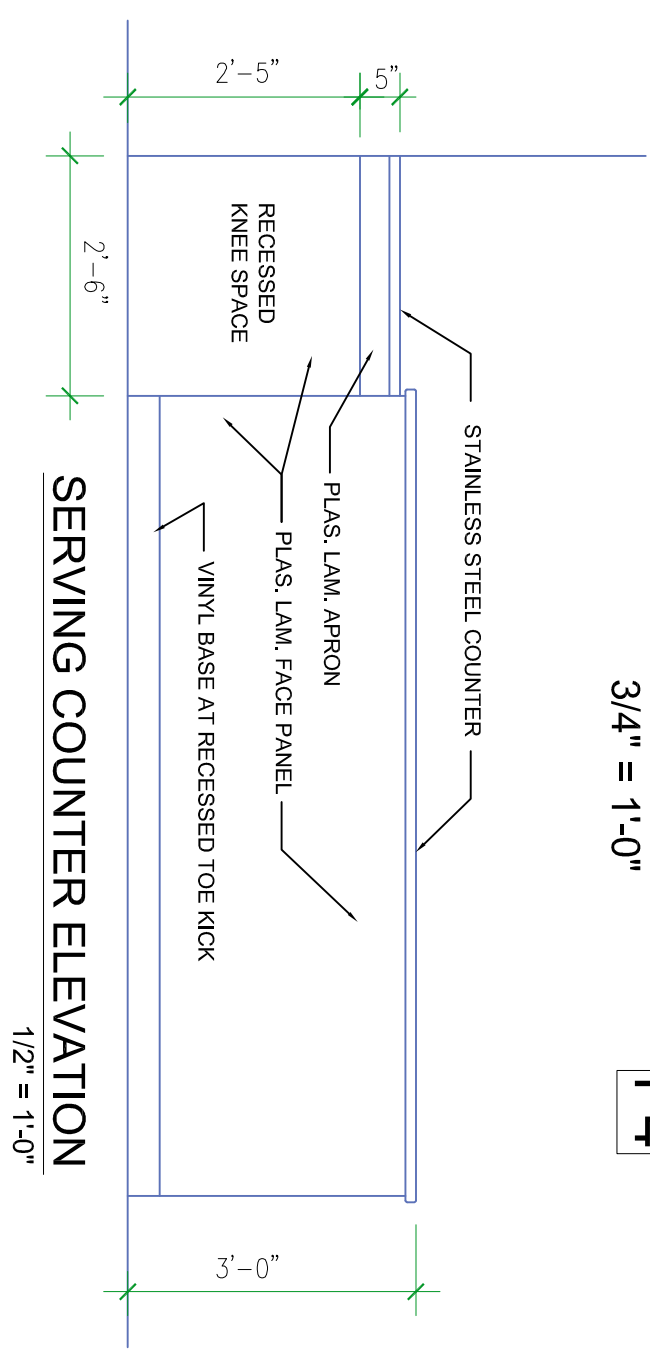
ANTON ARCHITECTURE, INC.



PARTITION TYPE P2 P3 **PARTITION TYPE P1**
3/4" = 1'-0"
2-HOUR FIRE RATED PER IBC TABLE 720.1(2), Item 13-1.2
ALL PARTITIONS ARE P1 UNLESS NOTED

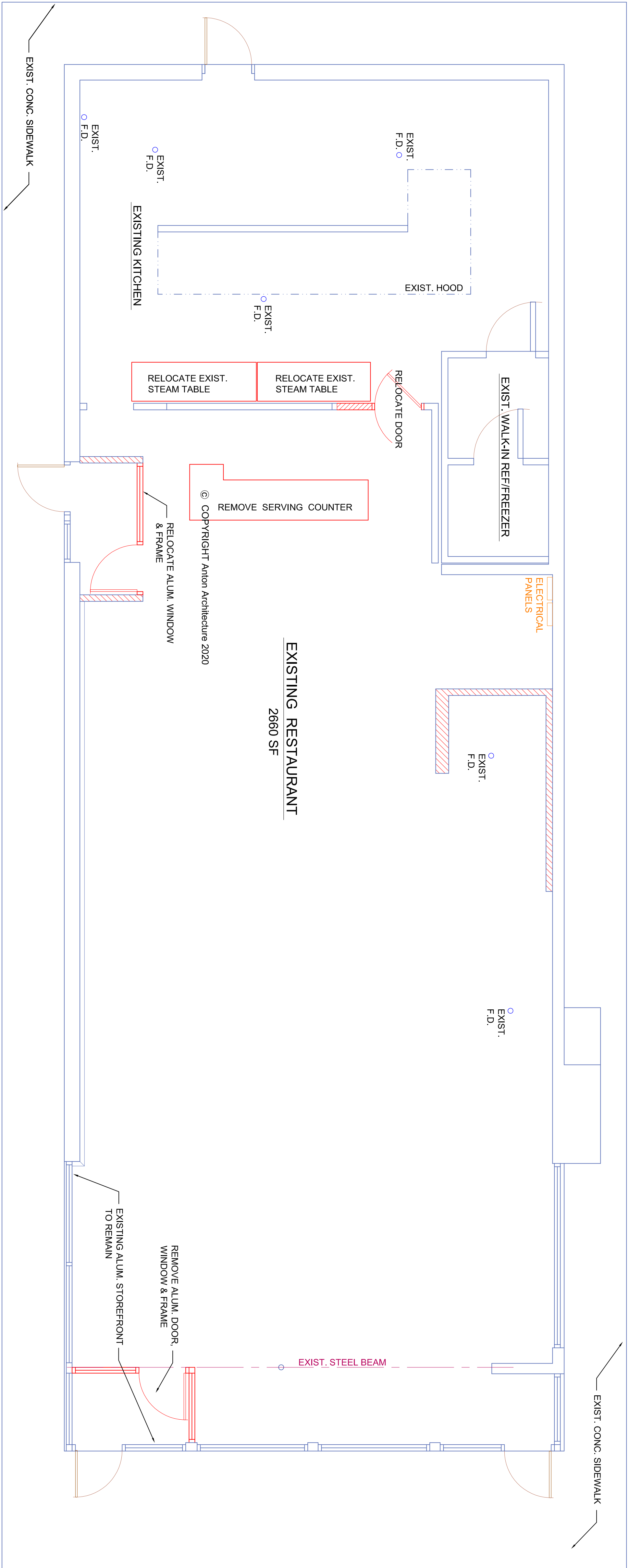
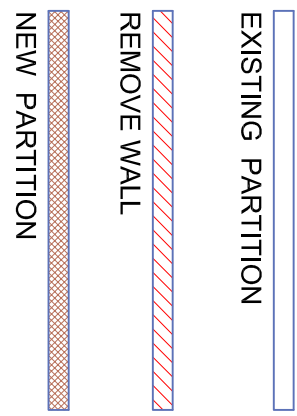


PARTITION TYPE P4
3/4" = 1'-0"



UNFINISHED MERCANTILE TENANT SPACE
1390 S.F.
290 S.F. STOCK AREA / 300 = 1 OCCUPANT
1100 S.F. SALES AREA / 30 = 37 OCCUPANTS

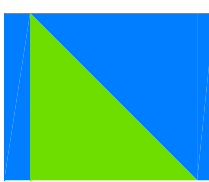
PROPOSED FLOOR PLAN
1/4" = 1'-0"



DEMOLITION PLAN
1/4" = 1'-0"

STEVE ANTON
A-4339

FLOOR PLAN



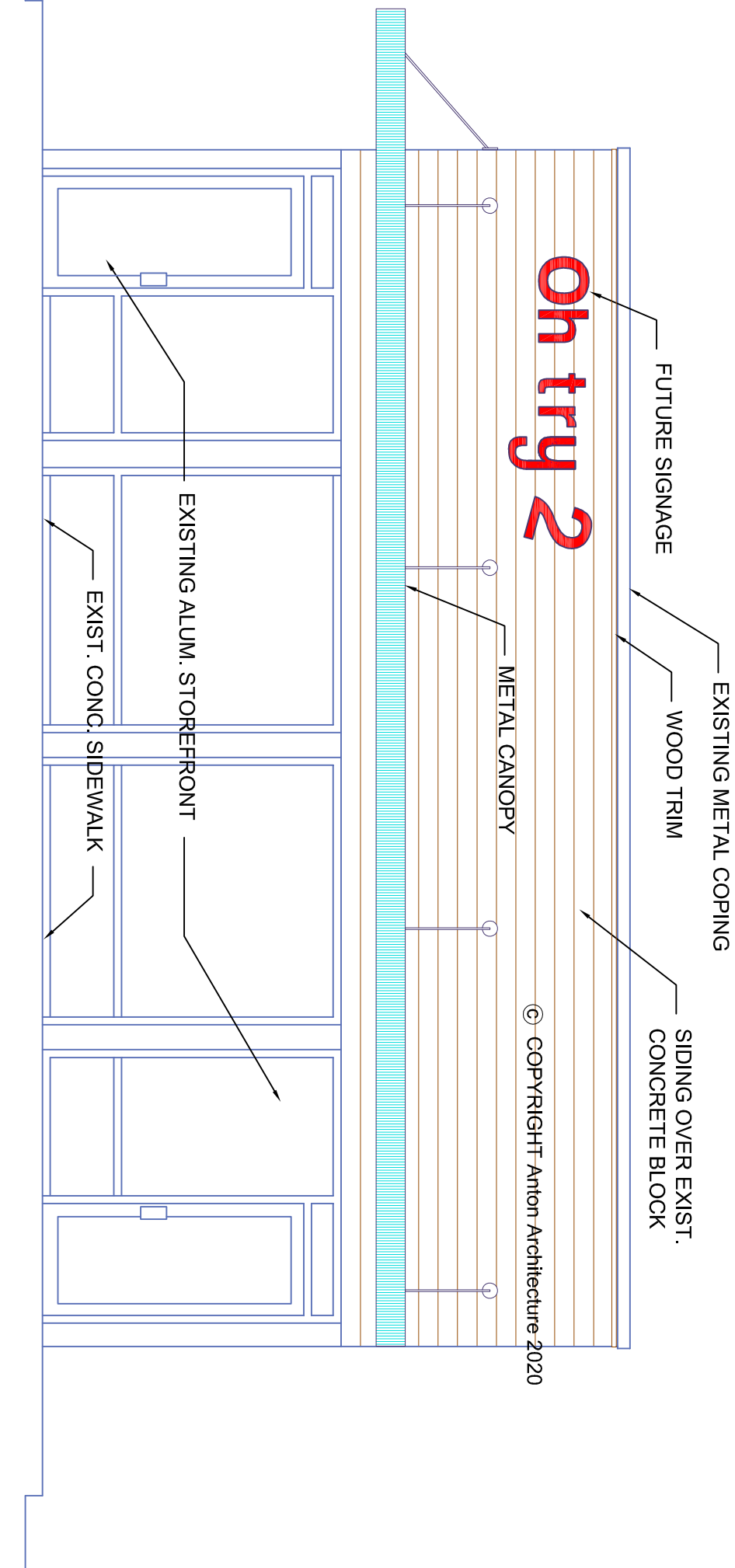
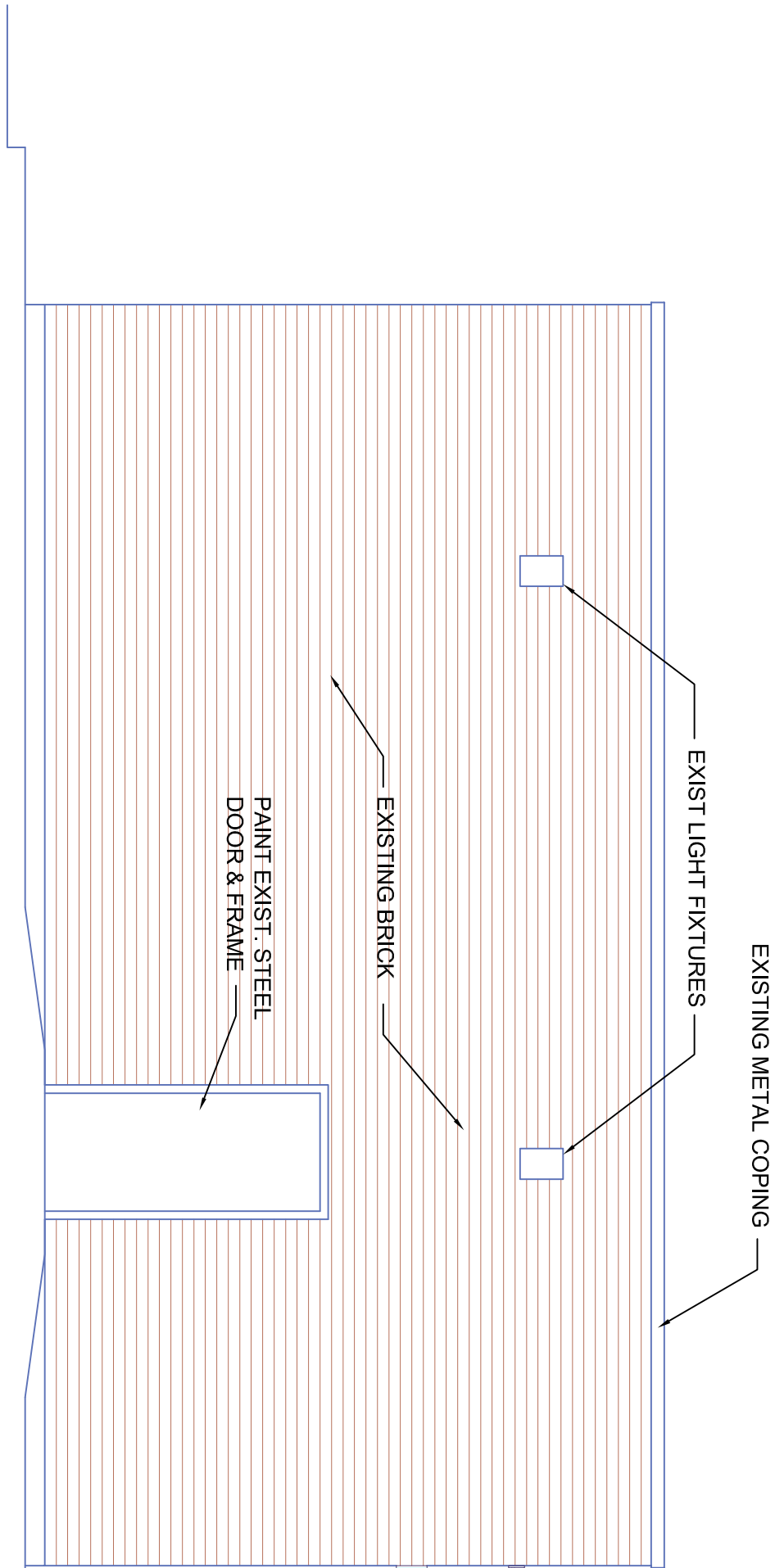
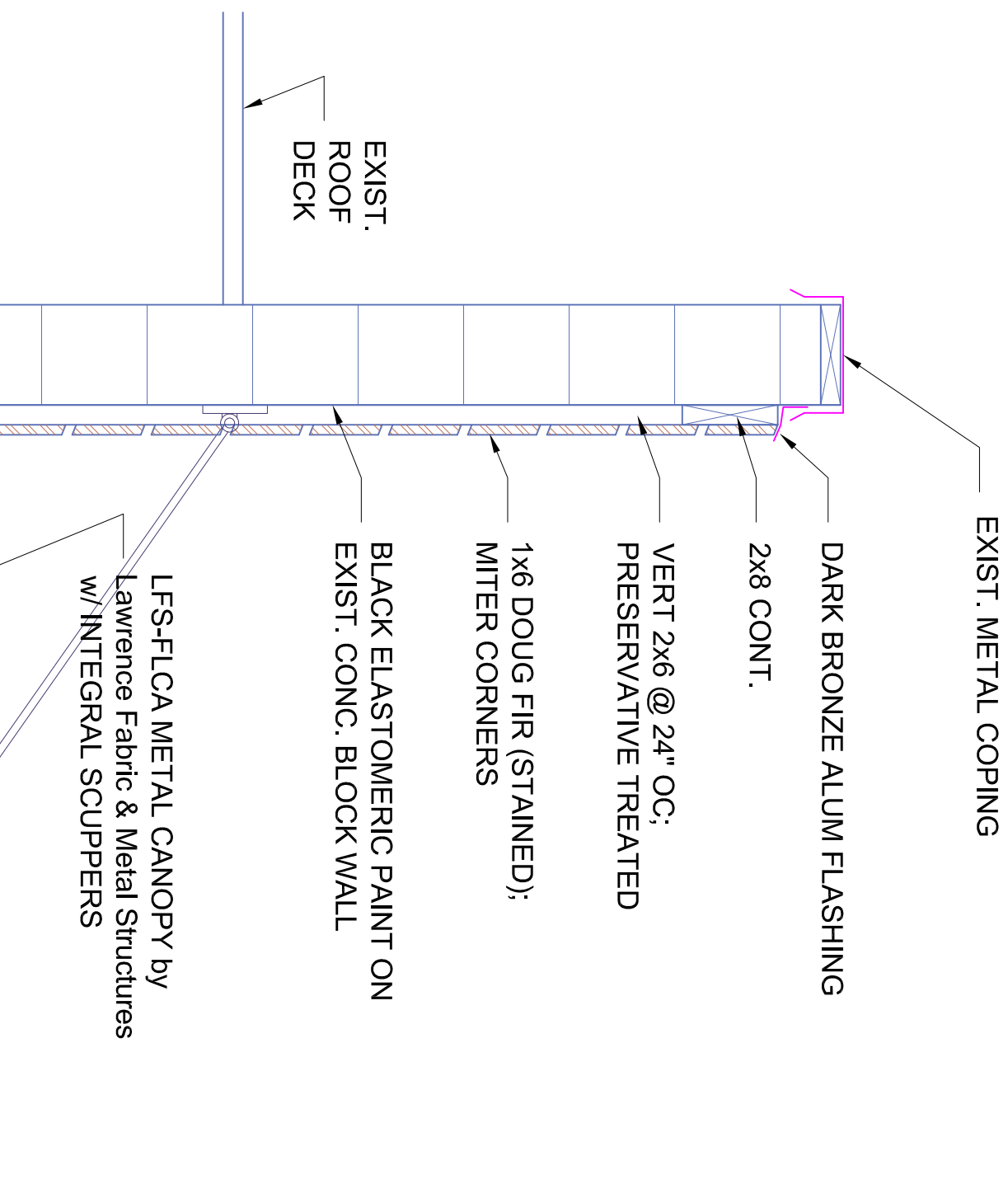
ANTON ARCHITECTURE, INC.
12 BLACKPOOL
ST. LOUIS, MO. 63132
314-989-9300

Restaurant Renovation & Tenant Space
14065 New Halls Ferry Road
Florissant , MO 63033

DEC 17, 2020

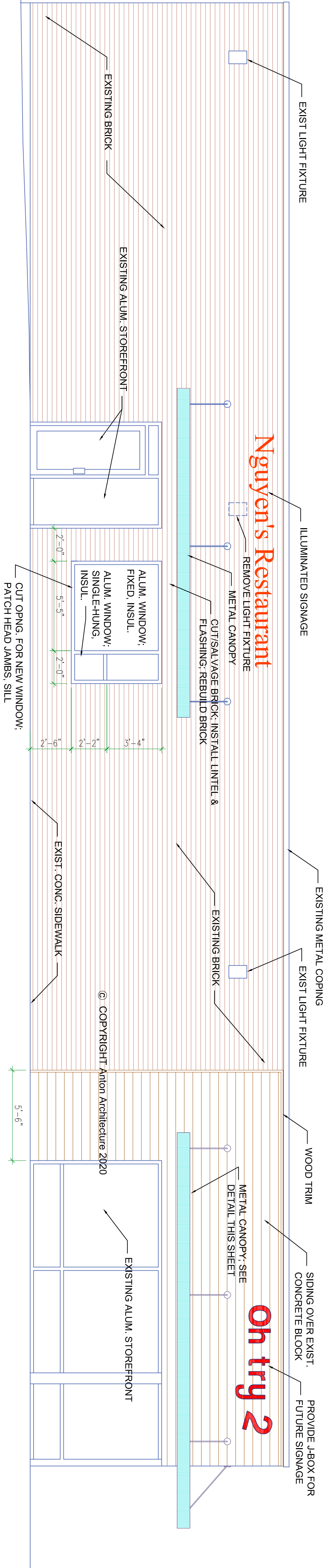
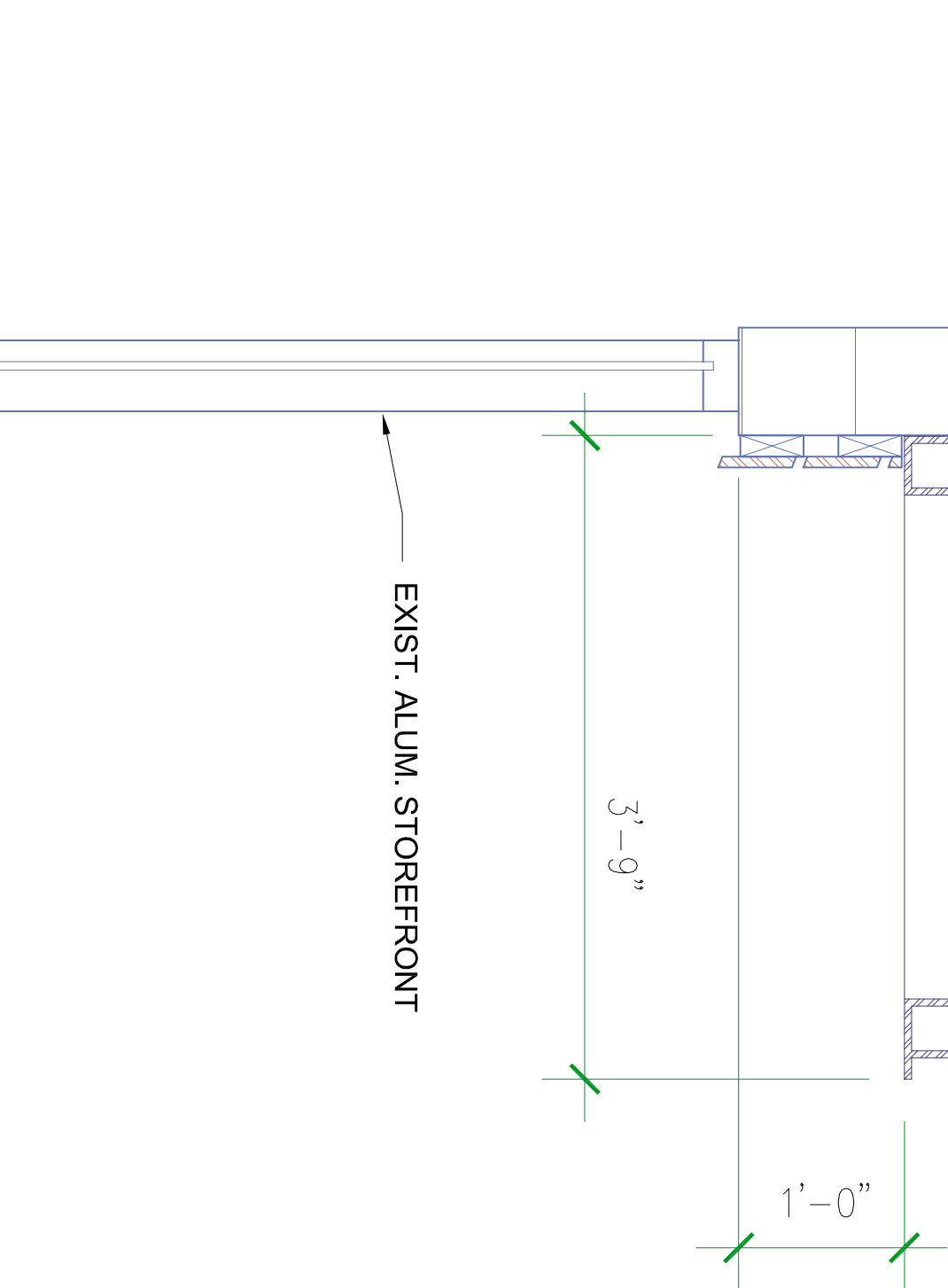
A-1

| # | DOOR SCHEDULE | DOOR TYPE | FRAME | DOOR HARDWARE | Note: Hardware Shall Be Accessible | FIRE RATING |
|-------|---------------|----------------------|----------|---------------|---|-------------|
| 100 A | 36" x 84" | EXIST. ALUM./ GLASS | EXIST. | Existing | Push/Pull Hinges, Closer | n.a. |
| 100 B | 36" x 84" | ALUM./ GLASS | EXIST. | Existing | Push/Pull Hinges, Closer | n.a. |
| 101 | 36" x 84" | EXIST. Double-Acting | EX. H.M. | Existing | | n.a. |
| 102 | 36" x 84" | EXIST. HOLLOW METAL | EX. H.M. | Existing | Lockset, Hinges, Accessible Signage, UNISEX | n.a. |
| 103 | 36" x 84" | SOLID CORE | H.M. | Existing | Lockset, Hinges, Accessible Signage, UNISEX | n.a. |
| 104 | 36" x 84" | EXIST. ALUM./ GLASS | EXIST. | Existing | | n.a. |
| 105 A | 36" x 84" | EXIST. ALUM./ GLASS | EXIST. | Existing | | n.a. |
| 105 B | 36" x 84" | EXIST. ALUM./ GLASS | EXIST. | Existing | | n.a. |

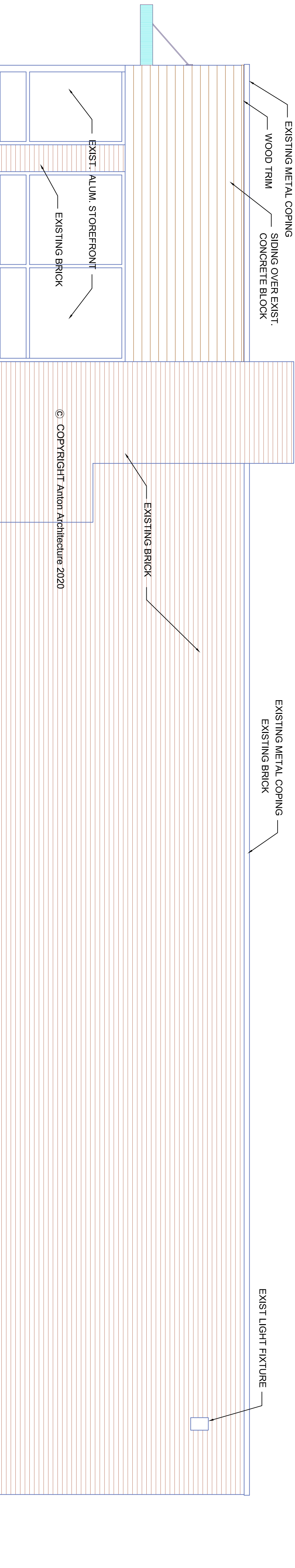
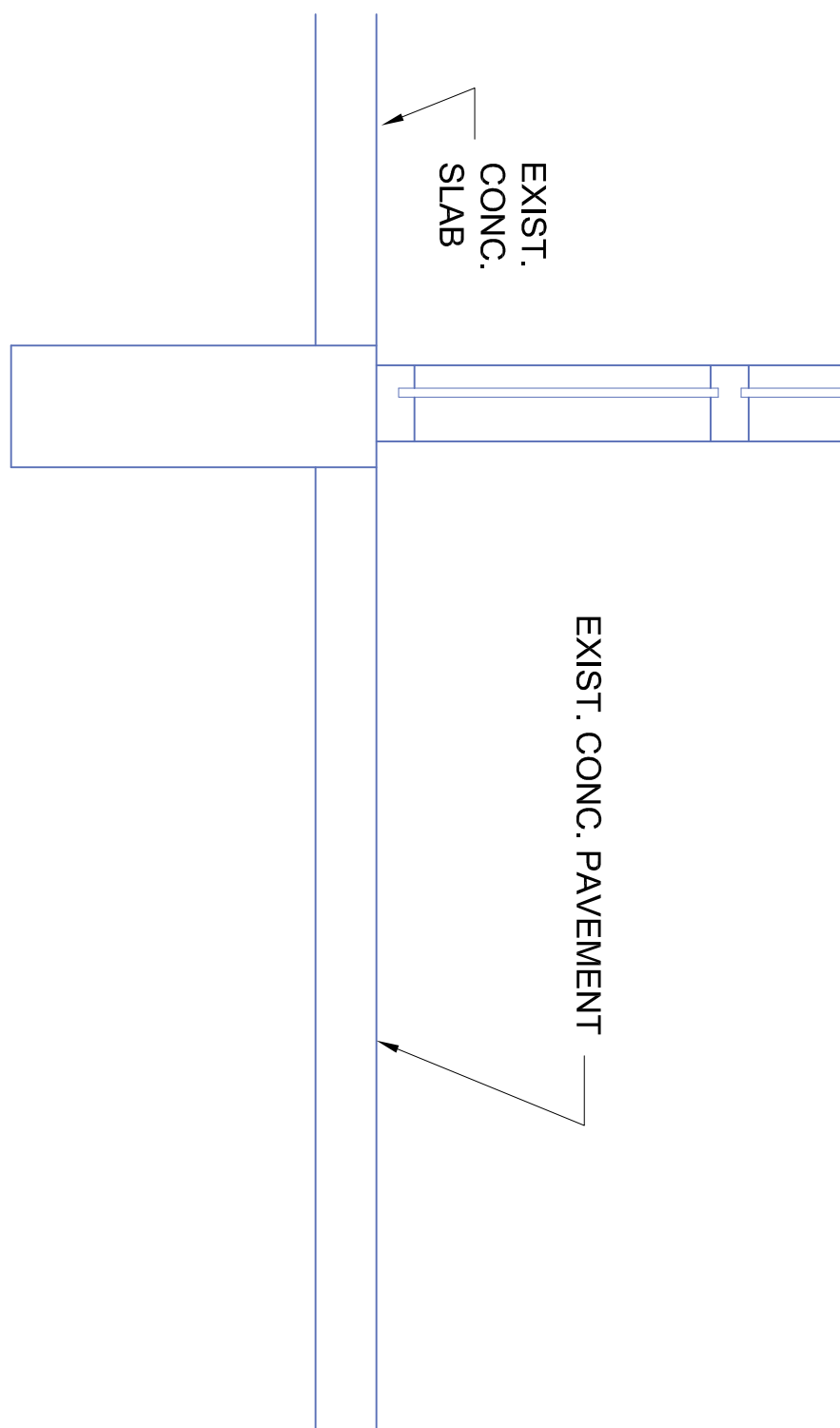


WEST (REAR) ELEVATION
1/4" = 1'-0"

EAST (FRONT) ELEVATION
1/4" = 1'-0"



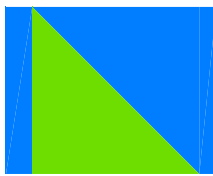
SOUTH (SIDE) ELEVATION
1/4" = 1'-0"



A SIDING/ CANOPY SECTION
A4
1" = 1'-0"

NORTH (SIDE) ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS



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12 BLACKPOOL
ST. LOUIS, MO. 63132
314-989-9300

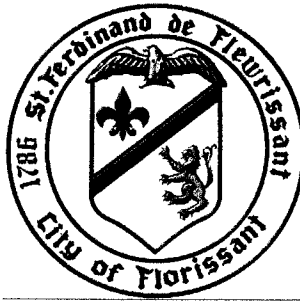
STEVE ANTON
A-4339

Restaurant Renovation & Tenant Space
14065 New Halls Ferry Road
Florissant , MO 63033

DEC 17, 2020

A-2

Application to the City of Florissant Planning & Zoning Commission (P&Z) to
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the
Provisions of an Existing 'B-5' Ordinance



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN

DATE:

3-8-21

Address of Property:

14065 New Halls Ferry Rd

Council Ward 9 Zoning B5

Initial Date Petitioner Filed 2/10/21
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT
ORDINANCE # 5005

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Mary Nguyen

(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 in this petition.

Legal interest in the Property Estate of Tran Nguyen - Mary Nguyen personal representative
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 sponsor such a bill.

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 legal description
is found identical on requirements of "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 'B-5' is proposed .33 acre

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 as VACANT RESTAURANT

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

restaurant for both

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: Spaces

adding merchandise use and any use in B3 district
List reason for this request, i.e. "to allow for..." without a special use permit.

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 REPRESENTATIVE Mary Nguyen MaryNguyen619@gmail.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) [Signature]

FOR _____
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or 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.
(☐) 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 this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME _____
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS _____
STREET CITY STATE ZIP CODE

PHONE _____
BUSINESS

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

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 corporation registration.

1) Type of Operation: Individual: ☒ Partnership: ☐ Corporation: ☐

(a) If an individual:

- (1) Name and Address Mary Nguyen 4169 Blaine Ave St. Louis, MO 63110
(2) Phone Number (314) 210-9177 Email MARYNGUYEN619@gmail.com
(3) Business Address 14065 New Halls Ferry Rd 63033
(4) Date started in business 2021
(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) Phone Number _____ Email _____
(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 _____
(2) Phone Number _____ Email _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(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 Mary Nguyen
Address 4149 Blaine Ave St. Louis, MO 63110
Property Owner Estate of Tram Nguyen
Location of property 14066 New Halls Ferry Rd Florissant, MO 63033
Dimensions of property 246' x 111'
Property is presently zoned B-5 per ordinance # _____
Current & Proposed Use of Property Restaurant + Merchentile
Type of Sign _____ Height _____
Type of Construction Remodel Number Of Stories 1
Square Footage of Building approx 3500 ft² Number of Curb Cuts _____
Number of Parking Spaces 20 Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type N/A Length _____ Height _____

PLEASE SUBMIT NINE (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, 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 the address and state that it is part of the 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 or include on plans.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

1) a. Uses - Are uses stipulated _____ Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? _____ Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? _____ Yes / No

c) Odors: Is there any foreseen problem with odor? _____ Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? _____ Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? _____ Yes / No

f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? _____ Yes / No

g) Is there any dangerous amount of radiation produced from the operation? _____ Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? _____ Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? _____ Yes / No

j) Is building(s) screened from adjoining residential? _____ Yes / No

3) Is the height of structures shown? _____ Yes / No

4) Are all setbacks shown? _____ Yes / No

5) Are building square footages shown? _____ Yes / No

6) What are the exterior construction materials on the building(s)? _____

7) Is off street loading shown? _____ Yes / No

8) Parking:

a) Does parking shown meet the ordinance? _____ Yes / No

b) Is a variance required in accordance with the ordinance? _____ Yes / No

c) Ratio shown _____ to _____

d) Total Number _____

e) Will cross access and cross parking agreements be required? _____ Yes / No

f) Is the parking lot adequately landscaped? _____ Yes / No

9) Are there any signs? _____ Yes / No

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? _____ Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? _____ Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? _____ Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient accessibility on the site plan shown? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: _____

- 25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

INTRODUCED BY COUNCILMAN ROTH
October 14, 1996

SUB. BILL NO. 6743

ORDINANCE NO. 5885

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS THE CHINESE GOURMET RESTAURANT, 14065 NEW HALLS FERRY ROAD, AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT, UNDER THE ORDINANCES OF THE CITY OF FLORISSANT.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by Chinese Gourmet Restaurant, Inc. for rezoning and development as a B-5 Planned Commercial District of a tract of land hereinafter described, which tract of land is presently zoned as a B-3 District; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that such rezoning and development as a B-5 Planned Commercial District be approved by the Florissant City Council subject to certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 26th day of August, 1996 was published and such hearing was duly opened, held and concluded on such date; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District would be in the best interest of the City of Florissant.

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

Section 1: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as a B-3 District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development, on the following described property:

Parcel 1: A parcel of ground being part of Lot 23 of the COMMONS OF ST. FERDINAND, in Township 47 North, Range 6 East, St. Louis County, Missouri; said parcel being more particularly described as follows: Beginning at the

point of intersection of the Southwestern line of New Halls Ferry Road, as widened, with the Northwestern line of property described in deed to R. B. Parsons and wife, recorded in Book 1621 Page 127, St. Louis County Recorder's Office; thence South 27 degrees 07 minutes East 70.49 feet along the Southwestern line of New Halls Ferry Road to an offset therein; thence South 62 degrees 53 minutes West 10.00 feet along said offset; thence South 27 degrees 07 minutes East 31.23 feet along the Southwestern line of New Halls Ferry Road, to the Southern line of said R.B. Parsons property; thence South 61 degrees 26-1/4 minutes West 167.48 feet along the Southeastern line of said R. B. Parsons property to its most Southern corner; thence North 27 degrees 07 minutes West 81.12 feet along the Southwestern line of said R. B. Parsons property to its most Western corner; thence North 54 degrees 55 minutes East 179.16 feet along the Northwestern line of said R. B. Parsons property to the Southwestern line of New Halls Ferry Road, and the point of beginning.

Parcel 2: Leasehold interest in and to Part of Lot 23 of ST. FERDINAND COMMONS, described as: Beginning at the Southwest corner of said Union Electric Property (Book 3695 Page 444); thence along the Southern line of said property, North 69 degrees 21 minutes 45 seconds East, a distance of 99.67 feet to the Southwest corner of property now or formerly owned by R.B. Parsons and wife (Book 1621 Page 127); thence along the Eastern line of Union Electric Property, North 27 degrees 07 minutes West, a distance of 49.42 feet to a point; thence South 61 degrees 26 minutes 15 seconds West, a distance of 99.06 feet to a point in the Western line of property owned by Union Electric; thence along said Western line, South 27 degrees 07 minutes East, a distance of 35.67 feet to the point of beginning.

Parcel 3: A non-exclusive easement for ingress and egress across land being part of Cross Keys Shopping Center in Lot #23 of the Commons of St. Ferdinand, Township 47 North, Range 6 East, St. Louis County, Missouri and being further described as follows: Beginning at the Southwest corner of property owned by Union Electric Company as recorded in Deed Book 3695 Page 444 of the St. Louis County Records; thence South 27 degrees 07 minutes East, a distance of 13.75 feet to a point; thence North 61 degrees 26 minutes 15 seconds East, a distance of 99.06 feet to the Southwest corner of property now or formerly owned by R. B. Parsons and wife (Book 1621 Page 127); thence along the Southern line of property owned by Union Electric, South 69 degrees 21 minutes 45 seconds West, a distance of 99.67 feet to the point of beginning.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, all of which are attached hereto, adopted and incorporated herein by reference as if fully set out herein and made a part hereof and marked as Exhibit "A", subject to the following conditions:

1. PERMITTED USES

The use permitted in the B-5 Planned Commercial District shall be limited to a restaurant facility with sit-down and carry-out service and in the event that the applicant attempts to sell or transfer the use permitted herein, such sale or transfer shall be subject to the provisions of Appendix B, Zoning, Sec. 23 "Special Permits by Council". No other use shall be authorized unless otherwise approved by amendment of this ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. Total gross floor area of the building shall not exceed 2,848 square feet.
- b. The building shall be one story with a maximum height of the building to be 18 feet.

3. PERFORMANCE STANDARDS

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

4. PLAN SUBMITTAL REQUIREMENTS

Within six (6) months of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all building and structure, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing and proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

a. Structure Setbacks.

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs and identification signs shall be located within forty (40) feet of the right-of-way of New Halls Ferry Road. The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

1. No parking stall, loading space, internal drive or roadway excluding points of ingress and egress shall be located within ten (10) feet of the property line. The off-street parking spaces, consisting of 20 spaces, including 2 handicapped parking spaces, shall be provided as depicted on the Preliminary Development Plan, entitled Site Plan attached hereto and marked Exhibit "A" or as otherwise hereinafter authorized by the Planning and Zoning Commission.

2. All of the setbacks shall be approved by the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

Parking requirements shall be as required by Section 17 of the Florissant Zoning Ordinance, including 20 parking spaces, which includes 2 handicapped parking spaces. The loading dock shall be located at the rear of the new addition as shown on the attached Site Plan marked as Exhibit "A".

d. Access and Sidewalks.

A handicapped ramp may be installed, if needed, on the sidewalks adjacent to the property and any driveway construction in the right-of-way of New Halls Ferry Road shall conform to the requirements of Missouri Highway and Transportation Department.

e. Lighting Requirements.

All lighting standards shall have a height limitation of 20 feet and shall be approved by the Planning and Zoning Commission and all lighting shall be directed inward toward the lot.

f. Sign Requirements.

A pole sign shall be permitted to be located as depicted on the site development plan attached hereto as Exhibit "A" and said sign shall not exceed 22 feet in height. The pole sign shall comply with all other requirements of the Florissant City Code. All other signage shall comply with the Florissant City Code. The existing flag poles shall have a height limitation of 30 feet and only government flags shall be flown thereon.

g. Landscaping.

Landscaping shall be provided on the site in accordance with the Preliminary Development Plan attached hereto as Exhibit "A" submitted and approved by the Planning and Zoning Commission. Such landscaping shall be in sufficient quantity to meet the minimum requirements as set forth in Section 17 (9) of the Florissant Zoning Ordinance.

h. Miscellaneous Design Criteria.

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 1993 BOCA Code.
2. The minimum site development plan shall be in accordance with Section 14 of the Zoning Code and all other applicable codes.
3. The building addition shall be constructed of unpainted brick to match the existing building in accordance with the masonry ordinance.
4. All exhaust shall be through the roof and screened as per the attached Site Plan and as approved by the Planning and Zoning Commission.
5. Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
6. If stormwater retention is required by MSD, then such retention shall be underground.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.

b. Access.

A copy of the existing cross-access agreement is attached hereto as Exhibit "B" and shall remain in full force and effect.

c. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

After approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District if required by the Director of Public Works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District if required by the Director of Public Works.

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of One Thousand Dollars (\$1,000.00), as determined by the landscape nursery, a bond or escrow shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

d. Street Improvement/Parking/Curbing Signs/
Pavement Marking/Sidewalks/. Bond or Escrows.

The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the Director of Public Works.

f. Notification of the department of public works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, the Missouri Highway and Transportation Department and other appropriate organizations must be received by the department of public works.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. 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.
- c. 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.

11. PROJECT COMPLETION.

The time limitation on construction will be six (6) months to start construction after receipt of building permit and six (6) months for completion of the planned

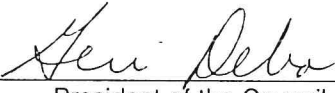
commercial development, in accordance with the approved Site Development Plan.

Section 3: The application and preliminary plans are returned to the Planning and Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

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

Adopted this 14th day of October, 1996.



President of the Council
City of Florissant

Approved this 15 day of October, 1996.



Mayor, City of Florissant

ATTEST:



City Clerk

INTRODUCED BY COUNCIL AS A WHOLE
APRIL 12, 2021

RESOLUTION NO. 1026

**A RESOLUTION OF THE FLORISSANT CITY COUNCIL
CONGRATULATING DAN O'DONNELL ON HIS RETIREMENT AS
PRESIDENT AND BUSINESS MANAGER OF THE ROOFER'S
LOCAL NO. 2.**

- WHEREAS: Dan and his wife Debbie are long-time residents of Florissant and Ward 6; and
- WHEREAS: Dan and Debbie are proud parents of Danny, Kyle and Kelly and grandchildren Kyle Michael, Zoey Elizabeth and Zachary Daniel; and
- WHEREAS: Dan has been a member in good standing of Roofer's Local No. 2 for 41 years beginning in 1979; and
- WHEREAS: Dan has served as the President and Business Manager of Roofer's Local No. 2 since 2000; and
- WHEREAS: Dan has also served as the International Vice President since 2004, Executive Board member of the St. Louis Building and Construction Trades Council, Executive Board Member of the North County Labor Legislative Club and a Union Trustee on the National Roofing Industry; and
- WHEREAS: Dan is a firm believer in Labor/management cooperation and is dedicated to improving conditions for the members he represents; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, to extend congratulations to Dan O'Donnell on his retirement as President and Business Manager of the Roofer's Local No. 2.

Passed and resolved this 12th day of April, 2021.

Keith Schildroth
President of the Council

ATTEST

Karen Goodwin, City Clerk

**INTRODUCED BY COUNCIL AS A WHOLE
APRIL 12, 2021**

BILL NO. 9669

ORDINANCE NO.

AN ORDINANCE TERMINATING TAX INCREMENT FINANCING WITHIN THE CROSS KEYS REDEVELOPMENT AREA; DISSOLVING THE SPECIAL ALLOCATION FUND RELATED THERETO AND DECLARING AS SURPLUS ALL MONEYS REMAINING THEREIN; AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes municipalities to undertake redevelopment projects in blighted, conservation or economic development areas, as defined in the Act; and

WHEREAS, on October 30, 2001 the City Council adopted (1) Ordinance No. 6599 approving the Cross Keys Redevelopment Plan (the “Redevelopment Plan”), designating the redevelopment area described in the Redevelopment Plan (the “Redevelopment Area”) as a “redevelopment area” under the Act, and approving the redevelopment project described in the Redevelopment Plan (the “Redevelopment Project”), and (2) Ordinance No. 6600 adopting tax increment financing within the Redevelopment Area and establishing a “Cross Keys Special Allocation Fund” (the “Special Allocation Fund”) to pay a portion of the costs of the Redevelopment Project, all in accordance with and as authorized under the Act; and

WHEREAS, on October 27, 2003 the City Council passed Resolution No. 884 requesting that the Industrial Development Authority of the City of Florissant, Missouri issue its Tax Increment Refunding Revenue Bonds, Series 2003 (City of Florissant – Cross Keys Redevelopment Project) in the original principal amount of \$19,040,000 (the “Bonds”) for the purpose of providing funds to refinance the costs of the Redevelopment Project; and

WHEREAS, the Bonds will be redeemed in full on May 1, 2021 and no other obligations payable from tax increment financing revenues generated pursuant to the Redevelopment Plan are outstanding; and

WHEREAS, the City Council hereby finds that the Redevelopment Project has been completed and, therefore, it is in the best interest of the City and the other affected taxing districts to terminate tax increment financing within the Redevelopment Area.

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

Section 1. The City Council hereby declares as surplus all tax increment financing revenues on deposit in the Special Allocation Fund as of May 2, 2021, after all administrative expenses, including legal fees, related to the dissolution of the Special Allocation Fund and the termination of tax increment financing within the Redevelopment Area have been paid, to be “surplus” as described in Section 99.820.1(12) of the Act. All “surplus” payments in lieu of taxes shall be distributed to the applicable taxing districts that impose ad valorem real property taxes and all “surplus” economic activity taxes shall be distributed to the applicable taxing districts that impose economic activity taxes within the Redevelopment Area in the manner described in Section 99.820.1(12) of the Act. The Director of Finance is hereby authorized and directed to make the above-described distributions.

Section 2. Following transfer by the Director of Finance of any moneys remaining in the Special Allocation Fund as described in Section 1 above, the Special Allocation Fund shall be dissolved in

accordance with the Act; the designation of the Redevelopment Area as a “redevelopment area” under the Act shall be terminated; and the rates of the taxing districts in the Redevelopment Area shall be extended and taxes shall be levied, collected and distributed in the manner applicable in the absence of the adoption of tax increment financing.

Section 3. The City Council hereby terminates tax increment financing within the Redevelopment Area. The City Clerk is directed to send a copy of this ordinance to the St. Louis County Collector and the St. Louis County Assessor.

Section 4. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such necessary steps as they deem necessary and advisable to carry out and perform the purpose of this Ordinance.

Section 5. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones, unless the court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. This Ordinance shall become effective immediately from and after its passage and approval.

PASSED AND APPROVED by the City Council of the City of Florissant, Missouri, this ____ day of _____, 2021.

Adopted this ____ day of _____, 2021.

President of the Council
City of Florissant

Adopted this ____ day of _____, 2021.

Mayor, City of Florissant

(SEAL)

ATTEST:

City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 APRIL 12, 2021

3
4 BILL NO. 9670

ORDINANCE NO.

5
6
7 **ORDINANCE AMENDING TABLE XIII-B “PARKING**
8 **PROHIBITED AT CERTAIN LOCATIONS AT ALL TIMES” BY**
9 **ADDING SECTIONS OF YEARLING AND ASCOT TERRACE.**

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

13
14 Section 1: Table XIII-B “Parking Prohibited at Certain Locations at all
15 times” is hereby amended by adding the following:

16
17 No parking West side of Ascot Terrace 50’ from intersection with Yearling.

18
19 No parking South side of Yearling 50’ from intersection with Ascot Terrace.

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

23
24 Adopted this _____ day of _____, 2021.

25
26
27
28 _____
29 Keith Schildroth
30 President of the Council
31 City of Florissant

32
33 Approved this _____ day of _____, 2021.

34
35
36
37 _____
38 Timothy J. Lowery
39 Mayor, City of Florissant

40 ATTEST:

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

INTRODUCED BY COUNCILMAN SCHILDROTH
APRIL 12, 2021

BILL NO. 9671

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING SUPPLEMENTAL BUDGET
ADJUSTMENTS TO ROLL OVER FISCAL YEAR 2020 OUTSTANDING
APPROPRIATIONS IN VARIOUS FUNDS.**

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

Section 1: There is hereby authorized an appropriation of **\$12,050** from the General Revenue
Fund to various accounts listed as follows:

General Fund Total \$ 12,050

| | | |
|---------------|---------------------------|-----------|
| 01-5-40-24073 | Software Purch/City Clerk | \$ 10,000 |
| 01-5-40-52140 | Service Awards | \$ 2,050 |

Section 2: There is hereby authorized an appropriation of **\$313,064** from the Capital
Improvement Fund to various accounts listed as follows:

Capital Improvement Fund Total \$313,064

| | | |
|---------------|---|------------|
| 03-5-03-29010 | Building Maint-Access Control Doors | \$ 4,338 |
| 03-5-03-29070 | Security Maint & Equip-Card Access | \$ 30,000 |
| 03-5-03-50045 | Prof Serv – Computer Services | \$ 24,335 |
| 03-5-03-52000 | Street Contracts | \$ 196,271 |
| 03-5-03-52100 | Contracts – N Lafayette Engineering | \$ 11,778 |
| 03-5-03-52200 | Contracts – St. Ferd/Hwy 67 Engineering | \$ 6,430 |
| 03-5-03-54020 | Sidewalk Repairs | \$ 39,912 |

Section 3: There is hereby authorized an appropriation of **\$17,468** from the Street Improvement
Fund to various accounts listed as follows:

Street Improvement Fund Total \$ 17,468

| | | |
|---------------|--------------------------------------|-----------|
| 08-5-08-52100 | Contracts – N Lafayette Construction | \$ 17,468 |
|---------------|--------------------------------------|-----------|

Section 4: There is hereby authorized an appropriation of **\$409,521** the Park Improvement
Fund to various accounts listed as follows:

Park Improvement Fund Total \$ 409,521

| | | |
|---------------|---|------------|
| 09-5-09-61470 | Capital Add's – Koch Pk Plygrd&Restroom | \$ 409,521 |
|---------------|---|------------|

Section 5: There is hereby authorized an appropriation of **\$525,000** from the Grant Revenue
Street Improvement Fund to various accounts listed as follows:

Grant Revenue Park Improvement Fund Total \$ 525,000

| | | |
|------------|---|------------|
| 09-4-09450 | Grant Revenue – Koch Park Playground & Restroom | \$ 525,000 |
|------------|---|------------|

Section 6: There is hereby authorized an appropriation of \$ 39,475 from the Public Safety Fund to various accounts listed as follows:

Public Safety Fund Total \$ 39,475

| | | |
|---------------|-------------------------------------|-----------|
| 17-5-17-61000 | Cap Add's-Mobile Video Surveillance | \$ 12,975 |
| 17-5-17-61000 | Cap Add's-Police Dept Fencing | \$ 26,500 |

Section 7: There is hereby authorized an appropriation of \$20,054 from the SOB (Special Obligation Bond) Project Fund to various accounts listed as follows:

2016 SOB (Special Obligation Bond) Project Fund Total \$ 20,054

| | | |
|---------------|------------------------|-----------|
| 31-5-31-02000 | Court Bldg Renovations | \$ 20,054 |
|---------------|------------------------|-----------|

Section 8: There is hereby authorized an appropriation of \$14,567 from the Grant Revenue Capital Improvement Fund to various accounts listed as follows:

Grant Revenue Capital Improvement Fund Total \$ 14,567

| | | |
|------------|---|----------|
| 03-4-03510 | Grant Revenue – St. Ferd/67 Engineering | \$ 5,144 |
| 03-4-03513 | Grant Revenue – N Lafayette Engineering | \$ 9,423 |

Section 9: There is hereby authorized an appropriation of \$13,975 from the Grant Revenue Street Improvement Fund Total to various accounts listed as follows:

Grant Revenue Street Improvement Fund Total \$ 13,975

| | | |
|------------|-----------------------------|-----------|
| 08-4-08511 | Grant Revenue – N Lafayette | \$ 13,975 |
|------------|-----------------------------|-----------|

Section 10: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2021.

Keith Schildroth
President of the Council
City of Florissant

Approved this _____ day of _____, 2021.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC,
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 4/8/21

Mayor's Approval:

Agenda Date Requested: 4/12/2020

Description of request:

FY20 Supplemental Budget to roll over FY20 outstanding appropriations and associated revenue at 11/30/20.

Department: City Clerk

Recommending Board or Commission:

Type of request:

| Ordinances | X | Other | X |
|---------------------------------|-----|------------------------|-----|
| Appropriation | x | 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 | | 3 readings? : Yes / No | N |

| Back up materials attached: | Back up materials needed: |
|-----------------------------|---------------------------|
| Minutes | 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, Missouri
Memorandum

To: City Council Date: April 8, 2021

Thru: Mayor Timothy Lowery

From: Kimberlee Johnson
Director of Finance

Subject: FY21 re-appropriation of FY20 encumbrance rollover

Prior accounting processes allowed encumbrances to be spent any time after the fiscal year and did not allow for proper representation of goods/services expensed in current year compared to the current budget.

To alleviate this issue and adhere to best practices, upon closing of the FY18 fiscal year the City adopted the accounting process change to roll and re-encumber, budgeting expenses in the year they will be spent. Additionally, the audit no longer requires a second financial statement in addition to the GAAP required financial statements.

Per this new process, FY20 appropriations not completed by November 30th 2020 rolled over into FY21 and require re-appropriation for FY21. These are not new appropriations, they merely move out of FY20 and into FY21 and have no effect on the fund balance.

This memorandum is to request the council to approve the appropriation of the following FY20 outstanding encumbrances and associated revenue:

General Fund Total \$ 12,050

| | | |
|---------------|---------------------------|-----------|
| 01-5-40-24073 | Software Purch/City Clerk | \$ 10,000 |
| 01-5-40-52140 | Service Awards | \$ 2,050 |

Public Safety Fund Total \$ 39,475

| | | |
|---------------|-------------------------------------|-----------|
| 17-5-17-61000 | Cap Add's-Mobile Video Surveillance | \$ 12,975 |
| 17-5-17-61000 | Cap Add's-Police Dept Fencing | \$ 26,500 |

2016 SOB (Special Obligation Bond) Project Fund Total \$ 20,054

| | | |
|---------------|------------------------|-------------|
| 31-5-31-02000 | Court Bldg Renovations | \$ _ 20,054 |
|---------------|------------------------|-------------|

Park Improvement Fund Total \$ 409,521

| | | |
|---------------|---|----|
| 09-5-09-61470 | Capital Add's – Koch Park- Plygrd&Restroom | \$ |
| 409,521 | | |

Grant Revenue Park Improvement Fund Total \$ 525,000

| | | |
|------------|---|------------|
| 09-4-09450 | Grant Revenue – Koch Pk Plygrd&Restroom | \$ 525,000 |
|------------|---|------------|

Capital Improvement Fund Total \$313,064

| | | |
|---------------|---|------------|
| 03-5-03-29010 | Building Maint-Access Control Doors | \$ 4,338 |
| 03-5-03-29070 | Security Maint & Equip-Card Access | \$ 30,000 |
| 03-5-03-50045 | Prof Serv – Computer Services | \$ 24,335 |
| 03-5-03-52000 | Street Contracts | \$ 196,271 |
| 03-5-03-52100 | Contracts – N Lafayette Engineering | \$ 11,778 |
| 03-5-03-52200 | Contracts – St. Ferd/Hwy 67 Engineering | \$ 6,430 |
| 03-5-03-54020 | Sidewalk Repairs | \$ 39,912 |

Grant Revenue Capital Improvement Fund Total \$ ~~9,423~~14,567

| | | |
|------------|--|----------|
| 03-4-03510 | Grant Revenue – St. Ferd/67 Engineering | \$ 5,144 |
| 03-4-03513 | Grant Revenue – N Lafayette <u>Engineering</u> | \$ |
| 9,423 | | |

Public Safety Fund Total \$ 39,475

| | | |
|--------------------------|--|----------------------|
| 17-5-17-61000 | Cap Add's Mobile Video Surveillance | \$ 12,975 |
| 17-5-17-61000 | Cap Add's Police Dept Fencing | \$ 26,500 |

Street Improvement Fund Total \$ 17,468

| | | |
|---------------|--------------------------------------|-----------|
| 08-5-08-52100 | Contracts – N Lafayette Construction | \$ 17,468 |
|---------------|--------------------------------------|-----------|

Grant Revenue Street Improvement Fund Total \$ ~~1,395,441~~13,975

| | | |
|------------|-----------------------------|-----------|
| 08-4-08511 | Grant Revenue – N Lafayette | \$ 13,975 |
|------------|-----------------------------|-----------|

1 INTRODUCED BY COUNCILMAN MULCAHY
2 APRIL 12, 2021

3
4 BILL NO. 9672

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN APPROPRIATION OF \$40,000 FROM**
7 **THE CAPITAL IMPROVEMENT FUND TO BUDGET ACCOUNT NO. 03-5-06-**
8 **61470 CAPITAL ADDITIONS-PARKS FOR REPAIRS ON THE WIESE HOUSE.**
9

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

13 Section 1: There is hereby authorized an appropriation of \$40,000 from the Capital Improvement
14 Fund to budget account no. 03-5-06-61470 Capital Additions-Parks for repairs on the Wiese House.
15

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

18 Adopted this ____ day of ____, 2021.
19

20 _____
21 Keith Schildroth
22 President of the Council
23 City of Florissant

24 Approved this ____ day of ____, 2021.
25

26 _____
27 Timothy J. Lowery
28 Mayor, City of Florissant

29 ATTEST:
30

31 _____
32 Karen Goodwin, MPPA/MMC/MRCC,
City Clerk