



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, DECEMBER 12, 2022
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Minutes of November 28th, 2022

IV. SPECIAL PRESENTATIONS

- * Moment of Silence for the Passing of Former Councilman Tim Lee

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

22-12-026 Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)

22-12-027 Request to rezone the property located at 3200 N Hwy 67 from B-3 "Extensive Business District" to B-5 "Planned Commercial District to allow for a credit union with attached drive-thru. (Planning and Zoning Recommended approval on December 5, 2022, this item is requested to be postponed to the next meeting pending subdivision approval)

VII. OLD BUSINESS

BILLS FOR SECOND READING

VIII. NEW BUSINESS

BOARD APPOINTMENTS

REQUESTS

Liquor Request for a Beer and Wine Package Liquor licence with tasting for *Heather Hardesty*
Narrow Gauge Brewery located at 1545 N. Hwy 67.

Liquor Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road. *Prince Koroma*

BILLS FOR FIRST READING

9840 Ordinance authorizing a Special Use Permit to Behind the 8 Ball, LLC for the operation of a billiard parlor located at 1165 N. Highway 67. *O'Donnell*

9841 Ordinance imposing a sales tax at a rate of three percent (3%) on all tangible personal property retail sales of adult use marijuana sold within the City of Florissant, Missouri, pursuant to article xiv, section 2.6(5) of the Missouri constitution subject to the approval by the voters of the city at the general municipal election to be held on April 4th, 2023; designating the form of ballot; and directing the city clerk to provide notice of said election. *Eagan*

9842 Ordinance to amend Title III "Traffic Code" Schedule XIV "Parking Prohibited at Certain Times" by removing Table XIV-D in its entirety. *O'Donnell*

9843 Ordinance authorizing an amendment to Title III "Traffic Code" Schedule V "Pedestrian Crosswalks", Table V-A "Pedestrian Crosswalks by adding St. Francois at Boone and St. Francois at St. Pierre. *O'Donnell*

9844 Ordinance amending Title III "Traffic Code" Chapter 380 "Vehicle Equipment", Article II "other Vehicle Equipment", Section 380.160 "Seat Belts", by deleting subsection C in its entirety and replacing it. *Eagan*

9845 Ordinance authorizing an appropriation of \$50,000 from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development. *Pagano*

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

HAPPY HOLIDAYS FROM THE CITY OF FLORISSANT!

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON DECEMBER 9, 2022 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, DECEMBER 12, 2022

CITY OF FLORISSANT



COUNCIL MINUTES

November 28, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, November 28, 2022 at 7:00 p.m. with Council President Eagan 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: Schildroth, O'Donnell, Pagano, Parson, Harris, Manganelli, Eagan, and Caputa. Councilman Siam was excused. 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.

Councilman Siam moved to approve City Council Meeting Minutes November 14, 2022, seconded by Harris. Motion carried.

The Chair stated the next item on the agenda was *Hearing from Citizens*.

Julius Gleghorn, 785 Bellarmine Ln, noted he bought a house about 19 months ago and has continued to have various issues with his neighbors even after making complaints and is concerned about damage to his property and the safety of his family. Councilman Eagan noted two officers have been assigned to resolve the issue and noted he would reach out to Mr. Gleghorn to discuss more options.

The Chair stated that the next item on the agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 22-11-025 for the Request to approve Special Use Permit to Behind the 8 Ball, LLC for the operation of a billiard parlor located at 1165 N. Highway 67. The Chair declared the Public Hearing open.

Darryl Wallace, owner, stated he would like to open a billiard parlor in Florissant and would like to have a place where people can come play pool with about 12 tables and 6 dart boards. He noted he would like to have a few vending machines and eventually sell beer and wine inside the business. Mr. Wallace noted this is a social business and would like to open it up to couples rather than groups of people as well as holding tournaments. He stated he would not allow smoking inside the building and wants to gear the business towards residents and invest in the community. Mr. Wallace hoped to be open from 11am to 11pm and would not like to have restrictions on age to allow families to bring their kids to come in and play. He noted he did not want to turn anyone away but wanted to keep the business operating appropriately. Mr. Wallace stated he would eventually like to add pizza and nachos to a menu to allow

32 for patrons to have something to eat and would like to charge \$10 per table per hour, not a per person
33 charge. Councilman Eagan requested all the back doors to the business remain closed to keep the noise
34 down for the residents. Mr. Wallace clarified the food area would not be a full restaurant area, but
35 prepackaged food like TJ's pizza and a pizza oven as well as nachos in packaging and a cheese machine.
36 Councilman Manganelli asked Mr. Wallace to keep trash off the lot. Mr. Wallace stated he will police
37 his own lot and clean up the area to make sure his lot and business are continually clean. He noted a wall-
38 style jukebox would be there for the ambiance rather than noise and the televisions would be used for the
39 same purposes. Mr. Wallace noted no intention for dancing events, parties, or rentals because the only
40 purpose is for a billiard parlor.

41 Being no further comments, Councilman O'Donnell moved to close the Public Hearing, seconded
42 by Parson. Motion carried.

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

44 Councilman Caputa moved that Bill No. 9826 an Ordinance amending Chapter 115 of Title I of
45 the City of Florissant, Missouri, Municipal Code, by the adoption of a new Article II, entitled
46 "Department of Prosecuting Attorney" be read for the second time, seconded by Pagano. Motion carried
47 and Bill No. 9826 was read for a second time.

48 Councilman Caputa moved that Bill No. 9826 be read for a third time, seconded by Schildroth.
49 Motion carried and Bill No. 9826 was ready for a third time and placed upon its passage. Before the final
50 vote, all interested persons were given an opportunity to be heard.

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

53 Whereupon the Chair declared Bill No. 9826 to have been passed and become Ordinance No.
54 8837.

55 Councilman Manganelli moved that Bill No. 9827 an Ordinance repealing ordinance no. 7856
56 and setting the rates for professional services for the Provisional Judge and Public Defender for the City
57 of Florissant be read for the second time, seconded by Parson. Motion carried and Bill No. 9827 was read
58 for a second time.

59 Councilman Schildroth moved that Bill No. 9827 be read for a third time, seconded by Pagano.
60 Motion carried and Bill No. 9827 was ready for a third time and placed upon its passage. Before the final
61 vote, all interested persons were given an opportunity to be heard.

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

64 Whereupon the Chair declared Bill No. 9827 to have been passed and become Ordinance No.
65 8838.

66 Councilman O'Donnell moved that Bill No. 9828 an Ordinance setting the rates for professional
67 services for the Prosecuting Attorney for the City of Florissant be read for the second time, seconded by
68 Harris. Motion carried and Bill No. 9828 was read for a second time.

69 Councilman Schildroth moved that Bill No. 9828 be read for a third time, seconded by Caputa.
70 Motion carried and Bill No. 9828 was ready for a third time and placed upon its passage. Before the final
71 vote, all interested persons were given an opportunity to be heard.

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

74 Whereupon the Chair declared Bill No. 9828 to have been passed and become Ordinance No.
75 8839.

76 Councilman Eagan moved that Bill No. 9829 an Ordinance repealing ordinance no. 8740 and
77 authorizing the Mayor of the Florissant to enter into a contract with the law firm of Lewis Rice, LLC,
78 represented by John M. Hessel and Jacqueline K. Graves for legal services for the City of Florissant
79 commencing on December 1, 2022 and ending on November 30, 2024 be read for the second time,
80 seconded by Pagano. Motion carried and Bill No. 9829 was read for a second time.

81 Councilwoman Pagano moved that Bill No. 9829 be read for a third time, seconded by Caputa.
82 Motion carried and Bill No. 9829 was ready for a third time and placed upon its passage. Before the final
83 vote, all interested persons were given an opportunity to be heard.

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

86 Whereupon the Chair declared Bill No. 9829 to have been passed and become Ordinance No.
87 8840.

88 Councilman Parson moved that Bill No. 9830 an Ordinance to amend Chapter 245 "Parks and
89 Recreation" Article XI "Old Fleurissant Golf Club" of the Florissant City Code, subsection 245.610 "Fees
90 and Charges" to adjust fees for the golf course facility be read for the second time, seconded by Harris.
91 Motion carried and Bill No. 9830 was read for a second time.

92 Councilman Harris moved that Bill No. 9830 be read for a third time, seconded by O'Donnell.
93 Motion carried and Bill No. 9830 was ready for a third time and placed upon its passage. Before the final
94 vote, all interested persons were given an opportunity to be heard.

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

97 Whereupon the Chair declared Bill No. 9830 to have been passed and become Ordinance No.
98 8841.

99 Councilman Eagan moved that Bill No. 9831 an Ordinance repealing ordinance no. 8779
100 establishing a new compensation plan for part-time employees of the City of Florissant and containing
101 and effective date clause be read for the second time, seconded by Schildroth. Motion carried and Bill
102 No. 9831 was read for a second time.

103 Councilwoman Pagano moved that Bill No. 9831 be read for a third time, seconded by Parson.
104 Motion carried and Bill No. 9831 was ready for a third time and placed upon its passage. Before the final
105 vote, all interested persons were given an opportunity to be heard.

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

108 Whereupon the Chair declared Bill No. 9831 to have been passed and become Ordinance No.
109 8842.

110 Councilman Harris moved that Bill No. 9832 an Ordinance repealing ordinance no. 8743
111 establishing a new compensation plan for seasonal employees of the City of Florissant and containing an
112 effective date clause be read for the second time, seconded by Manganelli. Motion carried and Bill No.
113 9832 was read for a second time.

114 Councilman O'Donnell moved that Bill No. 9832 be read for a third time, seconded by Schildroth.
115 Motion carried and Bill No. 9832 was ready for a third time and placed upon its passage. Before the final
116 vote, all interested persons were given an opportunity to be heard.

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

119 Whereupon the Chair declared Bill No. 9832 to have been passed and become Ordinance No.
120 8843.

121 Councilman Schildroth moved to accept Substitute Bill No. 9833, seconded by Caputa. Motion
122 carried. Councilman Schildroth moved that Substitute Bill No. 9833 an Ordinance amending ordinance
123 no. 8406 as amended which established the wage range and pay plan for unclassified employees and
124 effective date clause be read for the second time, seconded by Eagan. Motion carried and Bill No. 9833
125 was read for a second time.

126 Councilman Parson moved that Bill No. 9833 be read for a third time, seconded by Caputa.
127 Motion carried and Bill No. 9833 was ready for a third time and placed upon its passage. Before the final
128 vote, all interested persons were given an opportunity to be heard.

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

131 Whereupon the Chair declared Bill No. 9833 to have been passed and become Ordinance No.
132 8844.

133 Councilman Schildroth moved that Bill No. 9834 an Ordinance amending section 125.065.A "Job
134 Classification and Grade Level" by adding certain job classifications be read for the second time,
135 seconded by Pagano. Motion carried and Bill No. 9834 was read for a second time.

136 Councilman Parson moved that Bill No. 9834 be read for a third time, seconded by Harris. Motion
137 carried and Bill No. 9834 was ready for a third time and placed upon its passage. Before the final vote,
138 all interested persons were given an opportunity to be heard.

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

141 Whereupon the Chair declared Bill No. 9834 to have been passed and become Ordinance No.
142 8845.

143 Councilman Parson moved that Bill No. 9838 an Ordinance appropriating the Community
144 Development Block Grant (CDBG) funds for the 2022 fiscal year for the City of Florissant be read for
145 the second time, seconded by Caputa. Motion carried and Bill No. 9838 was read for a second time.

146 Councilman Manganelli moved that Bill No. 9838 be read for a third time, seconded by Harris.
147 Motion carried and Bill No. 9838 was ready for a third time and placed upon its passage. Before the final
148 vote, all interested persons were given an opportunity to be heard.

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

151 Whereupon the Chair declared Bill No. 9838 to have been passed and become Ordinance No.
152 8846.

153 The Chair stated the next item on the agenda was *Cancel December 26th Council Meeting.*

154 Councilman Eagan made a motion to cancel the December 26th, 2022 Council Meeting. Seconded
155 by Schildroth, motion carried.

156 The Chair stated that the next item on the agenda was *Bills for First Reading* of which there were
157 none.

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

159 Councilman Schildroth congratulated St. Louis County Police Officer Mike Pedroli at the Guns
160 n Hoses event and Dustin Chandler for taking part in the event. He thanked Old Town Partners and City
161 of Florissant for the terrific Miracle on St. Francois.

162 Councilman Caputa reminded residents to not leave their vehicles running unattended, lock up
163 their firearms inside their homes, and keep porch lights on to deter theft.

164 Councilman Eagan stated he enjoyed the golf cart parade at the Miracle on St. Francois. He sent
165 a special shout-out to Petty Officer Third Class Hannah Houston who is a resident of Ward 3 who returned
166 home on Wednesday to surprise her parents.

167 The next item on the agenda was *Message from the Mayor*.

168 Mayor Lowery noted the great Miracle on St. Francois and thanked the Valley of Flowers
169 Committee, Old Town Partners, and Old St. Ferdinand Shrine. He stated the Florissant Business
170 Decorating Contest is still taking place and would like businesses to be decorated by December 9th for a
171 chance at the trophy and submittal of photos to be sent to Old Town Partners. This will give residents a
172 chance to vote online with the winner being announced at the December 12, 2022 City Council Meeting.
173 Mayor Lowery stated the Old St. Ferdinand Shrine has their tablescape event continuing from 11am to
174 5pm Friday and Saturday and 11am to 3pm on Sunday with 10 decorated tables and raffles with all
175 proceeds going to help the Shrine with flooding damage. The event is taking place at 627 St. Francois
176 next to the Jess & Co. Realty Company.

177 The Council President stated the next regular City Council Meeting will be Monday, December
178 12, 2022 at 7:00 pm.

179 Councilman Parson moved to adjourn the meeting, seconded by Schildroth. Motion carried. The
180 meeting was adjourned at 7:46 p.m.

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185 The following Bills were signed by the Mayor:

186	Bill No. 9826	Ord. No. 8837
187	Bill No. 9827	Ord. No. 8838
188	Bill No. 9828	Ord. No. 8839
189	Bill No. 9829	Ord. No. 8840
190	Bill No. 9830	Ord. No. 8841
191	Bill No. 9831	Ord. No. 8842
192	Bill No. 9832	Ord. No. 8843
193	Bill No. 9833	Ord. No. 8844
194	Bill No. 9834	Ord. No. 8845
195	Bill No. 9838	Ord. No. 8846



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. in the Council Chambers, 955 rue St. Francois, on Monday, December 12, 2022 at 7:00 p.m. on the following proposition:

To rezone the property located at 3200 N Hwy 67 from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a credit union with attached drive-thru. 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

CITY OF FLORISSANT

Public Hearing



In accordance with 410.020 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, December 12, 2022 at 7:00 p.m. on the following proposition:

To approve a final subdivision plat of “Lot 12 of St. Ferdinand Commons” for the property located at 3200 N. Hwy 67. 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

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

"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."

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

Please Print neatly or Type the Following Information:

Property Address: 3200 N. Hwy 67, Florissant, MO

Property Owners Name: alltru Credit Union Phone/email: 636-916-8300

Property Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

Business Owners Name: alltru Credit Union Phone/email: 636-916-8300

Business Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

DBA (Doing Business As) alltru Credit Union

Authorized Agents Name: M. Clay Vance Co. Name: Vance Engineering
(Authorized Agent to Appear Before The Commission)

Agents Address: 10537 Lackland Rd., St. Louis, MO Phone/email: 314-427-1800

Request Subdivide a parcel from a larger plat, rezone from B3 to B5, approval of design for proposed credit union w/ attached drive-thru.

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 _____ Date _____

Received by: [Signature] Receipt # 235109 Amount Paid: 300 ⁰⁰ Date: 11-18-22

OFFICE USE ONLY

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 11/29/22

[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 12-05-2022

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



PLANNING & ZONING ACTION:

Address of Property:

3200 W. Hwy 101 Florissant, MO

Council Ward 9 Zoning 'B-3'

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

PETITION FOR A B-5 RE-ZONING:

1) Comes Now alltru Credit Union non-profit federally chartered credit union
(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 alltru Credit Union, Purchaser pursuant to purchase agreement dated 8/24/2022
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 0.76
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 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:
All neighboring properties to this parcel we are subdividing from, along

with the majority of surrounding properties on the south side of Hwy 67, are currently zoned B5.

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 Michelle Rosner

PETITIONER(S) SIGNATURE (S) Michelle Rosner

Digitally signed by Michelle Rosner
DN: cn=Michelle Rosner, o=Credit Union, ou=alltru, email=Mrosner@alltrucu.org, c=US
Date: 2022.10.26 15:28:47 -05'00'

FOR alltru Credit Union

(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.
() 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 Michelle Rosner

Digitally signed by Michelle Rosner
DN: cn=Michelle Rosner, o=Credit Union, ou=alltru, email=Mrosner@alltrucu.org, c=US
Date: 2022.10.26 15:28:07 -05'00'

ADDRESS 1232 Wentzville Pkwy Wentzville MO 63385
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636 916 8300

I (we) the petitioner (s) do hereby appoint M. Clay Vance as

BUSINESS
Print name of agent.

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

Michelle Rosner
Signature of Petitioner(s) or Authorized Agent

Digitally signed by Michelle Rosner
DN: cn=Michelle Rosner, o=Credit Union, ou=alltru, email=Mrosner@alltrucu.org, c=US
Date: 2022.10.26 15:33:04 -05'00'

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 fill in applicable information requested.

Name alltru Credit Union

Address 1232 Wentzville Pkwy, Wentzville, MO 63385

Property Owner alltru Credit Union, Purchaser pursuant to purchase agreement dated 8/24/2022

Location of property 3200 Lindbergh Blvd, Florissant, MO

Dimensions of property 170' x 197'

Current Use of Property Vacant

Proposed Use of Property Financial Branch w/ Drive-thru

Type of Sign Monument Height 6'-0"

Type of Construction 5B Number Of Stories 1

Square Footage of Building 2,400 Number of Curb Cuts 2

Number of Parking Spaces 15 Sidewalk Length none

Landscaping: No. of Trees 7 Diameter 2.5"

No. of Shrubs 9, 12, 11 Size 5 Gal, 5 Gal, 3 Gal

Fence: Type NA 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.

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: yes

c. Proposed uses for out lots: n/a

2) Performance Standards:

a) Vibration: Is 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) Odor 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 emission 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 buildings screened from adjoining residential? no Yes / No

3) Are height of structures shown? ✓ Yes / No 29' max

4) Are all setbacks shown? ✓ Yes / No

5) Are building square footages shown? ✓ Yes / No 2400

6) What is the exterior construction of the buildings? shown no mas.

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 4/1000 to _____

d) Total Number 12 req'd 15 proposed

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? na Yes / No

NATIONAL CREDIT UNION ADMINISTRATION

**AEROSPACE COMMUNITY
FEDERAL CREDIT UNION**

**(A corporation chartered under
the laws of the United States)**

CHARTER NO. 24774

**NCUA 4008
PAGE 1**

ORGANIZATION CERTIFICATE

AEROSPACE COMMUNITY FEDERAL CREDIT UNION

Charter No. 24774

TO NATIONAL CREDIT UNION ADMINISTRATION:

We, the undersigned, do hereby associate ourselves as a Federal Credit Union for the purposes indicated in and in accordance with the provisions of the Federal Credit Union Act, (12 U.S.C. 1751 et seq.). We hereby request approval of this organization certificate; we hereby apply for insurance of member accounts; we agree to comply with the requirements of said Act, with the terms of this organization certificate and with all laws, rules, and regulations now or hereafter applicable to Federal Credit Unions.

- (1) The name of this credit union shall be Aerospace Community Federal Credit Union.**
- (2) This credit union will maintain its office and will operate in the territory described in the field of membership.**

- (3) The names and addresses of the subscribers to this certificate and the number of shares subscribed by each are as follows:

NAME	ADDRESS	SHARES
Robert B Ochterbeck	331 Swan Lake Drive O'Fallon, MO 63366	113.20
Thomas M McGuff	25 Mountain Laurel Drive St. Peters, MO 63376	11,844.61
George Winka	12090 Madrid Avenue St. Louis, MO 63138	82,243.17
Robert A Riccardi	1800 St. Francois Florissant, MO 63033	6,080.41
Thomas H McDuffey	507 Kimberly Lane St. Peters, MO 63376	2,468.05
Luther W Lovelace	PO Box 256 Pawnee, IL 62558	53,514.13
Paul M Sikorski	2116 Seven Oaks Drive St. Charles, MO 63303	23,541.16
Chaitanya V Doshi	3939 Oleatha Avenue St. Louis, MO 63116	8,572.53
Harold D Viemann	585 Rolling Glen Lane Ballwin, MO 63011	234.71
Nina G Pilger	30 Lakemont Drive St. Charles, MO 63304	8,645.08

- (4) The par value of the shares of this credit union will be stated in the bylaws.
- (5) The field of membership shall be limited to those having the following common bond:

Persons who live, worship, or work in and businesses and other legal entities located in the City of St. Louis and the Missouri Counties of St. Louis, St. Charles, Lincoln, and Warren.

- (6) The term of this credit union's existence shall be perpetual: Provided, however, that upon the finding that this credit union is bankrupt or insolvent or has violated any provision of this organization certificate, of the bylaws, of the Federal Credit Union Act including any amendments thereto or thereof, or of any regulations issued thereunder, this organization certificate may be suspended or revoked under the provisions of Section 120(b) of the Federal Credit Union Act.
- (7) This certificate is made to enable the undersigned to avail themselves of the advantages of said Act.
- (8) The management of this credit union, the conduct of its affairs, and the powers, duties, and privileges of its directors, officers, committees and membership shall be set forth in the approved bylaws and any approved amendments thereto or thereof.

IN WITNESS THEREOF we¹ have here unto subscribed our names this

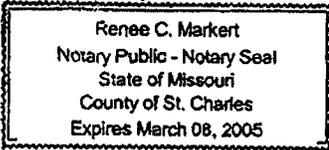
(day) 24
 (month) February
 (year) 2004

Luther W. Lovelace

Robert B. Osterbeck
Robert A. Riccardi
George Wink
Paul M. Siborchi

Thomas J. M. Duffell
Harold V. Vink
Armitage V. Dosier
Linda D. Helge

¹ At least seven signers none of whom should administer the oath.



Subscribed before me, an officer competent to

administer oaths, at

CITY *St. Charles*
STATE *Missouri*

this

(day) 24
(month) February
(year) 2004

Signed

A handwritten signature in cursive script, appearing to read "Renee C. Markert", written over a horizontal line.

Title Notary public
(Notary public or other competent officer)



National Credit Union Administration
Office of Credit Union Resources and Expansion

CHARTER NO. 24774

CERTIFICATE OF NAME CHANGE

I, the undersigned, certify that in accordance with the prescribed procedures of the National Credit Union Administration, the name of the

1st Financial Federal Credit Union

was changed to

Alltru Federal Credit Union

The amendment of the charter changing the name of the credit union was approved on September 1, 2020.

Digitally
signed by
SUSAN RYAN



Susan M. Ryan
Director, Division of Consumer Access

(NOTE: This certificate may be used to support the changing of the name of the credit union with the bank, the surety company, on investment certificates owned by the credit union, etc.)

NCUA 4106-II

RECOMMENDED APPROVAL
RECOMMENDING
PLANNING & ZONING
CHAIRMAN



SIGN.

DATE:

12-05-2022

alltru Credit Union | Planning & Zoning Comm



alltru Credit Union

— FLORISSANT, MISSOURI —

alltru Credit Union

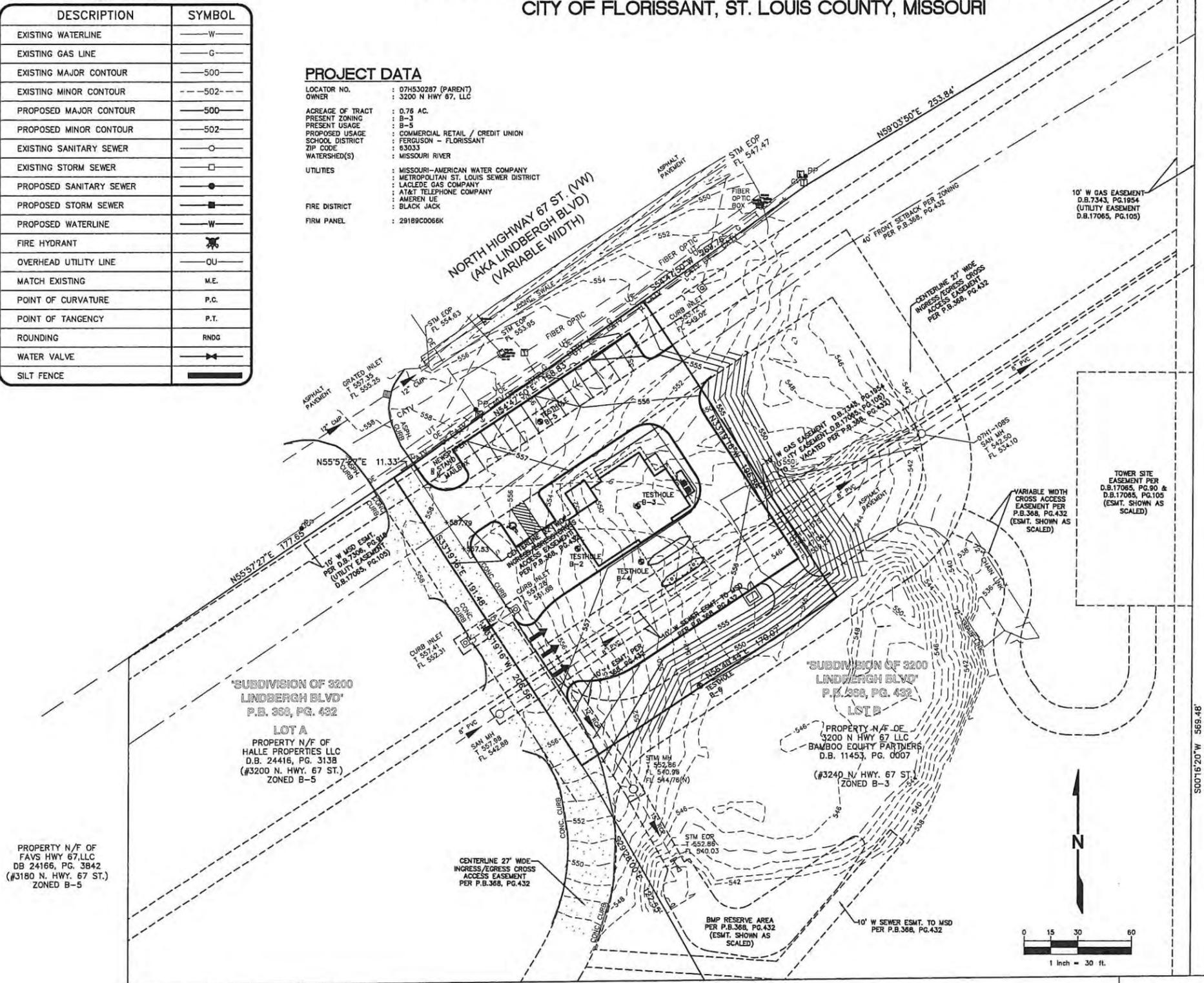
A TRACT OF LAND BEING PART OF LOT 12 OF ST. FERDINAND COMMONS,
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

LEGEND

DESCRIPTION	SYMBOL
EXISTING WATERLINE	—W—
EXISTING GAS LINE	—G—
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	—500—
PROPOSED MINOR CONTOUR	—502—
EXISTING SANITARY SEWER	—○—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
PROPOSED WATERLINE	—W—
FIRE HYDRANT	—H—
OVERHEAD UTILITY LINE	—OU—
MATCH EXISTING	M.E.
POINT OF CURVATURE	P.C.
POINT OF TANGENCY	P.T.
ROUNDING	RNDG
WATER VALVE	—V—
SILT FENCE	—S—

PROJECT DATA

LOCATOR NO. : 07H530287 (PARENT)
OWNER : 3200 N HWY 67, LLC
ACREAGE OF TRACT : 0.76 AC.
PRESENT ZONING : B-3
PRESENT USAGE : B-5
PROPOSED USAGE : COMMERCIAL RETAIL / CREDIT UNION
SCHOOL DISTRICT : FERGUSON - FLORISSANT
ZIP CODE : 63033
WATERSHED(S) : MISSOURI RIVER
UTILITIES : MISSOURI-AMERICAN WATER COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT
LACLEDE GAS COMPANY
AT&T TELEPHONE COMPANY
AMEREN UE
BLACK JACK
FIRE DISTRICT :
FIRM PANEL : 29189C0066K



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ANY PROPOSED SITE GRADING OR IMPROVEMENTS SHOWN HEREON SHALL BE DULY DESIGNED, APPROVED, AND PERMITTED BY THE APPROPRIATE ENTITIES PRIOR TO CONSTRUCTION.
2. BOUNDARY AND TOPOGRAPHIC SURVEY BY SABUR, INC. APPROVED AND PERMITTED BY THE CITY OF FLORISSANT REGULATIONS, AND SHALL BE SHIELDED AS APPROPRIATE.
3. STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MSD AND THE CITY OF FLORISSANT.
4. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND HAVE BEEN PLOTTED FROM AVAILABLE RECORDS.
5. SITE IMPROVEMENT PLANS SHALL INCLUDE DESIGN OF BEST MANAGEMENT PRACTICES FOR SILTATION/EROSION CONTROL.

PARKING CALCULATIONS

PARKING SPACES REQUIRED: 4 SPACES / 1000 SF
2,400 SF, X 4 SP / 1000 SF => 10 SPACES
PARKING SPACES PROVIDED: 15 SPACES
MAX ALLOWABLE PARKING 110% OF MIN REQUIRED => 11 SPACES

SITE COVERAGES

BUILDING: 6,888 SF = 12%
PAVED SURFACES: 21,620 SF = 39%
GREEN SPACE: 27,619 SF = 49%
TOTAL SITE: 56,127 SF = 100%
SITE COVERAGE: 28,508 SF = 51%

SETBACKS

BUILDING SETBACKS: FRONT - 40'
SIDE & REAR - 0' (NOT ADJACENT TO RES)
PARKING SETBACKS: 15' FRONT LANDSCAPE BUFFER (CAN BE VARIED IN B-5)

PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

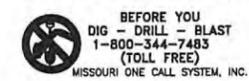
I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

M. CLAY VANCE, P.E., E-25616
VANCE ENGINEERING, INC.
10/26/22



NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



MSD P-XXXX-XX
BASEMAP XXXX
ZIP CODE: XXXXX
HT #XXXX

THIS WORK WAS PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND DATED AS SHOWN ON THIS PLAN. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. MY RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL SERVICES I HAVE PROVIDED. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. MY RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL SERVICES I HAVE PROVIDED.

Lalacchia Group
157 North Milwaukee Street
Milwaukee, WI 53202
414-223-4400

Vance Engineering, Inc.
10537 Lockland Road
St. Louis, MO 63114
P: 314.427.1800
vanceengineering.com

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 200502194

alltru Credit Union
3200 N. LINDBERGH, FLORISSANT, MO 63033
PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL CLAY VANCE, P.E.
CIVIL ENGINEER, E-25616
REVISED

22082
10/14/2022
1/1
COPYRIGHT 2022

PROPERTY N/F OF
FAVS HWY 67, LLC
DB 24166, PG. 3842
(#3180 N. HWY. 67 ST.)
ZONED B-5

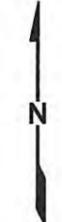
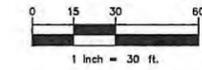
"SUBDIVISION OF 3200
LINDBERGH BLVD"
P.B. 368, PG. 432
LOT A
PROPERTY N/F OF
HALLE PROPERTIES LLC
D.B. 24416, PG. 3138
(#3200 N. HWY. 67 ST.)
ZONED B-5

"LOWES PLAT"
P.B. 368, PG. 54 & 55

PROPERTY N/F OF
FAVS HWY 67, LLC
DB 24166, PG. 3842
(#3180 N. HWY. 67 ST.)
ZONED B-5

"SUBDIVISION OF 3200
LINDBERGH BLVD"
P.B. 368, PG. 432
LOT B
PROPERTY N/F OF
3200 N HWY 67 LLC
BAMBOO EQUITY PARTNERS,
D.B. 11453, PG. 0007
(#3240 N. HWY. 67 ST.)
ZONED B-3

PROPERTY N/F OF
FAVS HWY 67, LLC
DB 24166, PG. 3842
(#3180 N. HWY. 67 ST.)
ZONED R-6





SITE

Aerial View





SITE

Lighting

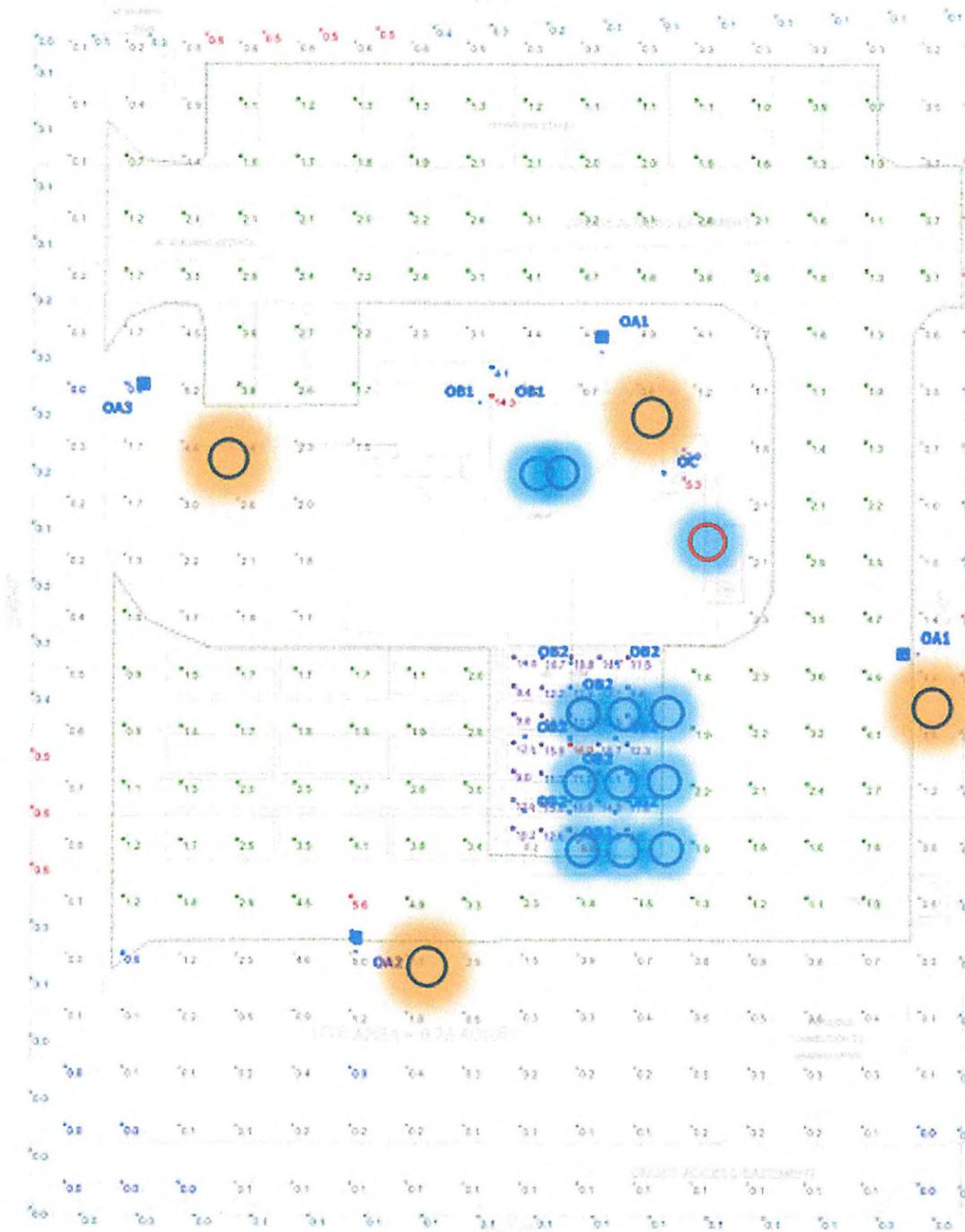
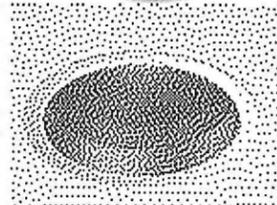
KEY

-  POLE LIGHTING
-  OC =
-  RECESSED SOFFIT LIGHTING
-  WALL MOUNTED LIGHT
-  SPOTFLIGHT FOR FLAG
-  BUILDING SIGNAGE / MONUMENT SIG

OA 1, 2, & 3 = D-Series Lithonia Exterior pole light

OC = Chloride, Emergency Exit Light

OB 1 & 2 = Leviton 6" Recessed Downlight



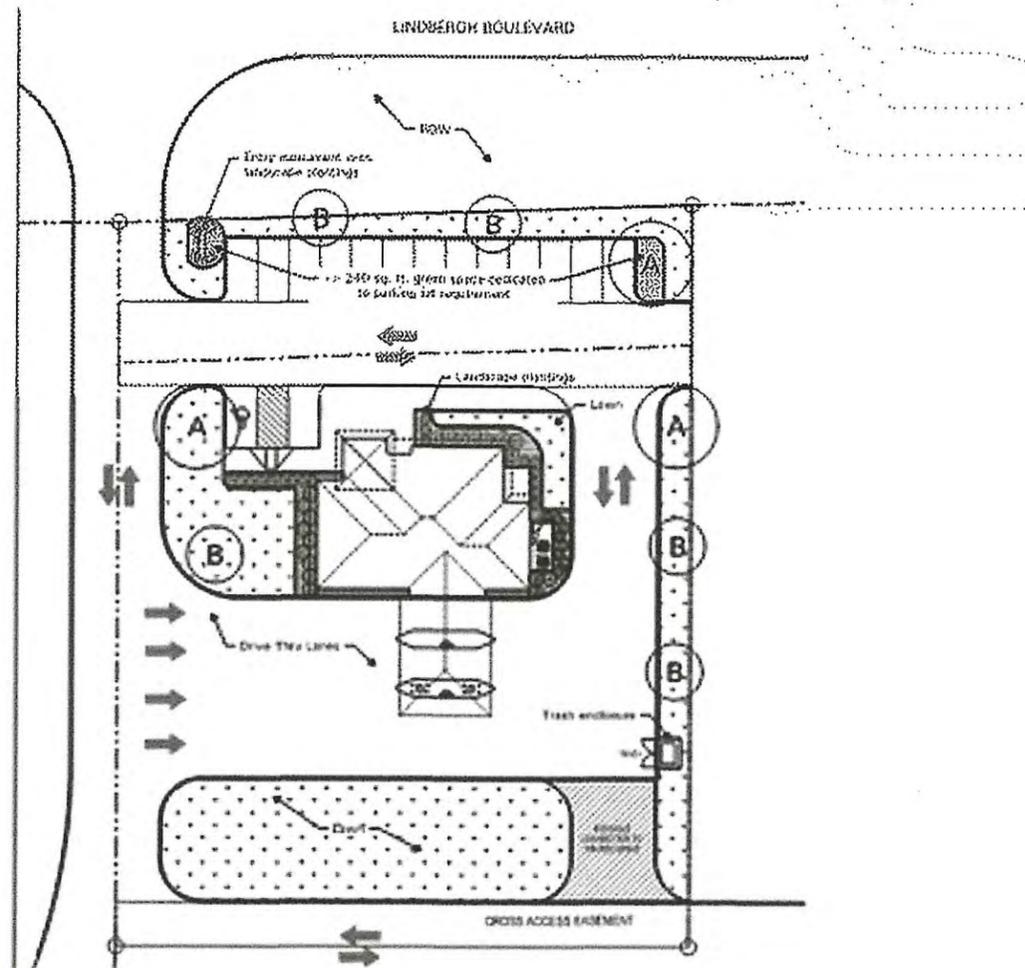
Number	Level	Qty	Description	Location	Notes	Mounting
OA1	1	3	RECESSED DOWNLIGHT	FOR ALL AREAS WITH 2' X 4' CEILING	SEE AREA LIGHT PLAN FOR 2' X 4' GRID AND SPACING	1
OA2	1	1	WALL MOUNTED LIGHT	FOR ALL AREAS WITH 2' X 4' CEILING	SEE AREA LIGHT PLAN FOR 2' X 4' GRID AND SPACING	1
OA3	1	1	WALL MOUNTED LIGHT	FOR ALL AREAS WITH 2' X 4' CEILING	SEE AREA LIGHT PLAN FOR 2' X 4' GRID AND SPACING	1
OB1	1	1	RECESSED DOWNLIGHT	FOR ALL AREAS WITH 2' X 4' CEILING	SEE AREA LIGHT PLAN FOR 2' X 4' GRID AND SPACING	1
OB2	1	1	RECESSED DOWNLIGHT	FOR ALL AREAS WITH 2' X 4' CEILING	SEE AREA LIGHT PLAN FOR 2' X 4' GRID AND SPACING	1
OC	1	1	EMERGENCY EXIT LIGHT	FOR ALL AREAS WITH 2' X 4' CEILING	SEE AREA LIGHT PLAN FOR 2' X 4' GRID AND SPACING	1

Item	Quantity	Unit	Price
RECESSED DOWNLIGHT	1	EA	14.75
WALL MOUNTED LIGHT	1	EA	4.00
EMERGENCY EXIT LIGHT	1	EA	3.25
SPOTFLIGHT FOR FLAG	1	EA	5.50
BUILDING SIGNAGE	1	EA	14.00



SITE

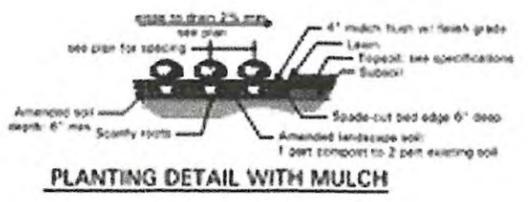
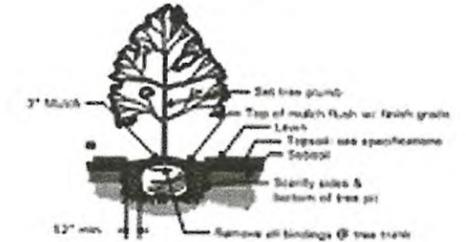
Landscaping



1 Landscape Development Plan
For City Review and Approval **NOT FOR CONSTRUCTION**

- Landscaping and Irrigation Requirements**
Chapter 400
Article VI, Section 400.245 Landscaping and Irrigation Requirements
- A. Landscaping requirements**
- A.1 1" x 1" hole spacing and 1/4" depth along parking lot
 - A.2 Proposed parking area 1" hole spacing for each 11 parking spaces
 - A.3 Planting for permeability - 1/200 sq. ft. gravel
 - A.4 From yard edge 2' flowering trees provided along road frontage
 - A.5 Existing drainage 2' x 1" in. S. - 5 in. S. - 43 S. at 40' wide spacing
 - A.6 48 pipes provided
 - A.7 Transition in buffer and not required
 - A.8 Dedicated green space
 - A.9 One acre 25,000 sq. ft. x 30% = 7,500 sq. ft. required
 - A.10 10,000 sq. ft. provided
 - A.11 10' irrigation strip is less than 1 acre no irrigation required
- B. Grading and Irrigation**
- B.1 All utility connections will be installed
 - B.2 Outdoor trash collection will be evaluated see architectural drawings
 - B.3 See architectural drawings

Plant	Quantity	Notes
A	1	Small Tree
B	1	Medium Tree
C	1	Large Tree
D	1	Shrub
E	1	Flowering Tree
F	1	Perennial Plant
G	1	Annual Plant
H	1	Grass Area



CALL OR CLICK BEFORE YOU DIG
1-800-DIG-RITE or 811
1-800-366-7423

MISSOURI DIG-IT-UP
moicall.com

alltru CU
Missouri Dig-It-Up
L1



SITE

Parking – Proposed Increase

-- We are seeking an increase to 15 parking spaces based on the employee c and similar Financial branches we have done throughout the country

Per Ordinance 405.225

PARKING CALCULATIONS

PARKING SPACES REQUIRED: 4 SPACES / 1000 SF
2,400 S.F. X 4 SP / 1000 SF => 10 SPACES

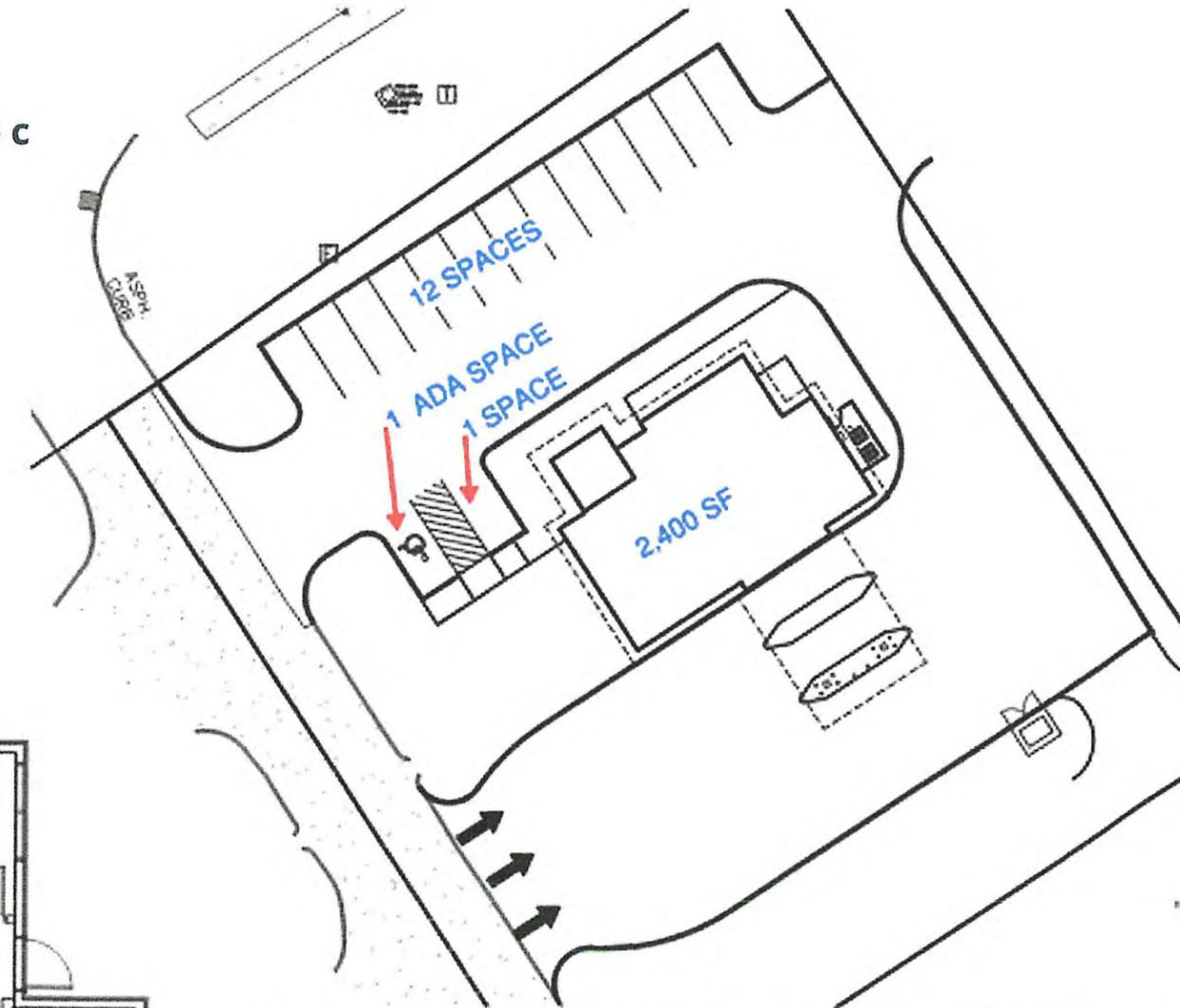
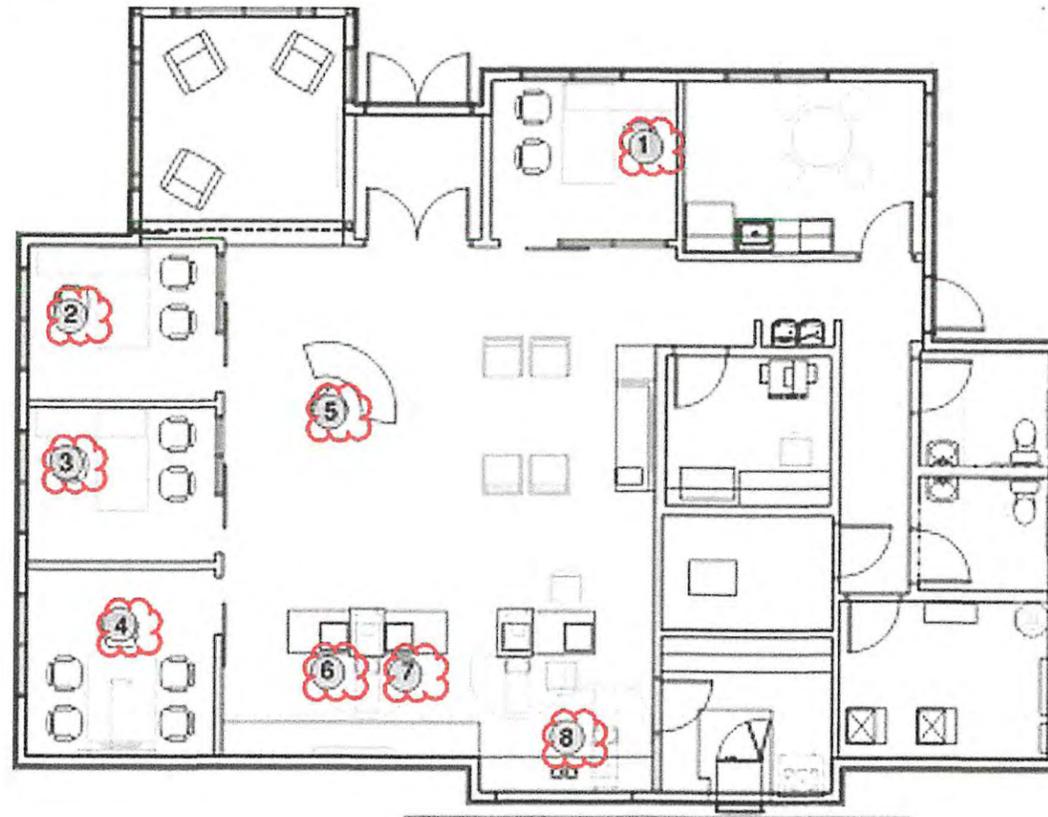
PARKING SPACES PROVIDED: 15 SPACES

MAX ALLOWABLE PARKING 110% OF MIN REQUIRED => 11 SPACES

Per Ordinance 405.135 E 2 b

- No less than 1 per 200 gross sf.
- 2400 / 200 = 12 parking spaces minimum

There will be 8 employees at this location during maximum staffing. That would leave only 3 spots for members to park.



SIMILAR PROJECTS			
Location	Square Footage of Building	# of Parking Spaces Provided	Ratio
Greenfield, WI	4,200	39	108
Brookfield, WI	4,000	29	138
Mequon, WI	3,500	29	121
Portage, WI	3,500	30	117
Freepot, FL	4,600	27	170
Westbrook, ME	2,700	16	169
Williamstown, WV	3,500	33	106
Proposed	2,400	15	160



SITE

Trash Enclosure & HVAC Screening

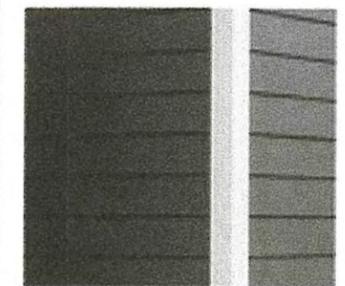
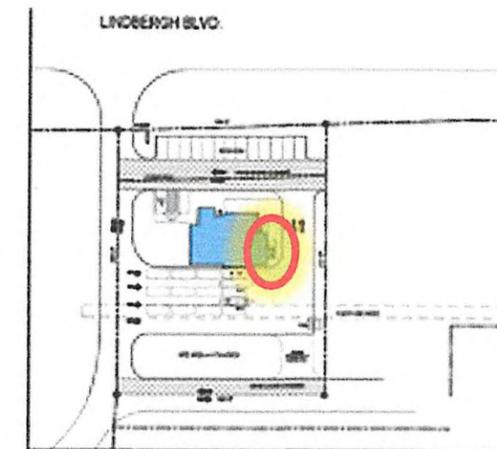
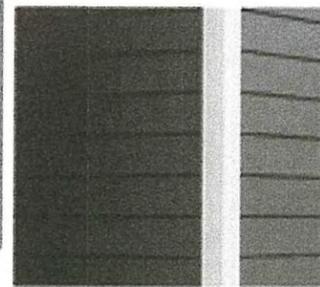


Refuse Enclosure Materials

- 12'-0" wide x 10'-0" deep x 6'-0" tall
- Siding exterior (match Main)
- Metal Coping
- Concrete Pad
- Wood Gate on Metal Frame
- Gate to be lockable

HVAC Screening Materials

- Siding exterior (match Main)
- Concrete Pad
- Wood Gate on Wood Frame
- Gate to be lockable
- 6'-0" Height



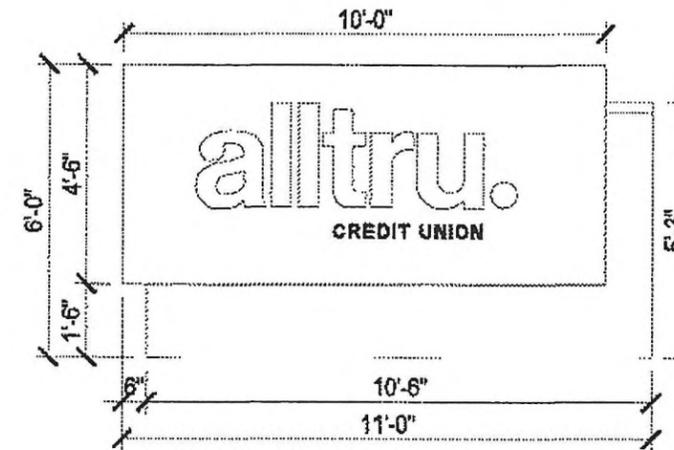
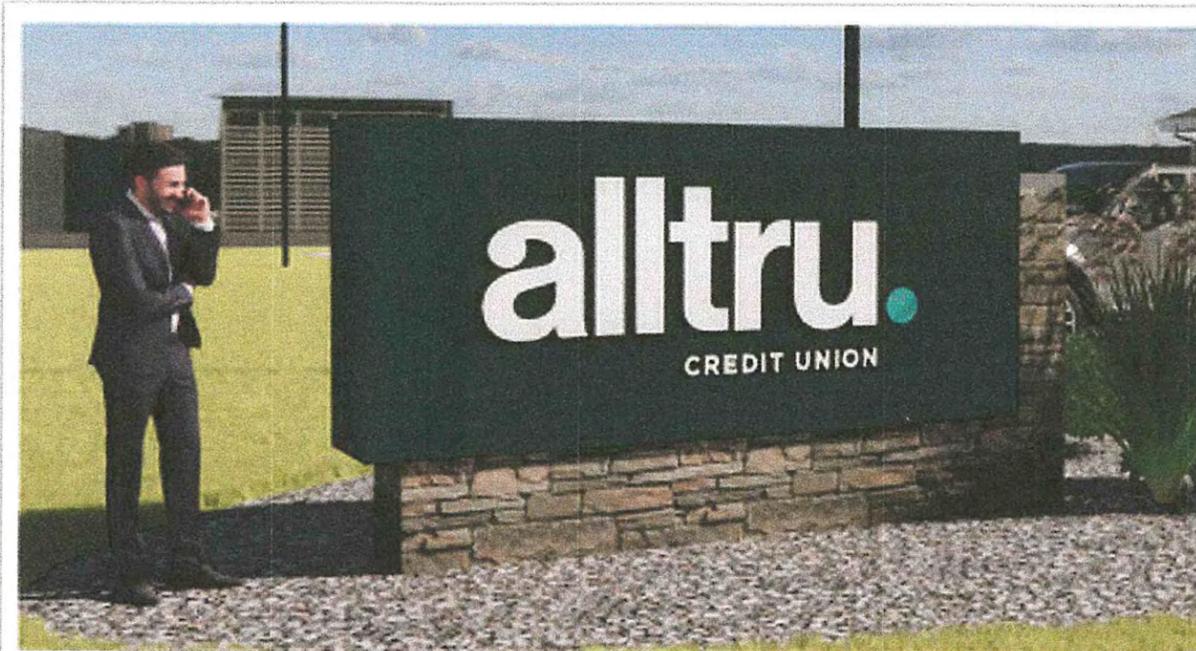


SITE

Signage

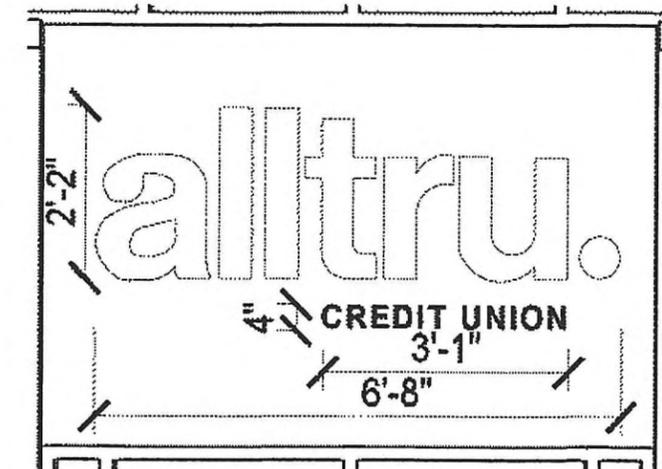
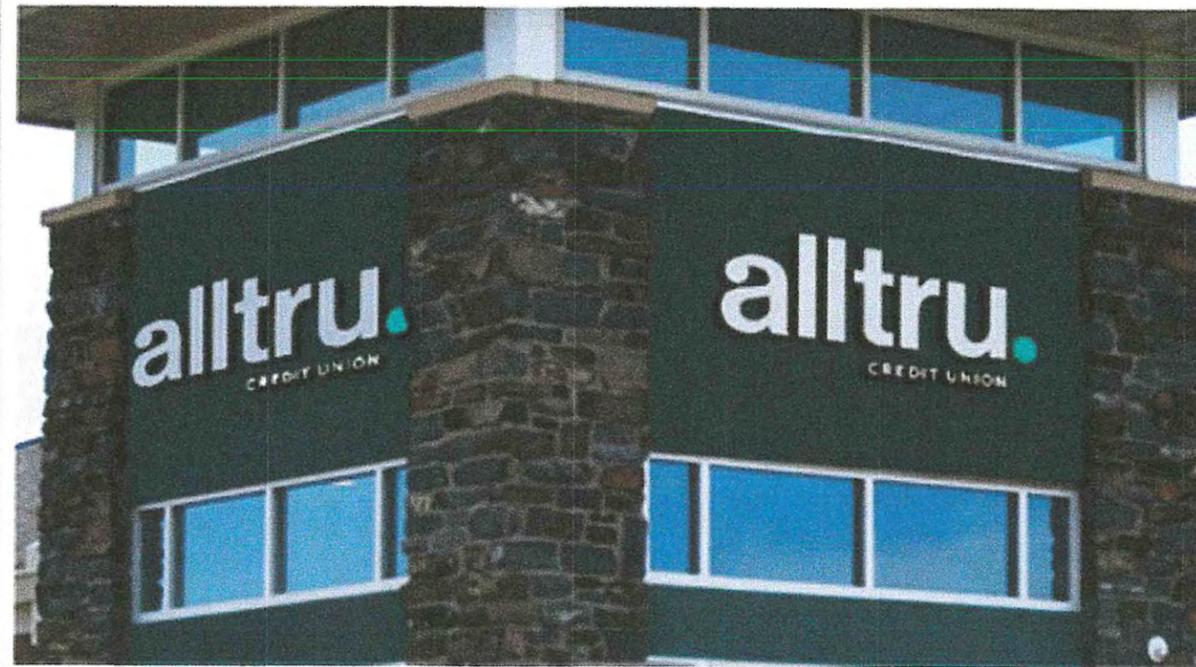
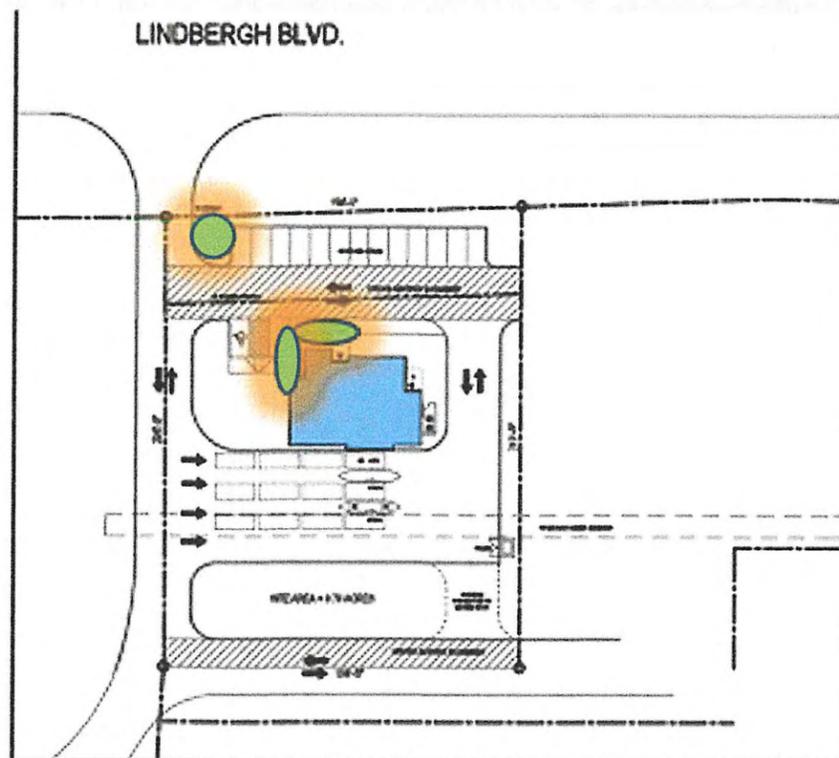
KEY

-  BUILDING SIGNAGE
-  MONUMENT SIGN



MONUMENT SIGN

- INTERNALLY LIT BOX SIGN
- STONE BASE



BUILDING SIGN

- INTERNALLY LIT CHANNEL LETTERS



EXTERIOR ELEVATIONS

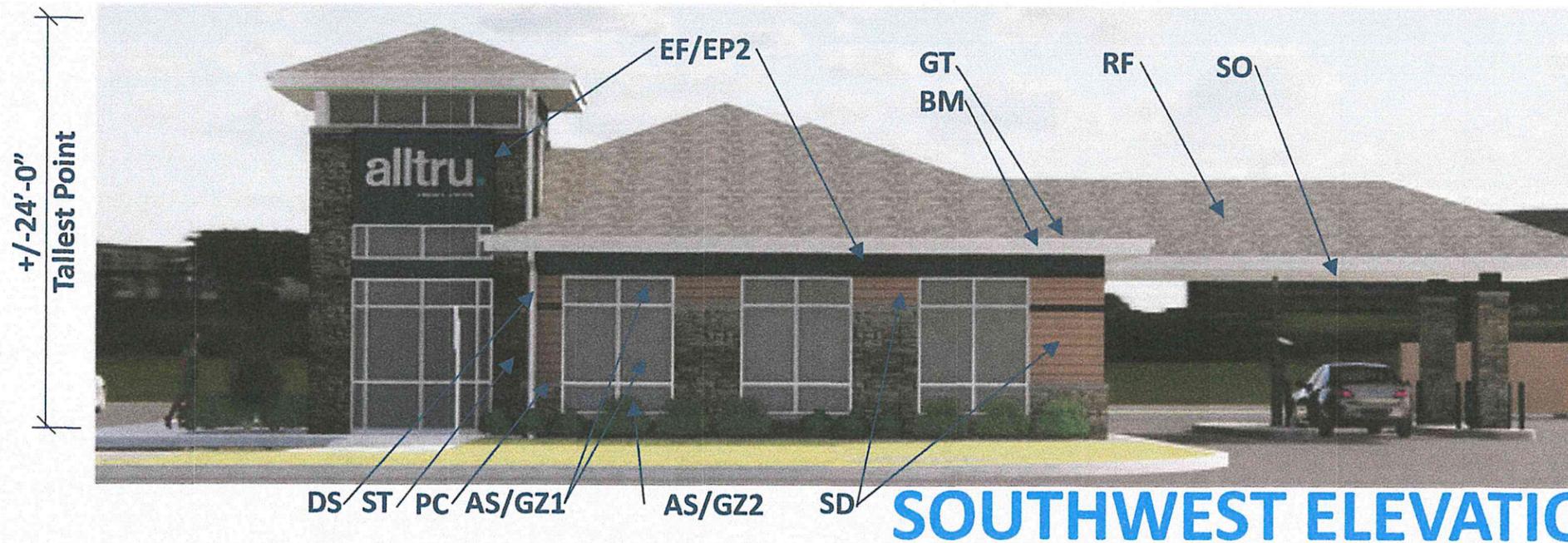
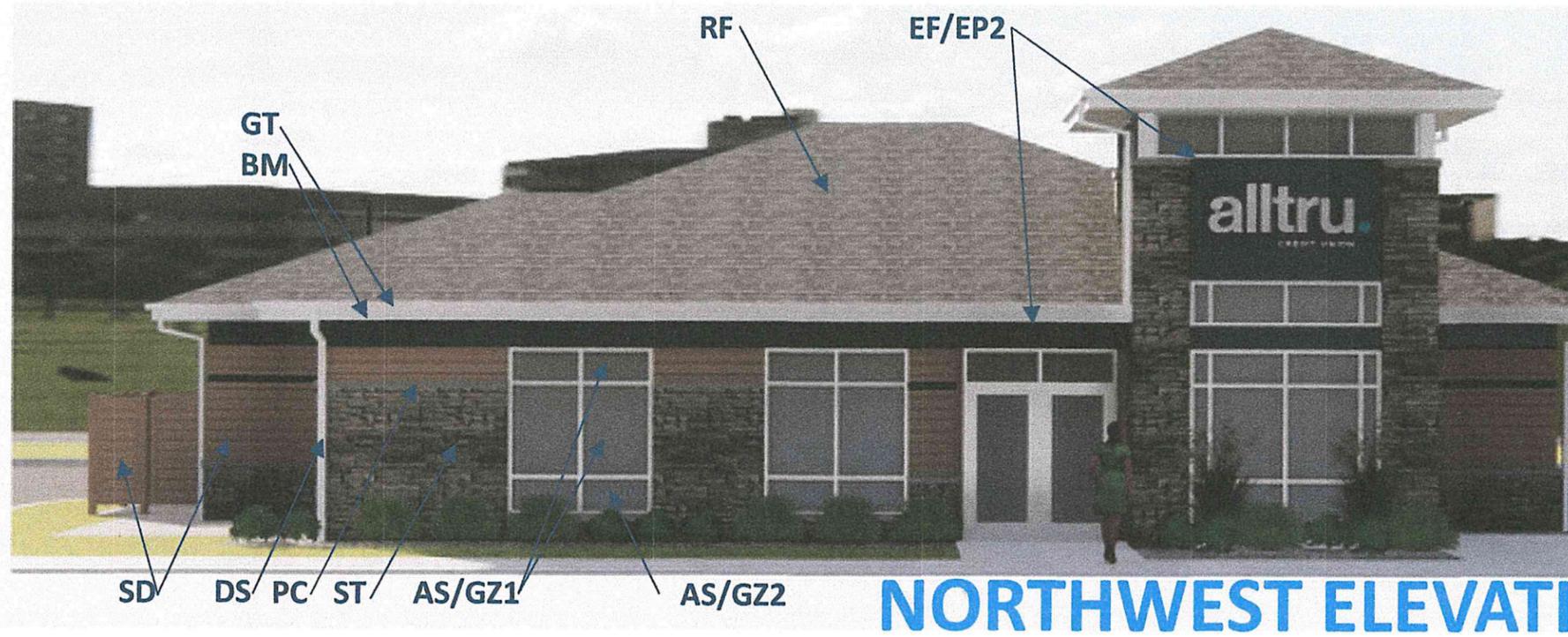
Front & Right Side

NOTES

KEY

- AS Aluminum Storefront:Kawneer, 451T, Clear Anodized
- GZ1 Glazing: Guardian SNX 51/23 on Clear
- GZ2 Glazing: Guardian Sunguard Spandrel HT, Warm Gray
- GZ3 BR Glazing by Financial Equipment
- EF ~~EFS, StoTherm~~ *Replace with Hardi-Plank*
- SD Siding, Hardi Plank, Lap, Select Cedarmill, Khaki
- ST Stone Veneer, Lemke Stone, Thin cut, Brule River Blend
- PC Cast Stone Heritage, Sand Dune, Smooth
- RF CertainTeed, Landmark PRO, Moire Black
- SO Soffit, Firestone, UC-750, Half-Vent, Sandstone
- BM Brake Metal, Firestone, Sandstone
- DS Downspout, Firestone, Sandstone
- GT Gutter, Firestone, Sandstone
- BC Bollard Cover, Idealshield, Urban Bronze
- EP1 Paint, Sherwin Williams, match siding
- EP2 Paint, Sherwin Williams, match alltru Slate, Pantone 2217 C

QUESTIONS





EXTERIOR ELEVATIONS

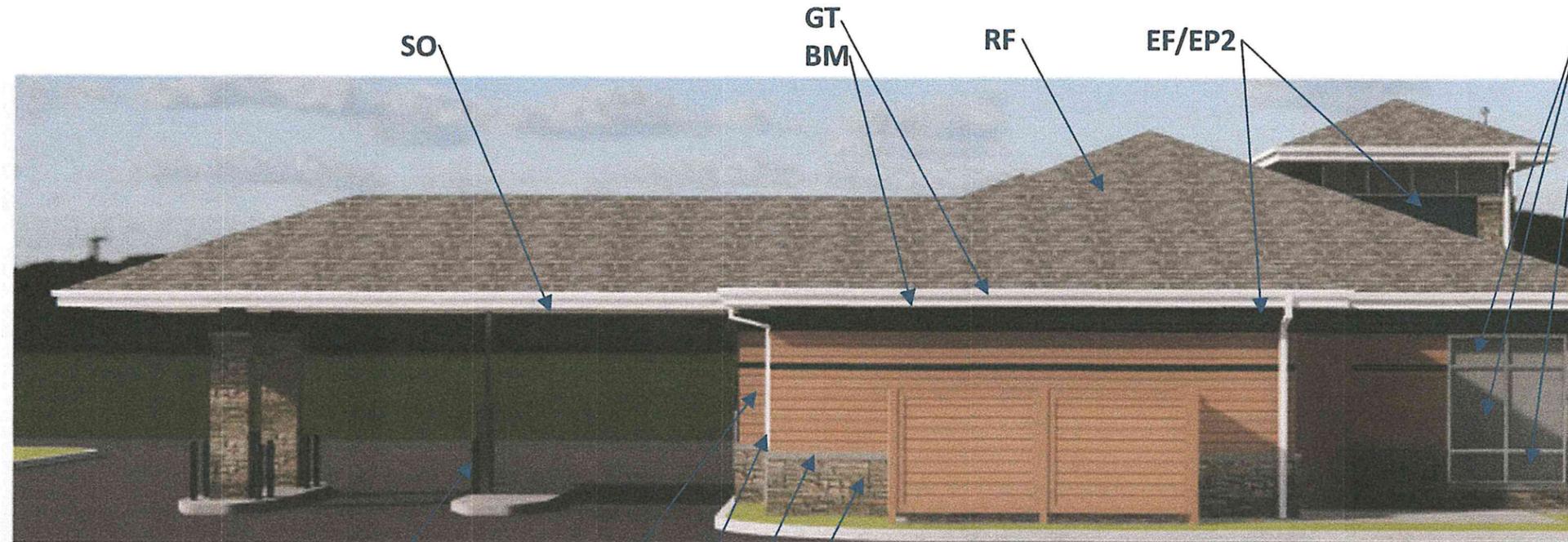
Left Side & Rear

NOTES

KEY

- AS Aluminum Storefront:Kawneer, 451T, Clear Anodized
- GZ1 Glazing: Guardian SNX 51/23 on Clear
- GZ2 Glazing: Guardian Sunguard Spandrel HT, Warm Gray
- GZ3 BR Glazing by Financial Equipment
- EF EIFS, StoTherm
- SD Siding, Hardi Plank, Lap, Select Cedarmill, Khaki
- ST Stone Veneer, Lemke Stone, Thin cut, Brule River Blend
- PC Cast Stone Heritage, Sand Dune, Smooth
- RF CertainTeed, Landmark PRO, Moire Black
- SO Soffit, Firestone, UC-750, Half-Vent, Sandstone
- BM Brake Metal, Firestone, Sandstone
- DS Downspout, Firestone, Sandstone
- GT Gutter, Firestone, Sandstone
- BC Bollard Cover, Idealshield, Urban Bronze
- EP1 Paint, Sherwin Williams, match siding
- EP2 Paint, Sherwin Williams, match alltru Slate, Pantone 2217 C

QUESTIONS



NORTHEAST ELEVATION



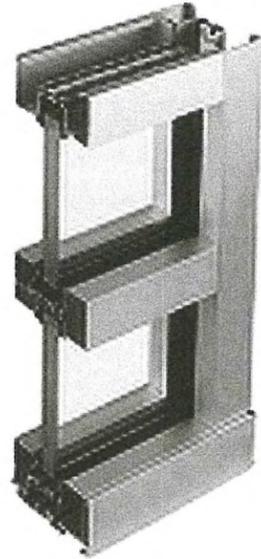
SOUTHEAST ELEVATION



EXTERIOR ELEVATIONS

Aluminum Storefront System & Glazing

Kawneer 451T , Clear Anodized



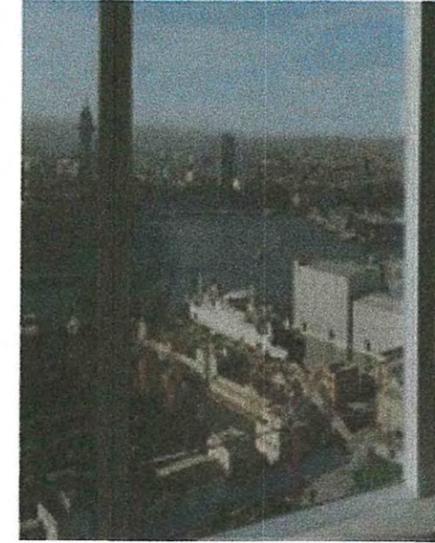
GZ1



DoubleGlazed



GLASS: Guardian Clear Glass (North America) Glass, 1/4" (6mm) (2-SunGuard® SNG 51/23 (North America))
 GWP: 10% Argon, 90% Argon 12.7mm
 GLASS: Guardian Clear Glass (North America) Glass, 1/4" (6mm)



GZ3
Bullet
Resistant



GZ2



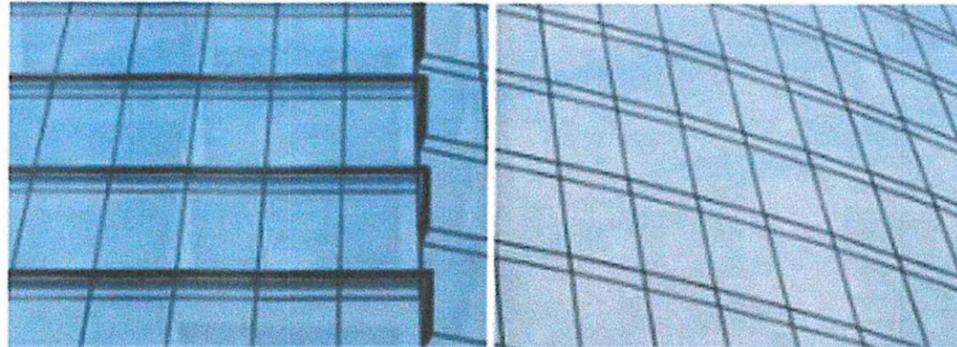
Spandrel glass

Color to be Warm Gray



GZ1

GZ2



Make-up Name ^	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Properties	
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
			Visible (t _v %)	p _v % out	p _v % in	Solar (t _s %)	p _s % out		Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-F)
GZ1	SunGuard® SNG 51/23 (North America) on Guardian Clear Glass (North America)	Guardian Clear Glass (North America)	51	14	14	19	35	0.23	0.238	
GZ2	Warm Gray Frit 100% Full Coverage on Guardian Clear Glass (North America)	Guardian Clear Glass (North America)	2	21	36	6	19	0.20	0.474	



EXTERIOR ELEVATIONS

Materials: Stones & EIFS



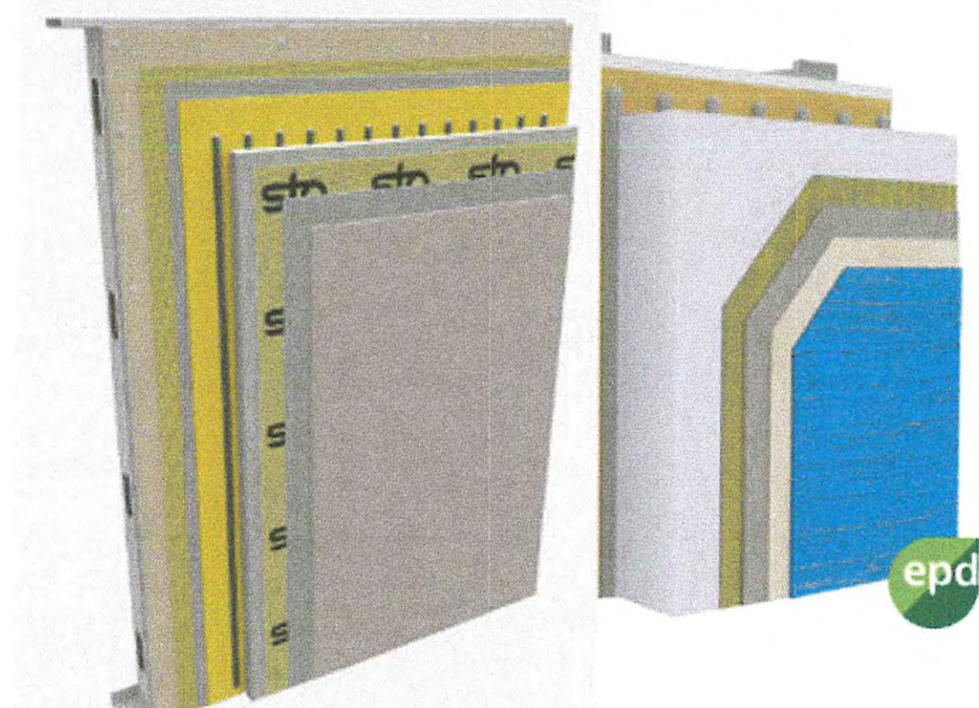
Precast : Heritage, Sand Dune, Smooth



Stone: Thin Cut, Brule River Blend



EIFS: Will Receive Paint



StoTherm[®] ci

Superior energy savings, design freedom and versatility.

[COMPARE](#)

[VIEW SYSTEM & DOCUMENTS >](#)

FEATURES

- ⊕ Fully integrated, energy-efficient EPS insulation
- ⊕ Fully integrated seamless air and water-resistive barrier
- ⊕ Explore our wide range of available colors and aesthetics including brick, wood, concrete, stone and traditional plaster.

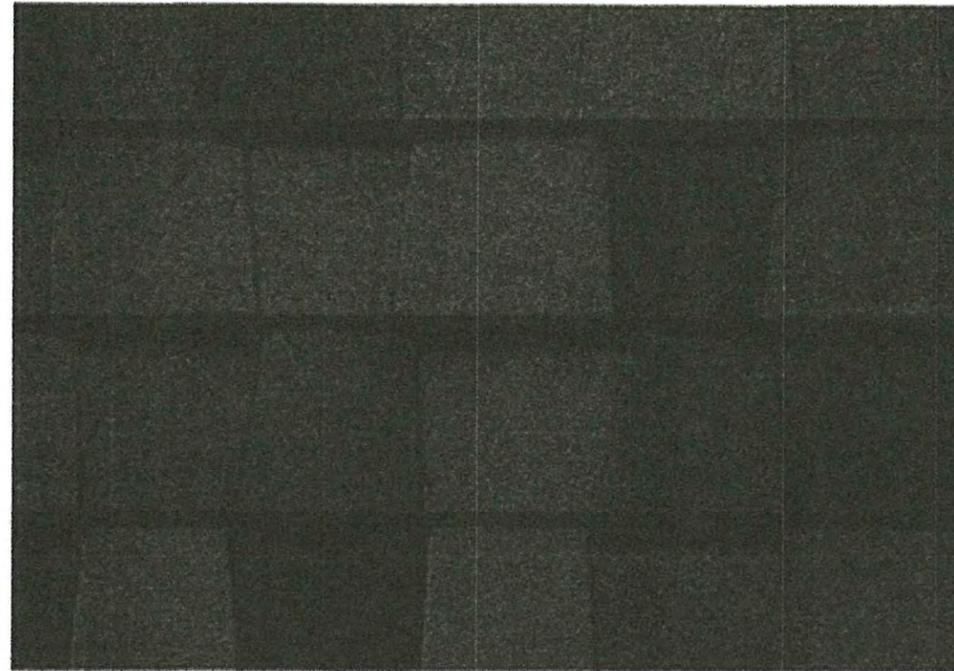


EXTERIOR ELEVATIONS

Materials: Roofing & Siding



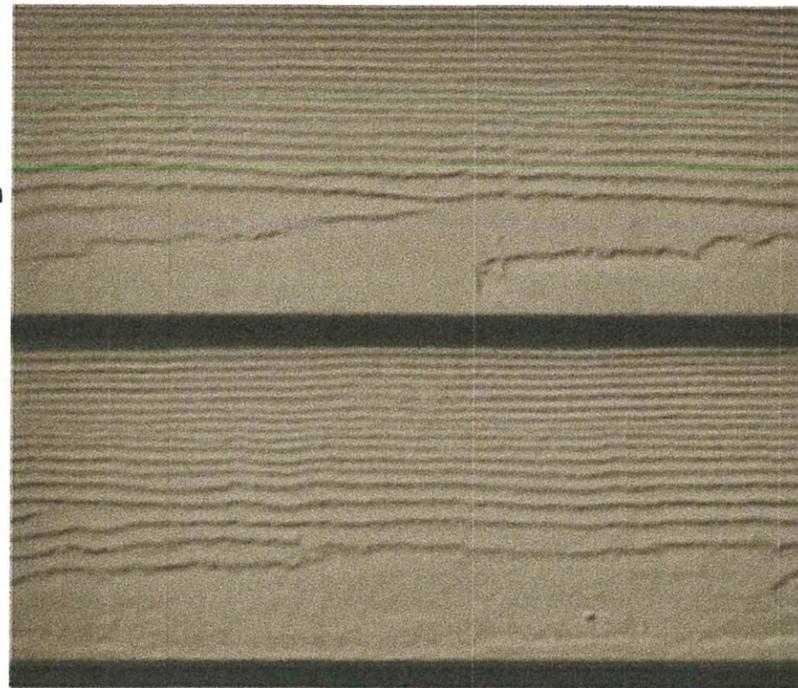
Shingles: Landmark PRO, Moire Black



Lifetime Products ^A	Warranty Period	SureStart Period	Wind Warranty Miles Per Hour	Algae Resistant Warranty Period ¹
Grand Manor* Presidential Shake* TL** Landmark* TL** Presidential Shake* (& IR) ^{2**} Carriage House* Belmont* (& IR) ² Landmark* Premium Landmark* PRO NorthGate* ClimateFlex* ² Highland Slate*	Lifetime*	10 Years	110"	15



Siding: Cedarmill Lap Siding, Khaki Brown



Hardie® **HL5** siding

Includes HardiePlank® HZ5® Lap Siding, HardiePanel® HZ5® Vertical Siding, HardieShingle® HZ HardieSoffit® HZ5® Panels

Effective April 2021



1. LIMITED WARRANTY. James Hardie Building Products Inc. ("Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") from the date of purchase of Hardie Fiber-Cement HARDIEPLANK® HZ5®, HARDIEPANEL® HZ5®, HARDIESHINGLE® HZ5® and HARDIESOFFIT® HZ5® Products (each, the "Product") for installation within the U.S. (except Alaska), Puerto Rico and Canada (except Yukon Territory, Northwest Territories, and Nunavut) that such purchased Product, when

(A) A Covered Person must notice to Hardie within this discovery of any claimed this Limited Warranty and any permanent repair. describe the location an claimed defect and any add necessary for Hardie to claim. Photos of the Prod claimed defect must accor



EXTERIOR ELEVATIONS

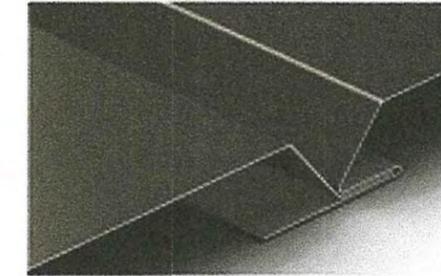
Materials: Metals, Paint & Bollards

EP1



Soffit: Firestone UC-750,
Half Vented, Sandstone

Firestone
Firestone Building Products



EP2



Brake Metal, Gutter &
Downspout: Firestone
Una-Clad, Sandstone

Firestone
METAL PRODUCTS
UNA-CLAD



TERMS, CONDITIONS, AND LIMITATIONS

Group 1: Adhesion - 35 years, Chalk - 30 years at 8, Fade - 30 years at 5:
Almond, Bone White, Cityscape, Colonial Red, Hartford Green, Hamblet Green, Mansard Brown, Medium Bronze, Patina Green, Regal Blue, San
Sherwood Green, Sierra Tan, Sky Blue, Slate Gray, Stone White, Terra Cotta, Tropical Patina, Burnished Slate

Bollard Covers:
1/4" Smooth Surface



URBAN
BRONZE
(PANTONE
2336 XGC)

1
2
3

MEMORANDUM



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7

CITY OF FLORISSANT- Building Division

"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."

8

To: Planning and Zoning Commissioners Date: November 30, 2022

10

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

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12

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16

Subject: **3200 N Highway 67 (Lot B- Alltru Credit Union)** Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

17

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20

STAFF REPORT
CASE NUMBER PZ-120522-6

21

22

I. PROJECT DESCRIPTION:

23

This is a request for **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

24

25

26

II. EXISTING SITE CONDITIONS:

27

The existing property at **3200 N. Highway 67 lot B** is the site of 3.83 acres.

28

29

The proposed amendment adds another Use to the parcel for location of an operation of a credit union that is generally a permitted use in B Districts.

30

31

32

III. SURROUNDING PROPERTIES:

33

The adjacent property to the West is 3170 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3390 N highway 67 Walmart, in a 'B-5' District. The properties to the South include 3180 and 3184 in a 'B-5' Zoning District.

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IV. STAFF ANALYSIS:

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40 Plans received from the applicant include Preliminary Site Plan by Vance Engineering
41 dated 10/14/22 and a submission packet entitled Alltru Credit Union Planning & Zoning
42 Commission.

43

44 Comments on plans:

45

46 Preliminary Site Plan calcs include:

47

- Building of 6888 s.f.

48

- Green space 49%

49

- 15 Parking spaces 11 required. Parking in the front yard does not comply with the parking code, although the slope of the highway right of way in this area exceeds the front yard requirement.

50

51

52

- Rear canopy for drive through service.

53

54 Macro Plan and Site Plan are aerial photos that show the general location on the parcel.

55

56 Site Lighting Plan photometrics meets minimum standard for lighting level.

57

58 Site Landscape Plan appears to meet or exceed the minimum requirement.

59

60 Site Parking and Floor Plan includes request to exceed the required number of parking
61 from 11 to 15.

62

63 Trash and HVAC screening plan compatible with building.

64

65 Signage includes a ground sign 6x10 and small channel letter signs less than 20 s.f.

66

67 Exterior Elevations include no masonry materials as defined by the City Code, but do
68 include EIFS, Hardi-Plank siding and simulated stone and shingle roof, metal trim.

69

70

71 **VI. STAFF RECOMMENDATIONS:**

72

73

SUGGESTED MOTION

74

3200 N Highway 67 Lot B

75

76 I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the
77 stipulation that a Final Plat be approved prior to building permit issuance.

78

79 B-5 Ordinance recommended:

80

81

82 **1. PERMITTED USES**

83

84 The use permitted in this ‘B-5’ Planned Commercial District shall be limited
85 to a those Uses permitted in the ‘B-3’ District without a Special Use Permit
86 which includes a Bank (Credit Union).
87

88 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**
89

90 The building shall be limited to existing building with a square footage of
91 approximately 2400 square feet. The main building shall remain as depicted
92 on the recorded Site Development Plan presented and consistent with the
93 Alltru Credit Union Packet, attached.
94

95 **3. PERFORMANCE STANDARDS**
96

97 Uses within this ‘B-5’ Planned Commercial District identified herein shall
98 conform to the most restrictive performance standards as set forth in section
99 405.135 of the Florissant Zoning Code.
100

101 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**
102

103 The above Final Site Development Plan shall include the following:
104

- 105 a. Location and size, including height of building, landscaping and general use
106 of the building.
- 107 b. Gross square footage of building.
- 108 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to
109 the property in question.
- 110 d. Location and size of parking areas and internal drives.
- 111 e. Building and parking setbacks.
- 112 f. Curb cut locations.
- 113 g. Existing proposed contours at intervals of not more than two (2) feet.
- 114 h. Preliminary storm water and sanitary sewer facilities.
- 115 i. Identification of all applicable cross-access and cross-parking agreements.

116 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**
117

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

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a. Structure Setbacks.

- (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
- (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a total of 15 parking spaces.

d. Road Improvements, Access and Sidewalks.

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

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

- (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.
- (2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

- (1) All signage shall comply with the City of Florissant sign ordinance.
- (2) wall signs shall be as shown on elevations.
- (3) Ground sign location shall be as shown on Site Signage Plan.

176 g. Landscaping and Fencing.
177

- 178 (1) Landscaping shall be in accordance with the Site Development Plan
179 attached, except as amended herein.
180 (2) Any modifications to the landscaping plan shall be reviewed and
181 approved by the Planning and Zoning Commission.
182

183 h. Storm Water.
184

185 Storm Water designs and drainage facilities shall comply with the
186 following standards and requirements:
187

- 188 (1) Written approval of any required below ground storm water detention
189 by the Metropolitan St. Louis Sewer District shall be filed with the
190 Department of Public Works.
191
192 (2) The Director of Public Works shall have reviewed storm water plans to
193 assure that storm water flow will have no adverse affect the
194 neighboring properties or roads.
195

196 i. Miscellaneous Design Criteria.
197

- 198 (1) All applicable parking, circulation, sidewalks, and all other site design
199 features shall comply with the Florissant City Code.
200
201 (2) The minimum yard requirements shall be as shown on the Site
202 Development Plan attached.
203
204 (3) All dumpsters shall be contained within a trash enclosure constructed
205 of material to match the building with gates that are solid metal, metal
206 reinforced vinyl or metal picket type with a maximum spacing of the
207 pickets of 2 inches.
208
209 (5) All storm water and drainage facilities shall be constructed, and all
210 landscaping shall be installed, prior to occupancy of the building,
211 unless remitted by the Director of Public Works due to weather related
212 factors.
213
214 (6) All mechanical equipment shall be roof mounted and screened from
215 view by the building parapet walls. All electrical equipment shall be
216 properly screened with landscaping as required by section 405.245 of
217 the Florissant Municipal Code.
218
219 (7) Unless and except to the extent otherwise specifically provided herein,
220 the Final Site Development Plan shall comply and be in accordance
221 with all other ordinances of the City of Florissant.

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7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the ‘B-5’ is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. 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.

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7. PROJECT COMPLETION.

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)

APPLICATION REQUIREMENTS

1. One picture of Managing Officer without a hat (2" X 2")
2. One picture of each individual, partner, LLC or corporate officer without a hat (2" X 2")
3. Picture of Location
4. Proof of Missouri voter registration must be provided for Managing Officer
5. Copy of signed bill of sale showing exact amount paid (if applicable)
6. Copy of lease signed or copy of warranty deed if owned by person applying for license
7. Copy of MISSOURI driver's license and copy of social security number of Managing Officer.
8. Copy of Articles of Incorporation if applicant is a corporation, including certificate and articles; or a copy of the Articles of Organization if applicant is a Limited Liability Corporation (LLC) including certificate and articles.
9. Copy of Registration Report identifying officers and directors if applicant is a corporation; or a copy of Operating Agreement containing a listing of all members if applicant is a Limited Liability Corporation (LLC).
10. Petition (applicable to establishments serving liquor "By the Drink" only) signed by 2/3 of assessed taxpaying citizens and also by 2/3 of persons conducting business on ground floor within a distance of 200 feet of applicant's place of business. City Clerk's office will provide addresses.
11. Verification that no school, church, playground, or place of worship is within 100 feet of applicant's place of business.
12. Copy of fictitious name report if business name is different from Corporation or LLC.
13. Copy of most recent MISSOURI personal property tax receipt of Managing Officer.
14. Documentation of naturalized citizens to include number and district.
15. Application filled out and notarized (See below)
16. Sunday application necessary if selling alcohol on Sunday (See below)
17. Mail completed and notarized application to the following address: Florissant City Hall
Office of City Clerk
955 rue St. Francois
Florissant, MO 63031

IMPORTANT

By signing this application, you verify the following statement: Section 600.060(B) of the Florissant City Code "Neither the applicant nor any officer, director or shareholder of a corporate applicant shall have been convicted of a felony...The City Council also may request such additional information of an applicant as it may deem necessary for it to make a determination with respect to the issuance of a liquor license."

City of Florissant

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE RENEWAL

- | | |
|--|--|
| <input checked="" type="checkbox"/> Full Liquor by the Drink \$450 | <input type="checkbox"/> Malt Liquor & Wine by the Drink \$75.00 |
| <input type="checkbox"/> Full Package Liquor \$150 | <input type="checkbox"/> Malt Liquor & Wine Package \$75 |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) \$300 | <input type="checkbox"/> Tasting \$37.50 |

To the City Clerk, City of Florissant, St. Louis County, Missouri:

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

- | | |
|---|--|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Corporation (Attach list of Officers, Addresses, & Phone Numbers) |
| <input checked="" type="checkbox"/> Limited Liability | <input type="checkbox"/> Partnership (Attach list of partners) |

Name of **Business:** Plush Lounge Phone: 217-556-6068

Business Address: 12667 New Halls Ferry Email: PKoroma23@gmail.com

Ward No. 8 Type of Business: Lounge / Restaurant

Names of **Applicant, Corp., or LLC:** Plush hookah LLC

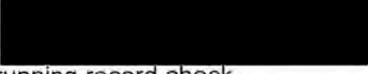
Address of Owner: 1675 Verlene Dr. Florissant, MO 63031 Phone: 217-556-6068
Street City State Zip

Name of **Managing Officer:** Prince Koroma

Home Address: 1675 Verlene Dr. Florissant, MO 63031 Years at Address: 5yrs
Street City State Zip

Managing Officer: Date of Birth: 01-01-1990 Cell Phone: 217-556-6068

Driver's License No. 
(Provide photo copy)

Social Security No.* 
*for identification in running record check

Email: PKoroma23@gmail.com

Managing Officer: Personal Property Taxes 2021 Paid? Yes No (Attached recent)

Registered Voter of Missouri? Yes No **Attach Voter Registration Certificate

Have you ever been arrested? NO What Charge? _____

Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes No Date 9-27-12 No

If Naturalized, Give Number: 35305940 (Provide Documents) Dist. U.S dist court Eastern

Do you have an interest in any liquor license which is now In force? Yes No

Give details: _____

Have you prev. held a liquor license of this type? Yes No

If so, when & where? _____

Have you ever had a liquor license suspended or revoked? Yes No

Give details: _____

Have you ever been convicted of any violation of any federal or state law? Yes No

Give details: _____

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? Yes No

Give details: _____

Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Yes No

Provide name: Jay's ultra lounge

Is the location within 200 feet of property used for church, school, or public playground? Yes No pre-existing

If Individual Applicant: _____ If Partnership, Corp., or LLC, complete below: _____

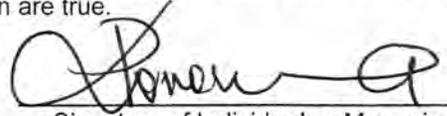
Trade Name

Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

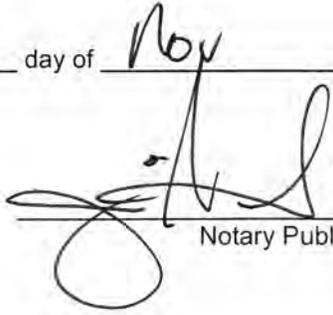
Prince Koroma, of lawful age, being first duly sworn upon 11-11-22
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.


Signature of Individual or Managing Officer

Subscribed and sworn to before me this 11th day of Nov, 2022.




Notary Public

My Commission Expires: 12/07/2024

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY.
Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____ DATE _____

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1 FULL NAME Prince Koroma
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH Sierra Leone
DATE OF BIRTH 01-01-1990 SEX male
PHONE NUMBER 217 556-6068
ADDRESS 1675 Verlene Drive Florissant, MO 63031
LAST PREVIOUS ADDRESS 759 W. Canterbury Rd St. Louis, MO
NO. OF YEARS _____

2 FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

3 FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

4 FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business.

EMERGENCY INFORMATION

OWNER OF PROPERTY _____ PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF BUSINESS _____ PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

BUSINESS HOURS

OWNER/MANAGER Prince Koroma PHONE 217-536-6068
HOME ADDRESS 1675 Verlene Dr CITY Florissant STATE MO ZIP 63031

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE

CONTACT #1
NAME Prince Koroma ADDRESS 1675 Verlene Dr
CITY & STATE _____ ZIP _____ PHONE _____
HAS KEY: YES () NO ()

CONTACT #2
NAME _____ ADDRESS _____
CITY & STATE _____ ZIP _____ PHONE _____
HAS KEY: YES () NO ()

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES () NO () parking lot & front door

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES () NO ()
IF YES, WHO cleaning staff & managing ~~office~~ officer

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES () NO ()
DESCRIBE: 2005 Infiniti Gold
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES () NO ()
IF YES, WHERE IS IT LOCATED: Office

CAN IT BE SEEN FROM THE OUTSIDE? YES () NO ()
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES () NO ()

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI
APPLICATION FOR SUNDAY LIQUOR LICENSE (\$300/year)

Authorizing the sale of retail liquor by the drink or package in Florissant on **Sunday** from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation _____ LLC

NAME OF BUSINESS: Plush Lounge

LOCATION: 12667 New Halls Ferry Rd Telephone: 217-556-6068

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):
Plush Hookah LLC

TRADE NAME IF DIFFERENT: Plush Lounge

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from **9:00 a.m. to Midnight** for the period beginning July 1, 2021, and expiring June 30, 2022, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Prince Koroma, of lawful age, being first duly sworn upon 11-11-22
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

[Signature]
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 11th day of Nov, 2022

[Signature]
Notary Public

My Commission Expires: 12/02/2024



APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I. Prince M. Koroma
RESIDING AT 1675 Verlene Drive
IN THE CITY OF Florissant, Mo
STATE MISSOURI

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

[Signature]
Witness

[Signature]
Signature

- 11 - 11 - 22
Date

01 - 01 - 1990
Date of Birth



** Social Security Number



**Driver's License Number & State

** Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 12/08/2022

Name (1): PRINCE KOROMA

Name (2):

Name (3):

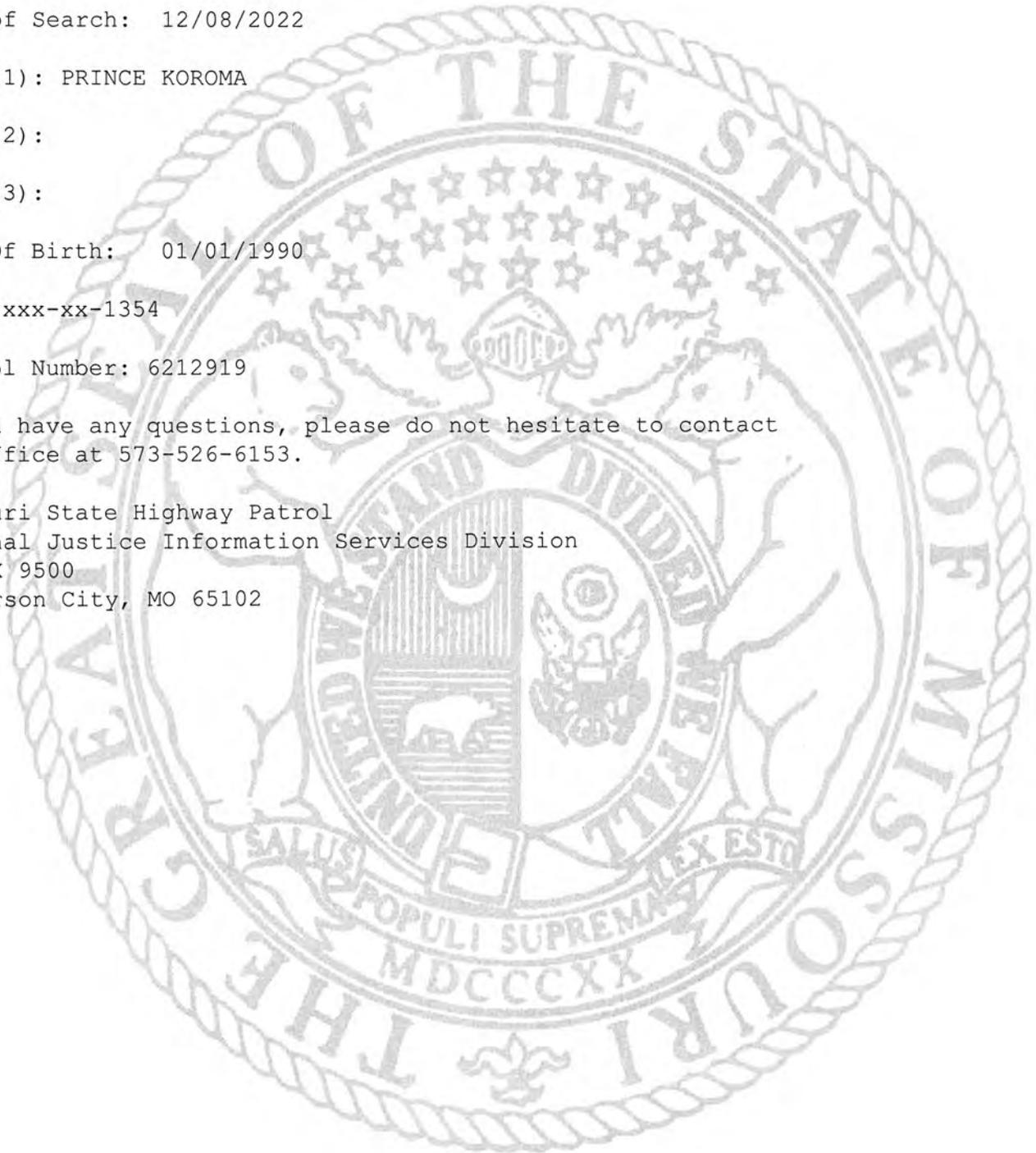
Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 6212919

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102



PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Plush Lounge

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

12667 New Halls Ferry Rd. Florissant, MO 63031

BUSINESS ADDRESS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Trina Robinson</u>	<u>12695 New Halls Ferry Rd</u>	<u>(314) 831-0207</u>
<u>Cedric Payne</u>	<u>4019 CARAVERA</u>	<u>314-536-2175</u>
<u>USA ALAY</u>	<u>2487 Calavera Dr</u>	<u>(314) 267-8371</u>
<u>Tomeka Slaughter</u>	<u>2477 Calavera Prvy 63033</u>	<u>(314) 313-3062</u>

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

[Signature]

Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 11th day of Nov, 2022

[Signature]
Notary Public

My Commission Expires: 12/07/2024



MEMORANDUM
CITY OF FLORISSANT



TO: Director of Public Works
FROM: Anita Moore, City Clerk's Office
SUBJECT: Liquor License Application

DATE: 11/18/2020

Please furnish to the City Clerk's Office a list of addresses of the assessed taxpaying citizens owning property and also the addresses of persons occupying or conducting any business on the main or ground floor of buildings within 200 feet of the following business:

Jay's Lounge
Name of Business

12667 New Halls Ferry
Address of Business

Addresses of assessed tax-paying citizens owning property within 200 feet:

Addresses of persons occupying or conducting business within 200 feet:

4019 CALAJERA ✓

Missouri Title Loan 12695 NEW HALLS FERRY

2497 CALAJERA

2487 CALAJERA ✓

2477 CALAJERA

3955 GREENGRASS

TRUDI MCCOLLUM FOUSHEE
Secretary

MATTHEW W. POTTER
Commissioner

ERIC FEY
Director of Elections

Saint Louis COUNTY ELECTION BOARD

SHARON BUCHANAN MCCLURE
Chair

PEGGY BARNHART
Commissioner

RICK STREAM
Director of Elections

CERTIFICATE OF REGISTRATION

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)



This is to certify that PRINCE KOROMA is a resident and registered voter in
Precinct 3 of LEWIS & CLARK Township of the County of St. Louis and the
State of Missouri having registered on 3/21/16 .

I do hereby certify the following to be true and correct information obtained from the voter registration
file and verified by the applicant.

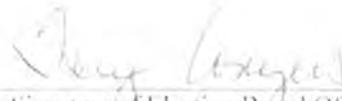
Current Address: 1675 VERLENE DR

City/State/Zip: FLORISSANT, MISSOURI 63031

Date of Birth: 1/1/90

U. S. Citizen: YES

IN WITNESS WHEREOF, I hereunto set my hand and the seal of said Board of Election
Commissioners located in St. Louis County, Missouri, this 11th day of December
2020.



Signature of Election Board Official

(Seal)

BOARD OF ELECTION COMMISSIONERS
725 Northwest Plaza Drive • Saint Ann, MO 63074 • PH 314/615-1800 •
FAX 314/615-1999 RelayMO 711 or 800-735-2966 • web [http //](http://www.stlouisco.com/yourgovernment/elections)
www.stlouisco.com/yourgovernment/elections

(REV 8/2013)



State of Missouri
John R. Ashcroft Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

Registration of Fictitious Name

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Reference Number SR169913

Receipt Number TR487560

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Plush Lounge

Business Address: 1675 verlene Drive

City, State and Zip Code: Florissant, Missouri, 63031

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Prince Koroma	1675 Verlene Drive	Florissant Missouri	63031	100

In Affirmation thereof, the facts stated above are true and correct:

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

Name Prince Koroma

Title Owner

Date 11/17/2020



State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC001689640
Date Filed: 2/10/2020
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Plush Hookah LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

Entertainment

3. The name and address of the limited liability company's registered agent in Missouri is:

Prince Mohamed

Koroma

1675 Verlene Dr

Florissant MO 63031

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Koroma, Prince Mohamed

1675 Verlene Dr

Florissant MO 63031

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Prince Mohamed Koroma

Address: Email: Pkoroma23@gmail.com

City, State, and Zip Code: _____

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Prince Mohamed Koroma
Organizer Signature

PRINCE MOHAMED KOROMA
Printed Name

02/10/2020
Date of Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Plush Hookah LLC
LC001689640

filed its Articles of Organization with this office on the 10th day of February, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, 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 10th day of February, 2020, 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 10th day of February, 2020.


Secretary of State





State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC001689640
Date Filed: 12/4/2021
John R. Ashcroft
Missouri Secretary of State

Amendment of Articles of Organization

(Submit with filing fee of \$25.00)

Charter #: LC001689640

1. The current name of the limited liability company is Plush Hookah LLC

2. The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless a future date is otherwise indicated:

(Date may not be more than 90 days after the filing date in this office)

3. State date of occurrence that required this amendment: 11/23/2021
Month/Day/Year

4. The articles of organization are hereby amended as follows:

Adding my business partner as an organizer

Jesse Akins

7058 Roslyn Drive. St. Louis MO 63136

New Name (if applicable): _____

5. (Check if applicable) This amendment is required to be filed because:

- management of the limited liability company is vested in one or more managers where management had not been so previously vested.
- management of the limited liability company is no longer vested in one or more managers where management was previously so vested.
- a change in the name of the limited liability company.
- a change in the time set forth in the articles of organization for the limited liability company to dissolve.

6. This amendment is (check either or both):

- authorized under the operating agreement
- required to be filed under the provisions of RSMo Chapter 347
- both

7. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

LLC-12 (11/2009)

Name and address to return filed document:	
Name:	<u>Plush hookah lounge LLC</u>
Address:	<u>Email: Pkoroma23@gmail.com</u>
City, State, and Zip Code:	_____

Articles of Organization

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Prince Koroma
Authorized Signature

PRINCE KOROMA
Printed Name

12/04/2021
Date

Jesse Akins
Authorized Signature

JESSE AKINS
Printed Name

12/04/2021
Date

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS

Plush Hookah LLC
LC001689640

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

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 4th day of December, 2021.


Secretary of State





State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC001689640
Date Filed: 11/1/2022
John R. Ashcroft
Missouri Secretary of State

Amendment of Articles of Organization

(Submit with filing fee of \$25.00)

Charter #: LC001689640

1. The current name of the limited liability company is Plush Hookah LLC

2. The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless a future date is otherwise indicated:

(Date may not be more than 90 days after the filing date in this office)

3. State date of occurrence that required this amendment: 10/21/2022
Month/Day/Year

4. The articles of organization are hereby amended as follows:

Remove an Organizer Jesse Adkins

New Name (if applicable): _____

5. (Check if applicable) This amendment is required to be filed because:

- management of the limited liability company is vested in one or more managers where management had not been so previously vested.
- management of the limited liability company is no longer vested in one or more managers where management was previously so vested
- a change in the name of the limited liability company.
- a change in the time set forth in the articles of organization for the limited liability company to dissolve.

6. This amendment is (check either or both):

- authorized under the operating agreement
- required to be filed under the provisions of RSMo Chapter 347
- both

7. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

LLC-12 (11/2009)

Name and address to return filed document:

Name: Plush hookah lounge LLC

Address: Email: Pkoroma23@gmail.com

City, State, and Zip Code: _____

ORI-11012022-4400 State of Missouri
 No of Pages 2 Pages



Amend/Restate - LLC/LP/LLP/LLLP

Prince Koroma
Authorized Signature

PRINCE KOROMA
Printed Name

10/24/2022
Date

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS

Plush Hookah LLC
LC001689640

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

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 1st day of November, 2022.


Secretary of State



AFFIDAVIT OF OWNERSHIP, CONTROL AND INTEREST

for

PLUSH HOOKAH, LLC d/b/a PLUSH LOUNGE

12667 New Halls Ferry Road
Florissant, Missouri 63033

I, Prince M. Koroma, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. Plush Hookah, LLC, ("Plush Hookah") is a business entity organized as a domestic limited liability company under the laws of the State of Missouri and registered therein on or about February 10, 2020.
2. Plush Hookah is, has and will in the future continue to operate and do business under the fictitious name Plush Lounge since November 17, 2020.
3. Prince M. Koroma whose residential address is 1675 Verlene Drive, Florissant, Missouri 63031 is the sole owner and managing member of Plush Hookah and Plush Lounge (individually and/or collectively "Plush").
4. Neither Jessie Adkins nor any other person is interested as a partner, part owner whether financial or otherwise in the business or conduct of Plush.
5. Affiant is authorized to give this affidavit on behalf of Plush and has personal knowledge of the facts and matters herein stated.

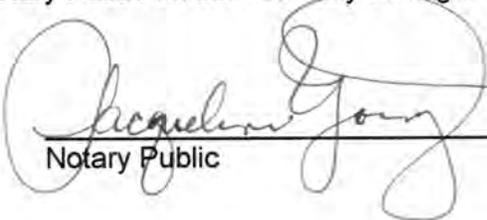


Prince M. Koroma, Affiant
Plush Hookah, LLC d/b/a Plush Lounge

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

COMES NOW, PRINCE M. KOROMA, of lawful age, being duly sworn, upon his oath, acknowledges that he has read the foregoing and that the statements contained therein are true and correct to his best knowledge and belief.

Subscribed and sworn to before me, a Notary Public on this 10th day of August, 2022.



Notary Public

My Commission Expires:

JACQUELINE YOUNG
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13743257
My Commission Expires Jul 18, 2025

AFFIDAVIT

I, Jesse Akins, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. I currently reside at 7058 Roslyn, St. Louis, Missouri, 63136.
2. I met with Prince Koroma, the owner of Plush Lounge and proposed a business partnership deal which I believed would be mutually beneficial.
3. In or around late November/early December 2021, Mr. Koroma and I verbally agreed on a partnership deal.
4. Mr. Koroma advised that he would take the necessary steps to reduce our verbal agreement to writing. We never discussed specifically what those steps would entail.
5. I was not aware that Mr. Koroma added me to the Articles of Organization until October 2022.
6. Prior to me submitting my personal information for the background check for the commercial building lease, Mr. Koroma and I did not discuss my criminal background. I did not disclose that I had a felony conviction because I did not find it relevant to the deal.
7. Mr. Koroma advised me that my background would negatively impact his business and that he would not be willing to proceed with the partnership. I agreed to a mutual release from the verbal agreement.
8. I subsequently accepted a contract position as the Manager of Promotions for Plush Lounge whereby I would work and paid on an as-needed basis.
9. I represented myself to be "a" manager of Plush Lounge to Police Officer Fels on May 27, 2022. The business was closed at the time and the officer did not require or inquire into my specific duties and responsibilities. My official role and functional title with Plush Lounge is Manager of Promotions.
10. As the Manager of Promotions, I am solely responsible for planning social media strategies, building online engagement, increasing visibility and establishing a virtual footprint to boost business revenues on behalf of Plush Lounge.
11. Other than the verbal agreement, I have not participated or acted in any official capacity on behalf of Plush Lounge as owner.
12. I have never been a signatory on any financial account nor an authorized contact on any business relationship between Plush Lounge and a third party servicer.
13. I do not have authority to sign agreements, enter contracts or obligate Plush Lounge in any capacity.
14. Other than the contracted and agreed upon wages earned in connection with employment, I do not have any financial interest including ownership interest in Plush Lounge.
15. I have reviewed the affidavit signed by Mr. Prince Koroma dated November 28, 2022 and believe the representations contained therein are accurate to the best of my knowledge, information and belief.



Jesse Akins, Affiant

AFFIDAVIT

I, Jesse Akins, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. I currently reside at 7058 Roslyn, St. Louis, Missouri, 63136.
2. I met with Prince Koroma, the owner of Plush Lounge and proposed a business partnership deal which I believed would be mutually beneficial.
3. In or around late November/early December 2021, Mr. Koroma and I verbally agreed on a partnership deal.
4. Mr. Koroma advised that he would take the necessary steps to reduce our verbal agreement to writing. We never discussed specifically what those steps would entail.
5. I was not aware that Mr. Koroma added me to the Articles of Organization until October 2022.
6. Prior to me submitting my personal information for the background check for the commercial building lease, Mr. Koroma and I did not discuss my criminal background. I did not disclose that I had a felony conviction because I did not find it relevant to the deal.
7. Mr. Koroma advised me that my background would negatively impact his business and that he would not be willing to proceed with the partnership. I agreed to a mutual release from the verbal agreement.
8. I subsequently accepted a contract position as the Manager of Promotions for Plush Lounge whereby I would work and paid on an as-needed basis.
9. I represented myself to be "a" manager of Plush Lounge to Police Officer Fels on May 27, 2022. The business was closed at the time and the officer did not require or inquire into my specific duties and responsibilities. My official role and functional title with Plush Lounge is Manager of Promotions.
10. As the Manager of Promotions, I am solely responsible for planning social media strategies, building online engagement, increasing visibility and establishing a virtual footprint to boost business revenues on behalf of Plush Lounge.
11. Other than the verbal agreement, I have not participated or acted in any official capacity on behalf of Plush Lounge as owner.
12. I have never been a signatory on any financial account nor an authorized contact on any business relationship between Plush Lounge and a third party servicer.
13. I do not have authority to sign agreements, enter contracts or obligate Plush Lounge in any capacity.
14. Other than the contracted and agreed upon wages earned in connection with employment, I do not have any financial interest including ownership interest in Plush Lounge.
15. I have reviewed the affidavit signed by Mr. Prince Koroma dated November 28, 2022 and believe the representations contained therein are accurate to the best of my knowledge, information and belief.



Jesse Akins, Affiant

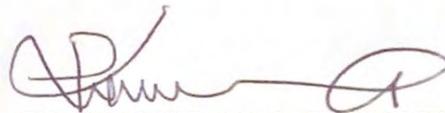
AFFIDAVIT

I, Prince M. Koroma, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. In or around February 2020, I opened and established Plush Hookah, LLC ("Plush Hookah") as a mobile hookah and catering business. I filed the original Articles of Incorporation on February 10, 2020 as the sole owner and member of Plush Hookah. (See Attachment 1 – Articles of Incorporation dated 2/10/20)
2. On February 10, 2020, I adopted the Operating Agreement for Plush Hookah identifying myself as the sole member with 100% ownership and capital investment. (See Attachment 2 – Operating Agreement dated 2/10/20)
3. In or around October/November 2020, I decided to establish a physical location.
4. On November 17, 2020, I registered Plush Lounge as a fictitious entity identifying myself as the sole owner. (See Attachment 3 - Application for Fictitious Name Registration)
5. On December 1, 2020, I signed the lease for 12667 New Halls Ferry Rd., Florissant, Missouri 63033 with the intent to operate Plush Lounge as a restaurant and bar. I signed the lease as the sole business owner. (See Attachment 4 – Commercial Lease dated 12/1/20)
6. On December 1, 2020, I submitted the first liquor license application with City of Florissant. I was originally advised that I could pick up my business license, occupancy permit and liquor license at the same time. I never received notice of expiration, cancellation or other correspondence.
7. In or around November 2021, I reapplied for liquor license with City of Florissant. I was advised by the City Council that per the Florissant Building Inspector my kitchen was not ready or operable. I was advised to get kitchen repaired and return to council once it was completed.
8. I had already expended a large sum of money preparing the building and had several unforeseen expenses arise that were not calculated in my initial start-up budget.
9. I began reaching out to friends trying to secure loans and/or find interested investors in order to raise capital to make necessary repairs to bring kitchen up to code (approximately \$35,000).
10. Jesse Akins was introduced to me as a successful event promoter by a mutual friend of ours.
11. In or around late November/early December 2021, I met with Mr. Akins personally to discuss his potential engagement at Plush Lounge and at the conclusion of that initial meeting we had verbally agreed on a partnership deal.
12. On December 4, 2021, I immediately undertook steps to memorialize the verbal agreement by adding Mr. Akins to the business with filing an Amendment to the Articles of Organization with the Missouri Secretary of State. (See Attachment 5 – Amendment to Articles of Organization dated 12/4/21).
13. I learned of Mr. Akins' felony record upon submitting his information to the building owner so that Mr. Akins could be added to the commercial lease agreement for Plush Lounge. The background results came back approximately 2-3 weeks after the information was submitted and the Articles of Organization amendment had been filed.
14. Once I was notified that Mr. Akins had a felony conviction, I immediately advised him that I would be unable to proceed with the partnership as agreed and we mutually released from the deal. The partnership agreement was never executed. I

admittedly failed to file a new amendment to the Articles of Organization removing Jesse Akins in error.

15. I agreed to hire Mr. Akins as my promotion manager on a contract basis (1099 worker) until Plush is open and fully operable at which time, we could revisit the arrangement and potentially transition him to a full-time W-9 employee.
16. On November 1, 2022, after being notified by the Florissant City Attorney that the Articles of Organization was an issue, I filed the amendment to remove Jesse Akins as a business partner. (See Attachment 6- Amendment to Articles of Organization dated 11/1/22).
17. The above statements and/or facts were not specifically addressed nor denied in the Affidavit of Ownership, Control and Interest dated November 10, 2022 and submitted with the "new" application filed with the City of Florissant.
18. The sworn statements contained in the Affidavit of Ownership, Control and Interest dated November 10, 2022 and submitted with the "new" application filed with the City of Florissant were only intended to represent their accuracy as of the date the affidavit was executed and thereafter.
19. I was unaware that Mr. Akins represented himself to be the "manager" of Plush Lounge to Police Officer Fels on May 27, 2022 until November 21, 2022 via the e-mail received from Florissant City Attorney John Hessel.
20. Mr. Akins is currently the Manager of Promotions and is solely responsible for planning social media strategies, building online engagement, increasing visibility and establishing a virtual footprint to boost business revenues on behalf of Plush Lounge.
21. While the statement and representation Mr. Akins made to Police Officer Fels was not entirely inaccurate, his role as a manager for Plush Lounge without full context as further described herein, is being mischaracterized. As a manager, Mr. Akins is an employee. His role with Plush Lounge is terminable. He is neither an owner nor a party with a financial interest in Plush Lounge.



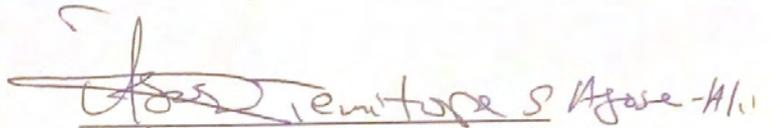
Prince M. Koroma, Affiant
Plush Hookah, LLC d/b/a Plush Lounge

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

COMES NOW, PRINCE M. KOROMA, of lawful age, being duly sworn, upon his oath, acknowledges that he has read the foregoing and that the statements contained therein are true and correct to his best knowledge and belief.

Subscribed and sworn to before me, a Notary Public on this 28 day of November, 2022.

TEMITOPE S. AJOSE-ALI
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: September 21, 2025
Commission Number: 21686114


Notary Public

My Commission Expires: Sep. 21 2025

City of Florissant
LIQUOR LICENSE PROCEDURE



1. If applying for a **PACKAGE LIQUOR LICENSE**, applicant must contact the Building Commissioner prior to applying in order to verify zoning requirements and to determine if a Special Use Permit is required. According to the State Statute, the city must also determine whether there is a church, school, or playground located within 100 feet of the proposed site of business. Once determined, the applicant must then fill out a liquor license application.

2. If applying for a **BY THE DRINK LIQUOR LICENSE**, the Public Works Department will provide a list of the property addresses within 200 feet of the proposed establishment for which the applicant must obtain signatures. According to State Statute, the city must determine whether there is a church, school, or playground located within 100 feet of the proposed site of business.

3. Once the liquor license application has been submitted and reviewed by the City Clerk's Office, the application will be placed upon the City Council agenda for approval. It is recommended that the applicant contact the Councilperson of the Ward in which the business is located who will introduce their liquor license for approval. The license request will require a majority vote of the City Council for approval.

4. The day following the City Council Meeting, the City Clerk upon request by the applicant, can issue a letter of approval to the State Liquor Control.

5. The approved liquor license, business license, and commercial occupancy permit must be obtained prior to the opening of the establishment.

APPLICATION REQUIREMENTS

- ✓ 1. One picture of Managing Officer without a hat (2" X 2")
- ✓ 2. One picture of each individual, partner, LLC or corporate officer without a hat (2" X 2")
- ✓ 3. Picture of Location
- ✓ 4. Proof of Missouri voter registration must be provided for Managing Officer
- ✓ 5. Copy of signed bill of sale showing exact amount paid (if applicable)
- ✓ 6. Copy of lease signed or copy of warranty deed if owned by person applying for license
- ✓ 7. Copy of MISSOURI driver's license and copy of social security number of Managing Officer.
8. Copy of Articles of Incorporation if applicant is a corporation, including certificate and articles; or a copy of the Articles of Organization if applicant is a Limited Liability Corporation (LLC) including certificate and articles.
- ✓ 9. Copy of Registration Report identifying officers and directors if applicant is a corporation; or a copy of Operating Agreement containing a listing of all members if applicant is a Limited Liability Corporation (LLC).
- ✓ 10. Petition (applicable to establishments serving liquor "By the Drink" only) signed by 2/3 of assessed taxpaying citizens and also by 2/3 of persons conducting business on ground floor within a distance of 200 feet of applicant's place of business. City Clerk's office will provide addresses.
- ✓ 11. Verification that no school, church, playground, or place of worship is within 100 feet of applicant's place of business.
12. Copy of fictitious name report if business name is different from Corporation or LLC.
- ✓ 13. Copy of most recent MISSOURI personal property tax receipt of Managing Officer.
- ✓ 14. Documentation of naturalized citizens to include number and district.
- ✓ 15. Application filled out and notarized (See below)
- ✓ 16. Sunday application necessary if selling alcohol on Sunday (See below)
17. Mail completed and notarized application to the following address: Florissant City Hall
Office of City Clerk
955 rue St. Francois
Florissant, MO 63031

IMPORTANT

By signing this application, you verify the following statement: Section 600.060(B) of the Florissant City Code "Neither the applicant nor any officer, director or shareholder of a corporate applicant shall have been convicted of a felony...The City Council also may request such additional information of an applicant as it may deem necessary for it to make a determination with respect to the issuance of a liquor license."

APPLICATION FOR LIQUOR LICENSE

- Full Liquor by the Drink \$450
- Malt Liquor & Wine by the Drink \$75.00
- Full Package Liquor \$150
- Malt Liquor & Wine Package \$75
- Full Liquor by Drink (Non-Profit) \$300
- Tasting \$37.50

To the City Clerk, City of Florissant, St. Louis County, Missouri:

The undersigned hereby makes application for the liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

Individual

Corporation (Attach list of Officers, Addresses, &
Phone Numbers)

Limited Liability

Partnership (Attach list of partners)

Business Name: NARROW GAUGE BREWING CO. Phone: 573-819-3935

Business Address: 1545 N. Hwy 67 Email: heather@narrowgaugestl.com

Name of Applicant, Corp., or LLC: FLORISSANT BREWING, LLC

Address of Owner: 4434 Deer Valley Dr. Florissant MO 63034 Phone: 573-819-3935
Street City State Zip

Managing Officer Name: HEATHER HARDESTY

Home Address: 4434 DEER VALLEY DR, FLORISSANT, MO Years at Address: 10+
Street City State Zip 63034

Managing Officer: Date of Birth: 04/05/1986 Cell Phone: 573-819-3935

Driver's License No. [REDACTED]
(Provide photo copy)

Social Security No.* [REDACTED]
*for identification in running record check

Email: heather@narrowgaugestl.com Phone: 573-819-3935

Managing Officer: Personal Property Taxes 20____ Paid? Yes No (Attached)

Registered Voter of Missouri? Yes No **Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? _____

Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes Date _____ No

If Naturalized, Give Number: _____ Dist. _____
(Provide Documents)

Do you have an interest in any liquor license which is now in force? Yes No

Give details: Cugino's / Narrow Gauge (current location) - 1595 N Hwy 67

Have you prev. held a liquor license of this type? Yes No

If so, when & where? Narrow Gauge / Cugino's (current location)

Have you ever had a liquor license suspended or revoked? Yes No

Give details: _____

Have you ever been convicted of any violation of any federal or state law? Yes No

Give details: _____

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? Yes No

Give details: _____

Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Yes No

Provide name: _____

Is the location within 200 feet of property used for church, school, or public playground?

Yes

No

300' door to door

If Individual Applicant:
below:

If Partnership, Corp., or LLC, complete

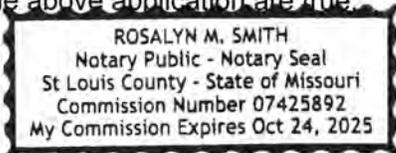
Florissant Brewing LLC dba
Narrow Gauge Brewing Co
Trade Name

[Signature]
Signature of Managing Officer

STATE OF Missouri)SS

COUNTY OF St. Louis)

HEATHER HARDESTY, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.



[Signature]
Signature of Managing Officer

Subscribed and sworn to before me this 6 day of December, 2022.

My Commission Expires: 10/24/2025

[Signature]
Notary Public

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certification of Incorporation/Registration &
Articles of Organization papers must be attached
To the Florissant City Council, Florissant, St. Louis County, Missouri.

TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:

1. FULL NAME: HEATHER HARDESTY
SOC. SEC. NO. [REDACTED] SEX: FEMALE
DATE OF BIRTH: 04-05-1986 PLACE OF BIRTH: COLUMBIA, MO
PHONE NUMBER: 573-819-3935
ADDRESS: 4434 Deer Valley Dr. Florissant, MO 63034
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 10+ yrs

2. FULL NAME: JEFFREY HARDESTY
SOC. SEC. NO. [REDACTED] SEX: MALE
DATE OF BIRTH: 02-23-1985 PLACE OF BIRTH: DANBURY, CT
PHONE NUMBER: 314-322-2914
ADDRESS: 4434 Deer Valley Dr., Florissant, MO 63034
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 10+ yrs

3. FULL NAME: BENJAMIN GOLDKAMP
SOC. SEC. NO. [REDACTED] SEX: MALE
DATE OF BIRTH: 11-26-1979 PLACE OF BIRTH: DES PERES, MO
PHONE NUMBER: 314-477-4836
ADDRESS: 320 S. St Jacques, Florissant, MO 63031
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 10+ yrs

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:
Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____ DATE _____

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME DAVID BECKHAM
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH JEFFERSON CITY, MO
DATE OF BIRTH 06-15-1980 SEX MALE
PHONE NUMBER 314-330-5053
ADDRESS 1335 Saint Denis St. Florissant, MO 63033
LAST PREVIOUS ADDRESS _____
NO. OF YEARS 20+ 18+

2. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY CONTACT INFORMATION

PROPERTY OWNER SHB Enterprises LLC PHONE 573-819-3935

ADDRESS 1545 N. Hwy 67, Florissant, MO 63031

NAME OF BUSINESS NARROW GAUGE Brewing PHONE 573-819-3935

ADDRESS 1545 N. Hwy 67, Florissant, MO 63031

BUSINESS HOURS Office: M thru F, 8-4pm | Retail: Th-Sun 10am-7pm

OWNER/MANAGER HEATHER HARDESTY PHONE 573-819-3935

HOME ADDRESS 4434 Deer Valley Dr., Florissant, MO 63034

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1 HAS KEY? YES NO

NAME JEFF HARDESTY ADDRESS 4434 Deer Valley Dr., Florissant

CITY & STATE Florissant, MO PHONE 314-322-2914

CONTACT #2 HAS KEY? YES NO

NAME DAVE BECKHAM ADDRESS 1335 St. Denis St.

CITY & STATE Florissant, MO PHONE 314-330-5053

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES NO

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER HOURS? YES NO

IF YES, WHO? Ben Bozicevic, Katie Goldkamp, Ben Goldkamp
Heather Hardesty, Jeff Hardesty

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS?

YES

NO

DESCRIBE:

2020
(YEAR)

NISSAN NV200
(MAKE/MODEL)

white
(COLOR)

3FE H80
(LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND?

YES

NO

WHERE IS IT LOCATED?

Offices on west side of bldg.

CAN IT BE SEEN FROM THE OUTSIDE?

YES

NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM?

YES

NO

IF AT ANY TIME THERE IS A CHANGE IN THE EMERGENCY INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, HEATHER HARDESTY, RESIDING AT IN THE

CITY OF FLORISSANT

STATE OF Missouri

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

[Signature]
Witness

[Signature]
Signature

12/05/2022
Date

04/05/1986
Date of Birth

[Redacted]
Social Security Number**

[Redacted]
Driver's License No. & State

Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check only.

APPLICATION FOR SUNDAY LIQUOR LICENSE
TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 6:00 am to midnight. (**\$300**)

TYPE OF OPERATION:

Individual

Partnership

Corporation

Limited Liability Corp

BUSINESS NAME Narrow Gauge Brewing Co. (Florissant Brewing LLC)

LOCATION 1545 N. Hwy 67, Florissant **PHONE** 573-899-3935

EXACT TRADE NAME, LLC, OR CORP Florissant Brewing LLC dba
Narrow Gauge Brewing Co

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on February 19th, 2023 and expiring on June 30, 2023, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1. I/WE presently hold Florissant License Number n/a authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF Missouri)SS

COUNTY OF St. Louis)

Heather Hardesty, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

Subscribed and sworn to before me this 6th December day of 2022.

Heather Hardesty
Signature of Managing Officer

My Commission Expires: 10/24/2025

Rosalyn M. Smith
Notary Public



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 12/06/2022

Name (1): HEATHER HARDESTY

Name (2):

Name (3):

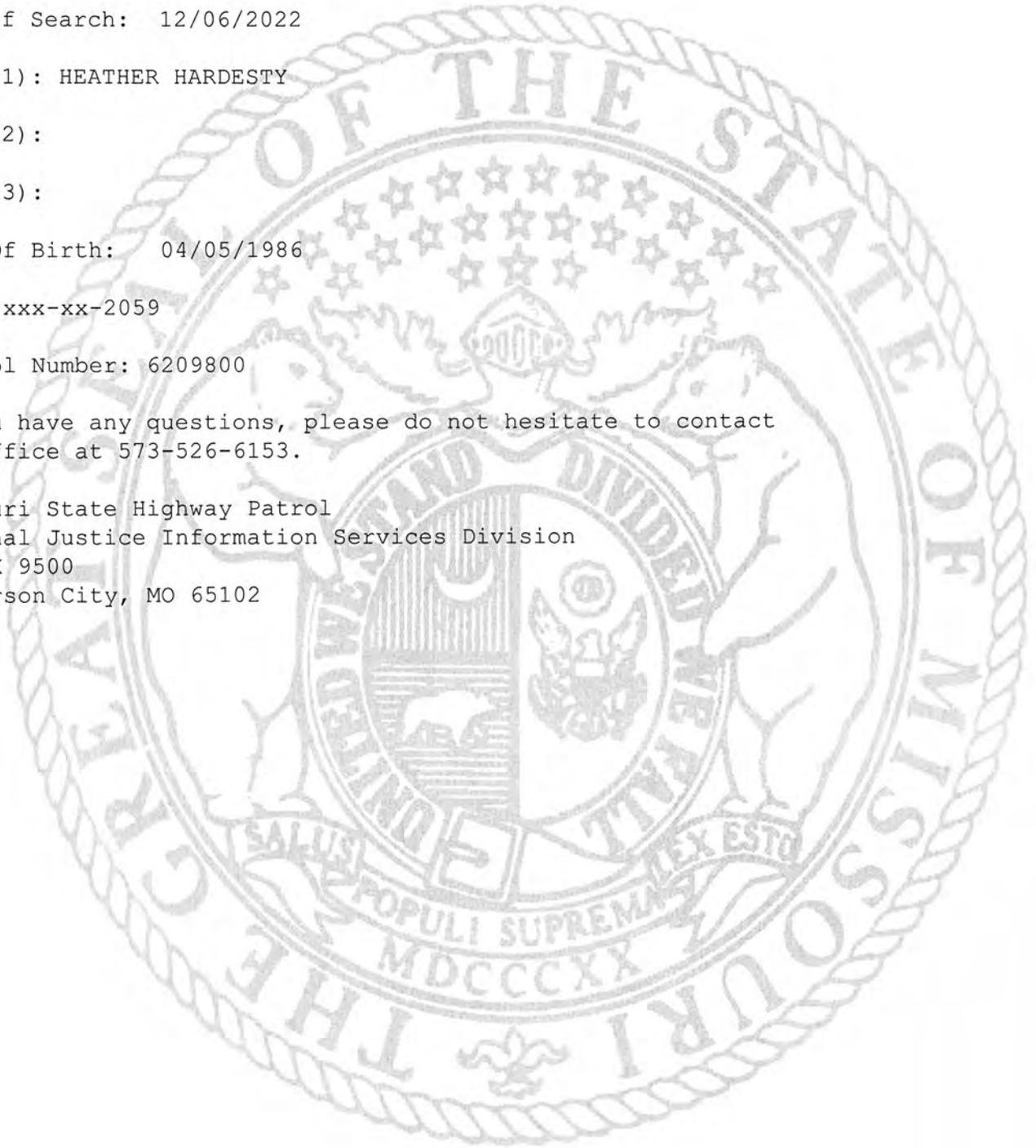
Date Of Birth: 04/05/1986

SSN: xxx-xx-2059

Control Number: 6209800

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102





State of Missouri
Jason Kander, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC001425389
Date Filed: 11/14/2014
Jason Kander
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Florissant Brewing LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

The purpose of this company is to produce, sell, and distribute craft beer.

3. The name and address of the limited liability company's registered agent in Missouri is:

<u>David Beckham</u>	<u>1335 St. Denis</u>	<u>Florissant MO 63033</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Beckham, David</u>	<u>1595 N. US Hwy 67</u>	<u>Florissant MO 63031</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:
Name: <u>David Beckham</u>
Address: <u>Email: cugeman23@yahoo.com</u>
City, State, and Zip Code: _____

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

David Beckham
Organizer Signature

DAVID BECKHAM
Printed Name

11/14/2014
Date of Signature

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Florissant Brewing LLC
LC001425389

filed its Articles of Organization with this office on the 14th day of November, 2014, 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 14th day of November, 2014, 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 14th day of November, 2014.


Secretary of State



OPERATING AGREEMENT

of

Florissant Brewing LLC

This Operating Agreement (the "Agreement") made and entered into this 5th day of May, 2015 amended the 27th day of February, 2018 (the "Execution Date").

AMONGST

David A Beckham of 1335 Saint Denis St., Florissant, MO, 63033,
Ben J Goldkamp of 320 S. St. Jacques, Florissant, MO, 63031,
Jeffrey S Hardesty of 4434 Deer Valley Dr., Florissant, MO, 63034, and
Heather N Hardesty of 4434 Deer Valley Dr., Florissant, MO, 63034

(individually the "Member" and collectively the "Members").

BACKGROUND

- A. The Members wish to associate themselves as members of a limited liability company.
- B. The terms and conditions of this Agreement will govern the members within the limited liability company.

IN CONSIDERATION OF and as a condition of the Members entering into this Agreement and other valuable consideration, the receipt and

sufficiency of which is acknowledged, the parties to this Agreement agree as follows:

Formation

1. By this Agreement the Members form a Limited Liability Company (the "Company") in accordance with the laws of the State of Missouri. The rights and obligations of the Members will be as stated in Chapter 347 of the Missouri Revised Statutes (the "Act") except as otherwise provided here.

Name

2. The name of the Company will be Florissant Brewing LLC.

Purpose

3. The purpose of this company is to produce, sell, and distribute craft beer.

Term

4. The Company will continue until terminated as provided in this Agreement or may dissolve under conditions provided in the Act.

Place of Business

5. The Principal Office of the Company will be located at 1595 N. US Hwy 67, Florissant, MO, 63031 or such other place as the Members may from time to time designate.

Capital Contributions

6. The following is a list of all Members and their Initial Capital Contributions to the Company. Each of the Members agree to make their Capital Contributions to the Company, full and on time, according to the following terms:

Member	Contribution Description	Value of Contribution	Delivery Date	Ownership
David A Beckham	This member will provide cash and will contribute the work space necessary to produce the product	\$30,000	5 May 2015	25%
Benjamin J. Goldkamp	This member will provide cash and will contribute the work space necessary to produce the product	\$30,000	5 May 2015	25%
Jeffrey S. Hardesty	This member will contribute cash as well as intellectual property and experience in the brewing process	\$21,700 + 6 months Labor	5 May 2015	25%
Heather N. Hardesty	This member will contribute cash as well as data analysis.	\$30,000	5 May 2015	25%

Distribution of Profits/Losses

7. Subject to the other provisions of this Agreement, the Net Profits or Losses of the Company, for both accounting and tax purposes, will accrue to and be borne by the Members in proportion to the credit balances in their Capital Accounts.

8. Distributions will be made according to the following schedule: Distributions are to be made quarterly.

9. Tax Allocations will be borne by the Members in proportion to the credit balances in their Capital Accounts.

10. No Member will have priority over any other Member for the distribution of Net Profits or Losses.

Voting

11. Each Member will have a single equal vote on any matter.

Nature of Interest

12. A Member's interest in the Company will be considered personal property.

Withdrawal of Contribution

13. No Member will withdraw any portion of their Capital Contribution without the unanimous consent of the other Members.

Liability for Contribution

14. A Member's obligation to make their required Capital Contribution can only be compromised or released with the consent of all remaining Members or as described elsewhere in this Agreement. If a Member does not make the Capital Contribution when it is due, he is obligated at the option of the remaining Members to contribute cash equal to the agreed value of the Capital Contribution. This option is in addition to and not in lieu of any others rights, including the right to specific performance that the Company may have against the Member.

Additional Contributions

15. Capital Contributions may be amended from time to time, according to the requirements of the Company provided that the Members' interests are not affected, except with the unanimous consent of the Members. No Member will be required to make Additional Contributions. Whenever additional capital is determined to be required and an individual Member is unwilling or unable to meet the additional contribution requirement within a reasonable period, as required by business obligations, the remaining Members may contribute in proportion to their existing Capital Contributions to resolve the amount in default. In such case the allocation of Net Profits or Losses of the Company among all the Members may be adjusted to reflect the aggregate change in Capital Contributions by the Members.

16. Any advance of money to the Company by any Member in excess of the amounts provided for in this Agreement or subsequently agreed to, will be deemed a debt due from the Company rather than an increase in the Capital Contribution of the Member. This liability will be repaid with interest at such rates and times to be determined by a majority of the Members. This liability will not entitle the lending Member to any increased share of the Company's profits nor to a greater voting power. Resolution of such debts may have preference or priority over any other payments to Members as may be determined by a majority of the Members.

Capital Accounts

17. An individual capital account will be maintained for each Member and their initial Capital Contribution will be credited to this account. Any Additional Contributions made by any Member will be credited to that Member's individual Capital Account.

Interest on Capital

18. No borrowing charge or loan interest will be due or payable to any Member on their agreed Capital Contribution inclusive of any agreed

Additional Contributions.

Drawing Accounts

19. An individual drawing account will be maintained for each Member. Each Member will be entitled to draw against their share of the profits in such amounts and at such time as will be agreed by the Members. The drawing account is a temporary account and is expected to have a debit balance if there have been any withdrawals. At the end of each accounting year, the drawing accounts are closed by transferring the debit balance to each Member's capital account.

Compensation of Members for Services Rendered

20. Members will be compensated by the Company for services rendered to or on behalf of the Company.

Management

21. Management of this Company is vested in the Members.

Authority to Bind Company

22. Only the following individuals have authority to bind the Company in contract: All members.

Duty of Loyalty

23. No Member or Manager will engage in any business, venture or transaction, whether directly or indirectly, that might be competitive with the business of the Company or that would be in direct conflict of interest to the Company. Any potential conflicts of interest will be deemed an Involuntary Withdrawal of the offending Member or Manager and may be treated accordingly by the remaining Members. A withdrawing Member or Manager will not carry on a similar business to the business of the Company within any established or market regions of the Company for a period of at least 2 years after the date of withdrawal.

Duty to Devote Time

24. Each Member will devote such time and attention to the business of the Company as the majority of the Members will from time to time reasonably determine for the conduct of the Company business.

Member Meetings

25. Member meetings will be held at the following address, or any other location that the Members may from time to time designate: 1595 N. US Hwy 67, Florissant, MO, 63031.

26. Any impending Member meeting will require 1 day notice be given to all Members.

27. A meeting may be called by any Member providing that appropriate notice has been provided to the other Members.

28. There must be at least 100.00% of the Members present at a meeting for any decisions to be binding. If the minimum number of Members are not present at the meeting, actions may still be taken by the present Members if prior written consent of the absent Members has been obtained.

Admission of New Members

29. A new Member may only be admitted to the Company with a unanimous vote of the existing Members.

30. The new Member agrees to be bound by all the covenants, terms, and conditions of this Agreement, inclusive of all current and future amendments. Further, a new Member will execute such documents as are needed to effect the admission of the new Member. Any new Member will receive such business interest in the Company as determined by a unanimous decision of the other Members.

Voluntary Withdrawal of a Member

31. No Member may voluntarily withdraw from the Company for a period of 1 year from the execution date of this Agreement. Any such unauthorized withdrawal prior to the expiration of this period will be

considered a wrongful dissociation and a breach of this Operating Agreement. In the event of any such wrongful dissociation, the withdrawing Member will be liable to the remaining Members for any damages incurred by the remaining Members including but not limited to the loss of future earnings. After the expiration of this period, any Member will have the right to voluntarily withdraw from the Company. Written notice of intention to withdraw must be served upon the remaining Members at least 6 months prior to withdrawal.

32. The voluntary withdrawal of a Member will have no effect upon the continuance of the Company.

33. It remains incumbent on the withdrawing Member to exercise this dissociation in good faith and to minimize any present or future harm done to the remaining Members as a result of the withdrawal.

Involuntary Withdrawal of a Member

34. Events leading to the involuntary withdrawal of a Member from the Company will include but not be limited to: death of a Member; Member mental incapacity; Member disability preventing reasonable participation in the Company; Member incompetence; breach of fiduciary duties by a Member; criminal conviction of a Member; Operation of Law against a Member or a legal judgment against a Member that can reasonably be expected to bring the business or societal reputation of the Company into disrepute.

Expulsion of a Member can also occur on application by the Company or another Member, where it has been judicially determined that the Member: has engaged in wrongful conduct that adversely and materially affected the Company's business; has wilfully or persistently committed a material breach of the Operating Agreement or of a duty owed to the Company or to the other Members; or has engaged in conduct relating to the Company's business that makes it not reasonably practicable to carry on the business with the Member.

35. The involuntary withdrawal of a Member will have no effect upon the continuance of the Company.

Dissociation of a Member

36. In the event of either a voluntary or involuntary withdrawal of a Member, if the remaining Members elect to purchase the interest of the withdrawing Member, the remaining Members will serve written notice of such election, including the purchase price and method and schedule of payment for the withdrawing Member's interest, upon the withdrawing Member, their executor, administrator, trustee, committee or analogous fiduciary within a reasonable period after acquiring knowledge of the change in circumstance to the affected Member. The purchase amount of any buyout of a Member's interest will be determined as outlined in the Valuation of Interest section of this Agreement.

37. In the event the remaining Members are unwilling or unable to purchase the interest of the Dissociated Member due to a voluntary or involuntary withdrawal from the Company then the Members will submit to mediation and, if necessary, binding arbitration for a final resolution. Valuation and distribution will be determined as described in the Valuation of Interest section of this Agreement.

38. The remaining Members retain the right to seek damages from a dissociated Member where the dissociation resulted from a malicious or criminal act by the dissociated Member or where the dissociated Member had breached their fiduciary duty to the Company or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Company or to the reputation of the Company.

39. On any purchase and sale resulting from the voluntary or involuntary dissociation of a Member, a dissociated Member will only have liability for Company obligations that were incurred during their time

as a Member. Immediately upon purchase of a withdrawing Member's interest, the Company will prepare, file, serve, and publish all notices required by law to protect the withdrawing Member from liability for future Company obligations. Where the remaining Members have purchased the interest of a dissociated Member, the purchase amount will be paid in full, but without interest, within 90 days of the date of withdrawal. The Company will retain exclusive rights to use of the trade name and firm name and all related brand and model names of the Company.

Buyout Agreement

40. In the event of a Member's interest in the Company becoming for sale, due to any reason, the remaining Members of the Company have a right of first purchase on the interest. The value of the interest in the Company will be determined as outlined in the Valuation of Interest section of this Agreement.

Assignment of Interest

41. A Member's financial interest in the Company can only be assigned to another Member and cannot be assigned to a third party.

42. In the event that a Member's interest in the company is transferred or assigned as the result of a court order or Operation of Law, the trustee in bankruptcy or other person acquiring that Member's interest in Company will only acquire that Member's economic rights and interests and will not acquire any other rights of that Member or be admitted as a Member of the Company or have the right to exercise any management or voting interests.

Valuation of Interest

43. In the absence of a written agreement setting a value, the value of the Company will be based on the fair market value appraisal of all Company assets (less liabilities) determined in accordance with generally accepted accounting procedures. This appraisal will be conducted by an independent accounting firm agreed to by all Members. An appraiser will be appointed within a reasonable period of the date of withdrawal or dissolution. The results of the appraisal will be binding on all Members. A withdrawing Member's interest will be in proportion to their profit and loss share in the Company, less any outstanding liabilities a Member may have to the Company. The intent of this section is to ensure the survival of the Company despite the withdrawal of any individual Member.

44. No allowance will be made for goodwill, trade name, patents or other intangible assets, except where those assets have been reflected on the Company books immediately prior to valuation.

Dissolution

45. The Company may be dissolved by a unanimous vote of the Members. The Company will also be dissolved on the occurrence of events specified in the Act.

46. Upon Dissolution of the Company and liquidation of Company property, and after payment of all selling costs and expenses, the liquidator will distribute the Company assets to the following groups according to the following order of priority:

- a. in satisfaction of liabilities to creditors except Company obligations to current Members;
- b. in satisfaction of Company obligations to current Members to pay debts; and
- c. to the Members in proportion to their profit and loss share in the Company.

47. The claims of each priority group will be satisfied in full before satisfying any claims of a lower priority group. Any excess of Company assets after liabilities or any insufficiency in Company assets in resolving liabilities under this section will be resolved by the Members in proportion to the profit and loss share of each Member as set out in this Agreement.

Records

48. The Company will at all times maintain accurate records of the following:

- a. Information regarding the status of the business and the financial condition of the Company.
- b. A copy of the Company federal, state, and local income taxes for each year (promptly after becoming available).
- c. Name and last known business, residential, or mailing address of each Member, as well as the date that person became a Member.
- d. A copy of this Agreement and any articles or certificate of formation, as well as all amendments, together with any executed copies of any written powers of attorney pursuant to which this Agreement, articles or certificate, and any amendments have been executed.
- e. The cash, property, and services contributed to the Company by each Member, along with a description and value, and any contributions that have been agreed to be made in the future.

49. Each Member has the right to demand, within a reasonable period of time, a copy of any of the above documents for any purpose reasonably related to their interest as a Member of the Company, at their expense.

Books of Account

50. Accurate and complete books of account of the transactions of the Company will be kept and at all reasonable times be available and open to inspection and examination by any Member. The Books of Account will be kept on the accrual basis method of accounting.

Banking and Company Funds

51. The funds of the Company will be placed in such investments and banking accounts as will be designated by the Members. All withdrawals from these accounts will be made by the duly authorized agent or agents of the Members as agreed by unanimous consent of the Members. Company funds will be held in the name of the Company and will not be commingled with those of any other person or entity.

Audit

52. Any of the Members will have the right to request an audit of the Company books. The cost of the audit will be borne by the Company. The audit will be performed by an accounting firm acceptable to all the Members. Not more than one (1) audit will be required by any or all of the Members for any fiscal year.

Fiscal Year End

53. The fiscal year end of the Company is the 1st day of January.

Tax Treatment

54. This Company is intended to be treated as a corporation, for the purposes of Federal and State Income Tax.

Annual Report

55. As soon as practicable after the close of each fiscal year, the Company will furnish to each Member an annual report showing a full and complete account of the condition of the Company including all information as will be necessary for the preparation of each Member's income or other tax returns. This report will consist of at least:

- a. A copy of the Company's federal income tax returns for that fiscal year.
- b. A balance sheet.
- c. A cash flow statement.
- d. A breakdown of the profit and loss attributable to each Member.

Goodwill

56. The goodwill of the Company will be assessed at an amount to be determined by appraisal using generally accepted accounting procedures.

Governing Law

57. The Members submit to the jurisdiction of the courts of the State of Missouri for the enforcement of this Agreement or any arbitration award or decision arising from this Agreement.

Mediation and Arbitration

58. In the event a dispute arises out of or in connection with this Agreement, the parties will attempt to resolve the dispute through friendly consultation. If the dispute is not resolved within a reasonable period then any or all outstanding issues may be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration in accordance with the laws of the State of Missouri. The arbitrator's award will be final, and judgment may be entered upon it by any court having jurisdiction within the State of Missouri.

Force Majeure

59. A Member will be free of liability to the Company where the Member is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Member has communicated the circumstance of the event to any and all other Members and where the Member has taken any and all appropriate action to satisfy his duties and obligations to the Company and to mitigate the effects of the event.

Forbidden Acts

60. No Member may do any act in contravention of this Agreement.

61. No Member may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Member of the Company.

62. No Member may do any act that would make it impossible to carry on the ordinary business of the Company.

63. No Member will have the right or authority to bind or obligate the Company to any extent with regard to any matter outside the intended purpose of the Company.

64. No Member may confess a judgment against the Company.

65. Any violation of the above forbidden acts will be deemed an Involuntary Withdrawal of the offending Member and may be treated accordingly by the remaining Members.

Indemnification

66. All Members will be indemnified and held harmless by the Company from and against any and all claims of any nature, whatsoever, arising out of a Member's participation in Company affairs. A Member will not be entitled to indemnification under this section for liability arising out of gross negligence or wilful misconduct of the Member or the breach by the Member of any provisions of this Agreement.

Liability

67. A Member or any employee will not be liable to the Company or to any other Member for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred or implied by this Agreement or the Company. The Member or employee will be liable only for any and all acts and omissions involving intentional wrongdoing.

Liability Insurance

68. The Company may acquire insurance on behalf of any Member, employee, agent or other person engaged in the business interest of the Company against any liability asserted against them or incurred by them while acting in good faith on behalf of the Company.

Life Insurance

69. The Company will have the right to acquire life insurance on the lives of any or all of the Members, whenever it is deemed necessary by the Company. Each Member will cooperate fully with the Company in obtaining any such policies of life insurance.

Actions Requiring Unanimous Consent

70. Actions requiring the unanimous consent of all Members will include, but not be limited to, the following:

- a. Incurring Company liabilities over \$5,000.00.
- b. Incurring a single transaction expense over \$5,000.00.
- c. The sale of any Company asset with a fair market value over \$0.00.
- d. Hiring an employee with an annual compensation over \$0.00.
- e. Firing any employee.
- f. Assignment of ownership rights of Company property.
- g. Endangering the ownership or possession of Company property.

- h. Assignment of check signing authority.
- i. Releasing any Company claim except for payment in full.

Amendment of Operating Agreement

71. No amendment or modification of this Agreement will be valid or effective unless in writing and signed by all the Members.

Title to Company Property

72. Title to all Company property will remain in the name of the Company. No Member or group of Members will have any ownership interest in Company property in whole or in part.

Miscellaneous

73. Time is of the essence in this Agreement.

74. This Agreement may be executed in counterparts.

75. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in a neutral gender include the masculine gender and the feminine gender and vice versa.

76. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

77. This Agreement contains the entire agreement between the parties. All negotiations and understandings have been included in this Agreement. Statements or representations that may have been made by any party to this Agreement in the negotiation stages of this Agreement may in some way be inconsistent with this final written Agreement. All such statements have no force or effect in respect to this Agreement. Only the written terms of this Agreement will bind the parties.

78. This Agreement and the terms and conditions contained in this Agreement apply to and are binding upon the Member's successors, assigns, executors, administrators, beneficiaries, and representatives.

79. Any notices or delivery required here will be deemed completed when hand-delivered, delivered by agent, or seven (7) days after being placed in the post, postage prepaid, to the parties at the addresses contained in this Agreement or as the parties may later designate in writing.

80. All of the rights, remedies and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies and benefits allowed by law.

Additional Terms

81. If a Member is unable to provide additional contributions that are required for start up the other Member(s) can contribute the additional funds acquiring additional percentage of company equity. The Member(s) unable to provide additional funds will be able to purchase back company equity for the first 24 months after contributions are made. i.e. if \$100,000 is required for start up costs and only one Member provides the additional \$10,000 they will acquire 7% giving them company equity of 40%

leaving the remaining Members at 30% with the ability to purchase back 3.33% each for 24 months after contributions are made.

82. In the result of a Member's death their company equity can be transferred to a single person predetermined and voted on unanimously by all Members.

83. In the result of a Member's inability to perform company duties due to illness or mental incapacities their voting power can be transferred to a single person predetermined and voted on unanimously by all Members.

Definitions

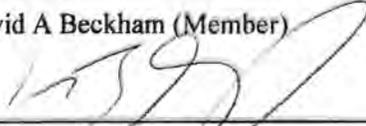
84. For the purpose of this Agreement, the following terms are defined as follows:

- a. "Additional Contribution" means Capital Contributions, other than Initial Contributions, made by Members to the Company.
- b. "Capital Contribution" means the total amount of cash, property, or services contributed to the Company by any one Member.
- c. "Initial Contribution" means Capital Contributions made by any Member to acquire an interest in the Company.
- d. "Net Profits or Losses" means the net profits or losses of the Company as determined by generally accepted accounting principles.
- e. "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.
- f. "Principal Office" means the office whether inside or outside the State of Missouri where the executive or management of the Company maintain their primary office.

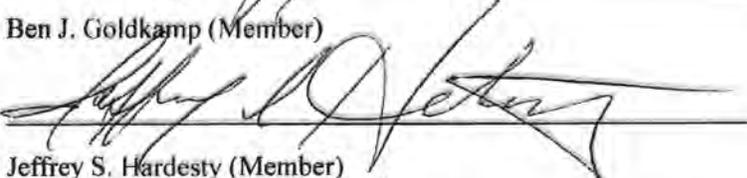
IN WITNESS WHEREOF the parties have duly affixed their signatures under hand and seal on this 27th day of February, 2018.



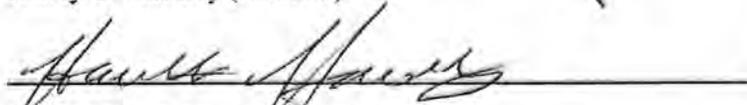
David A Beckham (Member)



Ben J. Goldkamp (Member)



Jeffrey S. Hardesty (Member)



Heather N. Hardesty (Member)

1 INTRODUCED BY COUNCILMAN O'DONNELL
2 NOVEMBER 28, 2022

3
4 BILL NO. 9840

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE A SPECIAL USE PERMIT TO BEHIND THE**
7 **8 BALL, LLC FOR THE OPERATION OF A BILLIARD PARLOR**
8 **LOCATED AT 1165 N. HIGHWAY 67.**
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
11 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation
12 of a Billiard Parlor the City of Florissant; and

13 WHEREAS, an application has been filed by Behind the 8 Ball, LLC to allow for the
14 operation of billiard parlor located at 1165 N. Highway 67, and

15 WHEREAS, the Planning and Zoning Commission at their meeting on November 7th,
16 2022, recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 22-11-025 on said application to be held on
18 the 28th day of November, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly
19 published, held and concluded; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 consideration, has concluded that the issuance of a Special Permit for a billiard parlor would be
22 in the best interest of the City of Florissant.

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26

27 Section 1: A Special Use Permit is hereby granted to Behind the 8 Ball, LLC for the
28 operation of a billiard parlor located at 1165 N. Highway 67 per the attached drawings labeled:
29 A100 by DESIGNAR, LLC, and site plan A0-1 dated 10/24/22 by Nova Group Inc.
30

31
32 Section 2: This ordinance shall become in force and effect immediately upon its passage
33 and approval.

34 Adopted this ____ day of _____, 2022.
35

36
37 _____
38 Joseph Eagan
39 President of the Council

40 Approved this ____ day of _____, 2022.
41

42 _____
43 Timothy J. Lowery
44 Mayor, City of Florissant

45 ATTEST: _____
46 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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



City Of Florissant – Public Works
314-839-7648

"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."

PLANNING & ZONING ACTION

Council Ward 6 Zoning 'B-3'

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN

DATE: 11-7-2012

SPECIAL PERMIT FOR OPERATION OF A BILLIARD PARLOR
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- (1143) TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 1147 - 1151 N. HIGHWAY 67, FLORISSANT, MO.
Address of property.

1) Comes Now DARRYL WALLACE
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) LEASE
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 VACANT 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) shall 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, as listed 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 signage, 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)

DARRYL WALLACE *Daryl Wallace* / DWALLACE12268@gmail.com
 PRINT NAME SIGNATURE email and phone (314) 546-7311

FOR BEHIND THE 8 BALL L.L.C.
 (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, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. 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.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS _____
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____ / _____
 BUSINESS

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

 Signature of Petitioner authorizing an agent

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 without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

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 X Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address DARRYL WALLACE 3917 SALVATION RD, 63034
(2) Telephone Number (314) 546-7311 (cell)
(3) Business Address 1147-1151 N. HIGHWAY 69
(4) Date started in business HOPING SPRING 2023
(5) Name in which business is operated if different from (1) BEHIND THE 8 BALL
(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 _____
(2) Telephone numbers _____
(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) 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 shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name RALLO PLAZA

Address _____

Property Owner _____

Location of property 1147-1151 N. HIGHWAY 67

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property BILLIARD HALL

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces 30 Sidewalk Length _____

Landscaping: No. of Trees 0 Diameter _____

No. of Shrubs 0 Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

- 1. Zoning of adjoining properties.
- 2. Show location of property in relation to major streets and all adjoining properties.
- 3. Show measurement of tract and overall area of tract.
- 4. Proposed parking layout and count, parking lighting.
- 5. Landscaping and trash screening.
- 5. Location, sizes and elevations of signage.

**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 show 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 metes and bounds bearings and dimensions.

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

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

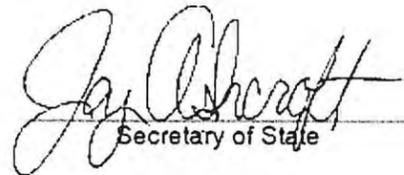
Behind the 8 Ball LLC
LC014375625

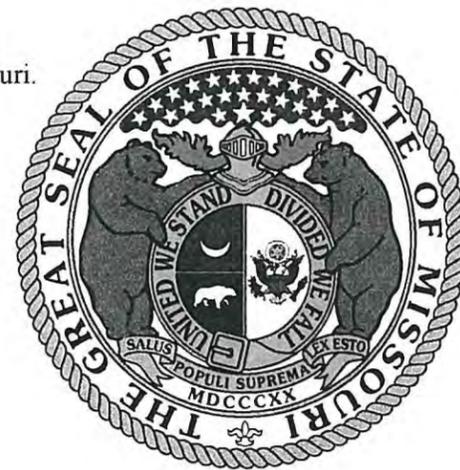
filed its Articles of Organization with this office on the 29th day of April, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, 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 29th day of April, 2022, 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 29th day of April, 2022.

Effective Date: May 16, 2022


Secretary of State





State of Missouri

John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014375625
Date Filed: 4/29/2022
Effective: 5/16/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Behind the 8 Ball LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

Pool Hall. Recreational activities.

3. The name and address of the limited liability company's registered agent in Missouri is:

DARRYL LEMONT

WALLACE 3917 Salvation Rd Florissant, MO 63034-3333

Name Street Address: May not use PO Box unless street address also provided City/State/Zip

4. The management of the limited liability company is vested in: [X] managers [] members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name Address City/State/Zip
Wallace, Darryl Lemont 3917 Salvation Rd Florissant MO 63034-3333

7. [] Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

[] The limited liability company gives notice that the series has limited liability.

New Series:

[] The limited liability company gives notice that the series has limited liability.

New Series:

[] The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:
Name: darryl lemont wallace
Address: Email: dwallace12268@gmail.com
City, State, and Zip Code:

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

3917 Salvation Rd Florissant, MO 63034-3333
Address (PO Box may only be used in conjunction with a physical street address) *City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: : 5/16/2022

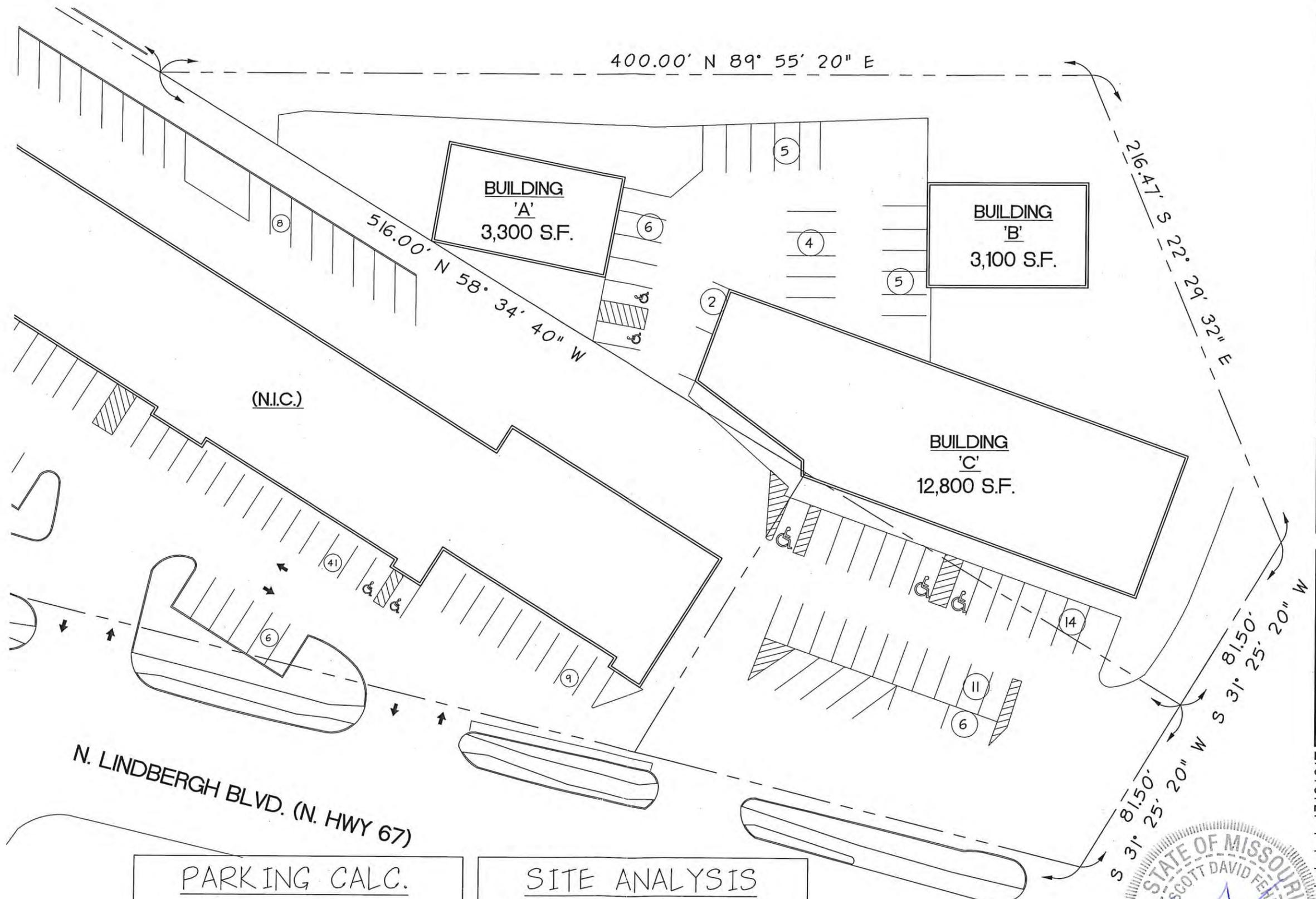
(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Darryl Lemont Wallace DARRYL LEMONT WALLACE 04/29/2022
Organizer Signature *Printed Name* *Date of Signature*



N. LINDBERGH BLVD. (N. HWY 67)

PARKING CALC.

BUILDING SQUARE FOOTAGE 12,800 S.F.
 PARKING REQUIRED @ 4 CARS PER 1,000 S.F.
 $12,800 / 1,000 = 12.8$
 $12.8 \times 4 = 52$ SPACES REQUIRED
 PARKING SHOWN - 53 SPACES SHOWN
 3 HANDICAP SPACES REQUIRED - 5 SPACES SHOWN
 NOTE: BUILDING 'A' AND BUILDING 'B' CANNOT BE OCCUPIED PER PARKING CALCULATION TO COMPLY.

SITE ANALYSIS

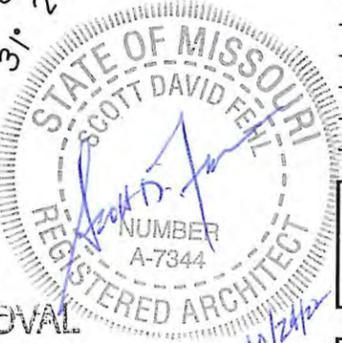
RETAIL SITE AREA	APPROXIMATELY	81,963 S.F.
BUILDING AREA		12,800 S.F.
PARKING STALL SIZE (BY ZONING)		9' X 19' MIN.
SITE ZONING		COMMERCIAL
PARKING SHOWN		53 CARS

THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AVAILABLE REAL ESTATE TAX MAPS. DIMENSION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. FINAL ANGLES OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.

SITE PLAN

SCALE: 1" = 20'-0"
RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

SIGN: *[Signature]* DATE: 11-7-2022



EXISTING SITE PLAN FOR:
PROPOSED BILLIARDS PARLOR
 1159 HWY 67
 FLOISSANT, MO

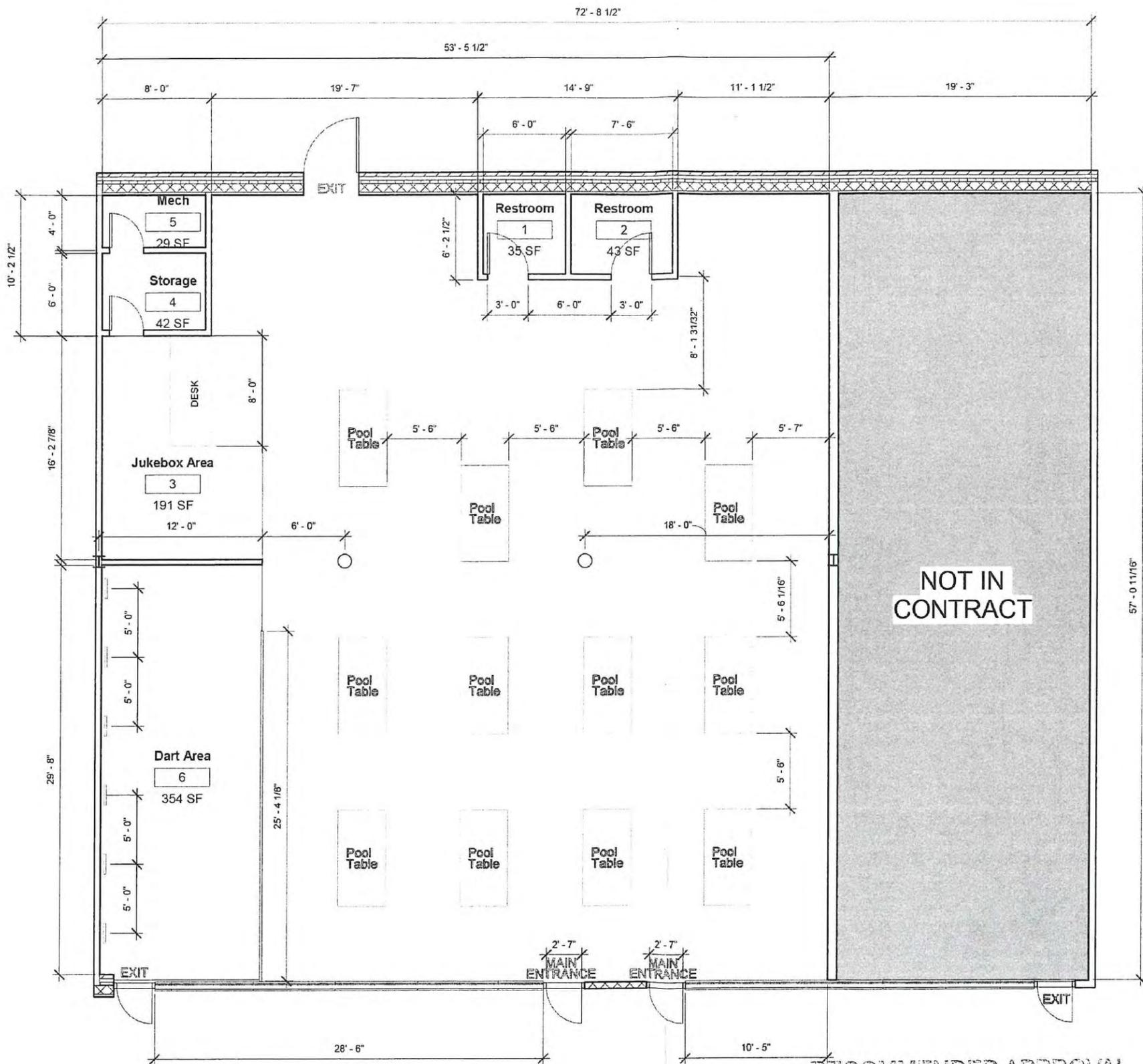


project no. 222088A
 drawn by ASM
 date 10/24/22
 revision

SITE PLAN

A0-1

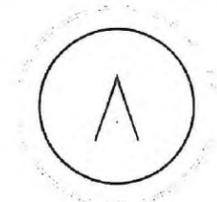
sheet 1 of 1



1 Floor Plan
3/16" = 1'-0"

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. *[Signature]* DATE: 11-7-2022



DESIGNAR LLC

Consultant
Address
Address
Phone
e-mail

Consultant
Address
Address
Phone
e-mail

Consultant
Address
Address
Phone
e-mail

Revision	Description	Date

Client:

Project Description:

North Highway 67 Pool Hall

Drawing Description:

Floor Plan

Project Number

Date

Drawn By

Checked By

Drawing No.

A100

Scale at ANSI Standard C 3/16" = 1'-0"

RECEIVED

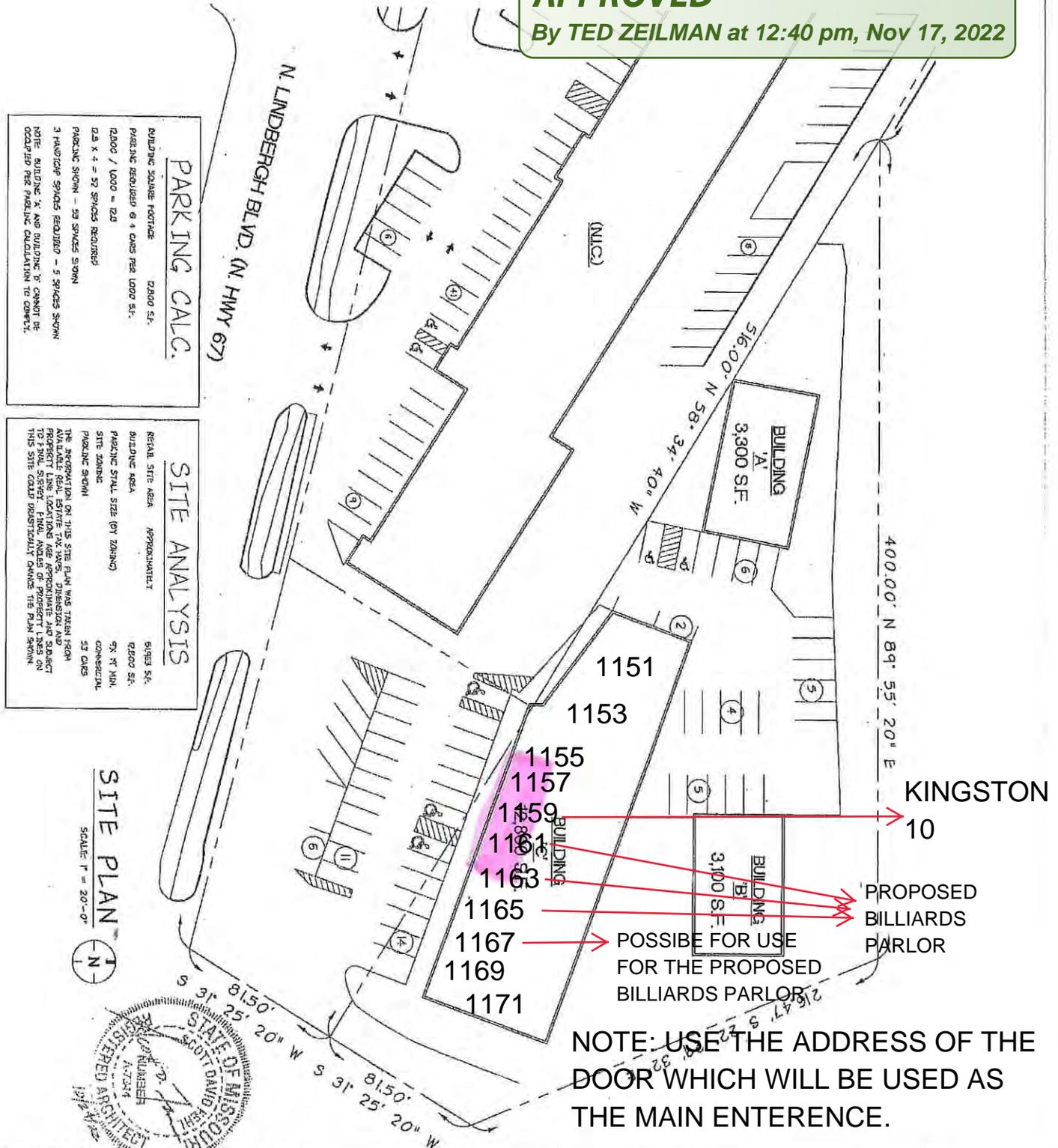
By TED ZEILMAN at 12:12 pm, Nov 17, 2022

REFERENCE LOC# 08J530988

ZIP CODE: 63031

APPROVED

By TED ZEILMAN at 12:40 pm, Nov 17, 2022



PARKING CALC.

BUILDING SQUARE FOOTAGE: 2000 S.F.
 PARKING REQUIRED @ 4 CARS PER 1000 S.F.: 2000 / 1000 = 20
 2.5 X 4 = 57 SPACES REQUIRED
 PARKING SHOWN - 59 SPACES SHOWN
 3 HANDICAP SPACES REQUIRED - 5 SPACES SHOWN
 NOTE: BUILDING 'A' AND BUILDING 'B' CANNOT BE OCCUPIED PER PARKING CALCULATION TO COMPLY.

SITE ANALYSIS

RETAIL SITE AREA: APPROXIMATELY 5100 S.F.
 BUILDING AREA: 6000 S.F.
 PARKING STALL SITE (BY ZONING): 9% FT. MIN.
 SITE ZONING: COMMERCIAL
 PARKING SHOWN: 59 CARS

THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AVAILABLE REAL ESTATE TAX MAPS, DIMENSION AND PROPERTY LINE LOCATIONS AND RECORDED AND SUBJECT TO ANY CHANGES THAT MAY OCCUR. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THIS SITE. CLIENT PRACTICALLY CHANGES THE PLAN SHOWN.

SITE PLAN

SCALE: 1" = 30'-0"



Project No. 227095	NOVAGROUP, INC.	EXISTING SITE PLAN FOR PROPOSED BILLIARDS PARLOR 1159 HWY 67 FLORISSANT, MO
Drawn By: SR	118 SOUTH WESTMINSTER FLORISSANT, MO 63031	
Date: 10/24/22		
Revision:		
SITE PLAN		
Sheet 1 of 1		

CITY OF FLORISSANT

Public Hearing



In accordance with 405.125 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, 2022 at 7:00 p.m. on the following proposition:

To approve a Special Use Permit for the operation of a billiard parlor for Behind the 8 Ball, LLC located in a 'B-3' Extensive Business District (1147-1151 N Highway 67). 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

41 the 'R-4' Single Family Dwelling District. The properties to the East are a car lot at 1285
42 N. Highway 67 and a church at 1325 N. Highway 67 in the 'B-3' Extensive Business District.

43

44 **IV. STAFF ANALYSIS:**

45 Plans received from the applicant include a floor plan and an architect's site plan of
46 existing location with some proposed changes of the interior, including 2 toilet rooms:

47

- 48 • Site Plan A0.1 dated 10/24/22 by Nova Group: A
 - 49 ○ Parking complies for the main building with 53 spaces shown.
 - 50 ■ Note indicates there is not adequate existing parking for the two
 - 51 smaller buildings in the rear to be occupied per the parking code.
 - 52 ○ There are 2 extra accessible spaces shown.
 - 53 ○ A 6' screen, consisting of a 6' vinyl fence as required by the zoning code
 - 54 has been recently installed along the North Property line.
 - 55 ○ There is no additional landscaping shown or planned.

56

- 57 • Floor Plan comments:
 - 58 ○ Plan shows 12 standard 7'x3.5' tables to scale in a large open space with 2
 - 59 columns.
 - 60 ○ Rooms 1 & 2: Two toilet rooms in the rear are shown just over 6'x6'.
 - 61 ○ Room 3 is labeled as Jukebox area with a desk.
 - 62 ○ Rooms 4 & 5 are shown as Storage and Mechanical
 - 63 ○ Room 6 is 29'-8" x 12' and labeled dart area.
 - 64 ○ Rear exit door shown. There are several existing doors through the rear
 - 65 wall that exit onto asphalt paving.

66

67 **III. STAFF RECOMENDATIONS:**

68 **Suggested Motion:**

69 I move for **recommended approval** of a Special Use Permittto allow for a billiard parlor
70 establishment in a 'B-3' Extensive Business District as shown on drawings attached,
71 A100 by DESIGNAR LLC and site plan A0-1 dated 10/24/22 by Nova Group Inc.,
72 subject to the conditions set forth below with these conditions being part of the record:

73

74

75

76

77

78

79

(End of report and suggested motion)

1 INTRODUCED BY COUNCILMAN EAGAN
2 DECEMBER 12, 2022

3
4 BILL NO. 9841

ORDINANCE NO.

5
6
7 **AN ORDINANCE IMPOSING A SALES TAX AT A RATE OF THREE**
8 **PERCENT ON ALL TANGIBLE PERSONAL PROPERTY RETAIL SALES**
9 **OF ADULT USE MARIJUANA SOLD WITHIN THE CITY OF FLORISSANT,**
10 **MISSOURI, PURSUANT TO ARTICLE XIV, SECTION 2.6(5) OF THE**
11 **MISSOURI CONSTITUTION SUBJECT TO THE APPROVAL BY THE**
12 **VOTERS OF THE CITY AT THE GENERAL MUNICIPAL ELECTION TO**
13 **BE HELD ON APRIL 4TH, 2023; DESIGNATING THE FORM OF BALLOT;**
14 **AND DIRECTING THE CITY CLERK TO PROVIDE NOTICE OF SAID**
15 **ELECTION.**

16
17 **WHEREAS**, on November 8, 2022, the electors of the State of Missouri approved
18 Amendment 3 to the Missouri Constitution enacting Section 2 of Article XIV of the Missouri
19 Constitution effective December 8, 2022; and

20
21 **WHEREAS**, the newly enacted Article XIV, section 2.6(5) of the Missouri Constitution
22 authorizes the City of Florissant, Missouri to impose, by ordinance, an additional sales tax in
23 amount not to exceed three percent on all tangible personal property retail sales of adult use
24 marijuana sold in such political subdivision subject to approval by voters of the City of Florissant,
25 Missouri; and

26
27 **WHEREAS**, the City Council finds that it is in the best interests of the citizens of the City
28 of Florissant, Missouri to impose a sales tax of three percent on all tangible personal property retail
29 sales of adult use marijuana sold in the City of Florissant, Missouri and to submit the same to the
30 voters of the City for approval by a majority of those voting at the general municipal election to
31 be held on April 4, 2023.

32
33 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FLORISSAN**
34 **THAT:**

35
36 **SECTION 1 – ADULT USE MARIJUANA SALES TAX.** A sales tax at the rate of
37 three percent on all tangible personal property retail sales of adult use marijuana sold in the City
38 of Florissant, Missouri, as authorized by Article XIV, section 2.6(5) of the Missouri Constitution,
39 is hereby imposed. The tax imposed hereunder shall be in addition to any and all other sales taxes
40 allowed by law.

41
42 **SECTION 2 – EFFECTIVE DATE.** The sales tax imposed by this Ordinance shall not
43 be effective unless approved by a majority of the votes cast by the qualified voters voting thereon
44 at the General Municipal Election to be held on April 4, 2023, at which election a proposal to
45 authorize the City Council of the City of Florissant, Missouri, to impose the tax herein provided
46 for shall be submitted to the voters of the City of Florissant.

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SECTION 3 – FORM OF BALLOT. The ballot to be used in such election shall contain the following question:

Question 1

Shall the City of Florissant, Missouri, impose a sales tax of three percent (3%) on all retail sales of adult use marijuana sold in the City of Florissant, Missouri?

Yes No

SECTION 4 – NOTICE OF ELECTION. The City Clerk is hereby directed to notify the Board of Election Commissioners of St Louis County, Missouri, of the enactment of this Ordinance no later than 5:00 p.m. on Tuesday, January 24th, 2023, in accordance with the Comprehensive Election Act, Chapter 115 of the Revised Statutes of Missouri, as amended.

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

Adopted this _____ day of _____, 2022.

Joseph Eagan, Council President

Approved this _____ day of _____, 2022.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN O'DONNELL
2 December 12, 2022

3
4 BILL NO. 9842

ORDINANCE NO.

5
6
7 **ORDINANCE TO AMEND TITLE III "TRAFFIC CODE"**
8 **SCHEDULE XIV "PARKING PROHIBITED AT CERTAIN TIMES"**
9 **BY REMOVING TABLE XIV-D IN ITS ENTIRETY.**

10
11 WHEREAS the Traffic Commission has recommended the removal of the no parking
12 sign on Boone Street, west side only, from St. Catherine to a point 160 feet north, at their
13 meeting on November 8th, 2022; and

14
15 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
16 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

17
18 Section 1: Schedule XIV "Parking Prohibited at Certain Times: is hereby amended by
19 deleting the following:

20
21 **Table XIV-D Parking Prohibited Between 4:00 P.M. and 8:00 P.M. On**
22 **Fridays.**

23 In accordance with Section 355.130, parking shall be prohibited between the hours
24 of 4:00 P.M. and 8:00 P.M. on Fridays only on the following streets or parts thereof:

25
26 Boone Street, west side only, from St. Catherine Street to a point one hundred sixty
27 (160) feet north thereof.

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

30 Adopted this _____ day of _____, 2022.

31
32 _____
33 Joseph Eagan, Council President

34
35 Approved this _____ day of _____, 2022.

36
37 _____
38 Timothy J. Lowery, Mayor

39 ATTEST:

40
41 _____
42 Karen Goodwin, MPPA/MMC/MRCC
43 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

11/10/2022

Mayor's Approval:

Agenda Date Requested: 11/14/22

Description of request: Request to remove no parking sign on Boone Street, West side only, from St. Catherine to a point 160 feet north

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: Todd Hughes
Director of Public Works

DATE: November 10, 2022

FROM: Jason Timme
Street Superintendent



SUBJECT: Request to Remove No Parking Sign on Boone Street, West Side Only, From St. Catherine to a Point 260 Feet North

The Traffic Commission reviewed the request to remove the no parking sign on Boone Street, west side only, from St. Catherine to 160 feet north, at its November 8, 2022 meeting. The Traffic Commission made a recommendation to remove the no parking sign on Boone Street (see attached Minutes, Item 11/22).

Motion was made by Zach Schneider to make a recommendation to approve crosswalks on St. Francois at Boone and St. Francois at St. Pierre. Motion was seconded by Teri Reiter. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Al Schneider – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Item 10/22 was dropped from the Agenda.

11/22

REQUEST WAS MADE TO REMOVE NO PARKING SIGN ON BOONE STREET, WEST SIDE ONLY, FROM ST. CATHERINE TO A POINT 160 FEET NORTH

Ward 6

Approved

Zach Schneider read the request that was made to remove no parking signs on Boone Street, west side only, from St. Catherine to a point 160 feet north. Jason Timme said it is literally one sign. He said if you are coming from City Hall on Boone and you pass the old bank building which is now the Social Security building, where the drive-thru used to come out there, there is one sign that says no parking 8:00 a.m. to 4:00 pm on Fridays. He said he thinks it was there because people used to park there when they would run into the bank on Friday after they got their check. He said that is why the sign was put up. He said it is another one of those silly ordinances that doesn't make any sense. He said there is no reason for that sign there. He said if people park there it wouldn't hurt anything and its not saving anything to not let people park there. He said it is just another housekeeping thing. Let's just get it off the books and get another sign off

the side of the street. Zach Schneider asked if the sign has already been removed.

Jason Timme replied not yet. Don Adams and Teri Reiter said take it down.

Motion was made by Zach Schneider to make a recommendation to remove the no parking sign on Boone Street, west side only, at St. Catherine since it no longer serves a purpose. Motion was seconded by Dave Clasby. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Al Schneider – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Item 11/22 was dropped from the Agenda.

MISCELLANEOUS:

Al Schneider was introduced to the Traffic Commission as the new member representing Ward 3.

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for December 13, 2022.

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was adjourned.

For the Chairman
Mayor's Advisory Traffic Commission



MaryAnn Fitzpatrick
Recording Clerk

Jason Timme

Item 11/22

From: Todd Hughes
Sent: Wednesday, October 26, 2022 9:45 AM
To: Jason Timme
Subject: RE: Removal of ordinance

Ok.

From: Jason Timme <jtimme@florissantmo.com>
Sent: Wednesday, October 26, 2022 8:15 AM
To: Todd Hughes <THughes@florissantmo.com>
Subject: Removal of ordinance

Todd,

With your approval I would like to add this to traffic commission to remove the ordinance listed below. This ordinance may have made sense when the building was a bank but now I don't believe it serves any purpose.

Table XIV-D Parking Prohibited Between 4:00 P.M. and 8:00 P.M. On Fridays.

[Code 1980 § 15-243; CC 1990 § 15-488]

In accordance with Section **355.130**, parking shall be prohibited between the hours of 4:00 P.M. and 8:00 P.M. on Fridays only on the following streets or parts thereof:

Boone Street, west side only, from St. Catherine Street to a point one hundred sixty (160) feet north

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant,
1155 St. Charles St., Florissant, MO 63031
314-839-7653*

1 INTRODUCED BY COUNCILMAN O'DONNELL
2 DECEMBER 12,2022

3
4 BILL NO. 9843

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO TITLE III**
7 **"TRAFFIC CODE" SCHEDULE V "PEDESTRIAN CROSSWALKS",**
8 **TABLE V-A "PEDESTRIAN CROSSWALKS" BY ADDING ST.**
9 **FRANCOIS AT BOONE AND ST. FRANCOIS AT ST. PIERRE.**

10
11 WHEREAS the Traffic Commission has recommended the addition of Pedestrian
12 Crosswalks on St. Francois at Boone and on St. Francois at St. Pierre. at their meeting on the 11th
13 day of November, 2022; and

14
15 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
16 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

17
18 Section 1: Table V-A "Pedestrian Crosswalks" is hereby amended by adding the
19 following:

20
21 St. Francois at Boone Street
22 St. Francois at St. Pierre

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

27 Adopted this _____ day of _____, 2022.

28
29
30 _____
31 Joseph Eagan, Council President

32 Approved this _____ day of _____, 2022.

33
34
35 _____
36 Timothy J. Lowery, Mayor

37 ATTEST:

38
39
40 _____
41 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

11/10/2022

Mayor's Approval:

Agenda Date Requested: 11/14/22

Description of request: Request to add crosswalks on St. Francois at Boone and St. Francois at St. Pierre

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			

Public Hearing needed: **Yes / No**

Y/N

No

3 readings? : **Yes / No**

Y/N

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: Todd Hughes
Director of Public Works

DATE: November 10, 2022

FROM: Jason Timme
Street Superintendent



SUBJECT: Request to Add Pedestrian Crosswalks on St. Francois at Boone and St. Francois at St. Pierre

The Traffic Commission reviewed the request to add crosswalks on St. Francois at Boone and St. Francois at St. Pierre at its November 8, 2022 meeting. The Traffic Commission made a recommendation to approve crosswalks on St. Francois at Boone and St. Francois at St. Pierre (see attached Minutes, Item 10/22).

Motion was made by Pete Fischer to make a recommendation not to place stop signs on St. Francois at St. Jean. Recommendation was also made to add "Cross Traffic Does Not Stop" signs to the existing stop signs on St. Jean at St. Francois. Motion was seconded by Teri Reiter. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Al Schneider – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Item 09/22 was dropped from the Agenda.

10/22 **REQUEST TO ADD PEDESTRIAN CROSSWALKS ON ST. FRANCOIS AT ST. LOUIS AND ST. FRANCOIS AT ST. PIERRE**
Ward 6
Approved with Amendment

Request was made to add pedestrian crosswalks on St. Francois at St. Louis and St. Francois at St. Pierre. The request should have read St. Francois at Boone instead of St. Francois at St. Louis. Jason Timme, said these next couple of items are just housekeeping. He said the crosswalks are already there and this is just to add the ordinance. Greg Keil asked if this was on our Agenda once before. Jason Timme said we had the one at Brown before. He said that was a new one we put in. He said the one at Boone has been there and the other one was at St. Pierre. That's the one by Bunkers. He said they have both been there, but there is just no ordinance for them. He said this is just making an ordinance for the ones that are already there. He said this should actually read St. Francois at Boone and St. Francois at St. Pierre. He said St. Louis was an error.

Motion was made by Zach Schneider to make a recommendation to approve crosswalks on St. Francois at Boone and St. Francois at St. Pierre. Motion was seconded by Teri Reiter. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Al Schneider – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Item 10/22 was dropped from the Agenda.

**11/22 REQUEST WAS MADE TO REMOVE NO PARKING SIGN ON
BOONE STREET, WEST SIDE ONLY, FROM ST. CATHERINE
TO A POINT 160 FEET NORTH
Ward 6
Approved**

Zach Schneider read the request that was made to remove no parking signs on Boone Street, west side only, from St. Catherine to a point 160 feet north. Jason Timme said it is literally one sign. He said if you are coming from City Hall on Boone and you pass the old bank building which is now the Social Security building, where the drive-thru used to come out there, there is one sign that says no parking 8:00 a.m. to 4:00 pm on Fridays. He said he thinks it was there because people used to park there when they would run into the bank on Friday after they got their check. He said that is why the sign was put up. He said it is another one of those silly ordinances that doesn't make any sense. He said there is no reason for that sign there. He said if people park there it wouldn't hurt anything and its not saving anything to not let people park there. He said it is just another housekeeping thing. Let's just get it off the books and get another sign off

Jason Timme

Item 10/22

From: Todd Hughes
Sent: Wednesday, October 26, 2022 9:45 AM
To: Jason Timme
Subject: RE: Crosswalks

Ok.

From: Jason Timme <jtimme@florissantmo.com>
Sent: Wednesday, October 26, 2022 8:26 AM
To: Todd Hughes <THughes@florissantmo.com>
Subject: Crosswalks

Todd,

With your approval I would like to add to Traffic Commission meeting the following.

ADD to ordinance below

St. Francois at St. Louis
St. Francois at St. Pierre

Table V-APedestrian Crosswalks.

[Code 1980 § 15-230; CC 1990 § 15-475; Ord. No. 4882 § 1, 2-22-1988; Ord. No. 4965 § 1, 11-14-1988; Ord. No. 5012 § 1, 4-10-1989; Ord. No. 5023 § 1, 5-8-1989; Ord. No. 5270, 8-26-1991; Ord. No. 5284, 10-14-1991; Ord. No. 5464, 2-8-1993; Ord. No. 5567, 11-22-1993; Ord. No. 5758, 9-11-1995; Ord. No. 6080, 2-23-1998; Ord. No. 6631, 11-26-2001; Ord. No. 6753, 9-23-2002; Ord. No. 6803, 1-28-2003; Ord. No. 6888, 8-25-2003; Ord. No. 7014 § 1, 5-25-2004; Ord. No. 7163 § 1, 5-11-2005; Ord. No. 7204 § 1, 9-15-2005; Ord. No. 7552 § 1, 10-15-2008]

In accordance with Section **335.100**, all traffic at the following locations shall come to a complete stop, provided proper signs are in place; and such traffic shall yield the right-of-way to all pedestrians crossing thereat and shall not proceed until it is safe to do so:

*Thanks,
JT*

1 INTRODUCED BY COUNCILMAN EAGAN
2 DECEMBER 12, 2022

3
4 BILL NO. 9844 ORDINANCE NO.

5
6 **ORDINANCE AMENDING TITLE III “TRAFFIC CODE” CHAPTER**
7 **380 “VEHICLE EQUIPMENT”, ARTICLE II “OTHER VEHICLE**
8 **EQUIPMENT”, SECTION 380.160 “SEAT BELTS” BY DELETING**
9 **SUBSECTION C IN ITS ENTIRETY AND REPLACING IT.**

10
11 WHEREAS, the Florissant Prosecuting Attorney recommends that Section 380.160 “Seat
12 Belts” be amended to be more consistent with Missouri law, and

13
14 WHEREAS, the City Council accepts the recommendation of the Prosecuting Attorney.

15
16 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
17 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

18
19 Section 1: Title III “Traffic Code” Chapter 380 “Vehicle Equipment”, Article II “other
20 Vehicle Equipment”, Section 280.160 “Seat Belts”, subsection C is hereby deleted and replaced
21 with the following:

22
23 Section 380.160 Seat Belts

24
25 C. Each driver, except persons employed by the United States Postal Service while
26 performing duties for that Federal agency which require the operator to service postal
27 boxes from their vehicles or which require frequent entry into and exit from their
28 vehicles, and front seat passengers of a passenger car manufactured after January 1, 1968,
29 operated on a street or highway in the City, and persons less than eighteen (18) years of
30 age operating or riding in a truck, as defined in Subsection (A) of this Section, on a street
31 or highway of this City shall wear a properly adjusted and fastened safety belt that meets
32 Federal National Highway, Transportation and Safety Act requirements; except that, a
33 child less than four (4) years of age shall be protected as required in Section 380.170 of
34 this Chapter. The provisions of this Section shall not be applicable to persons who have a
35 medical reason for failing to have a seat belt fastened about their body, nor shall the
36 provisions of this Section be applicable to persons while operating or riding a motor
37 vehicle being used in agricultural work-related activities. Each person found guilty of
38 violating the provisions of this Section is guilty of an infraction for which a fine not to
39 exceed ten dollars (\$10.00) may be imposed. All other provisions of law and court rules
40 to the contrary notwithstanding, no court costs shall be imposed on any person due to a
41 violation of this Section.

42
43 Section 2: This ordinance shall become in force and effect immediately upon its passage
44 and approval.

45 Adopted this _____ day of _____, 2022.

BILL NO.

ORDINANCE NO.

46
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Joseph Eagan, Council President

Approved this _____ day of _____, 2022.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 DECEMBER 12, 2022

3
4 BILL NO. 9845

ORDINANCE NO. 9845

5
6
7 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$50,000**
8 **FROM THE CAPITAL IMPROVEMENT FUND TO ACCOUNT**
9 **NUMBER 03-5-03-50060 PROFESSIONAL SERVICES – ECONOMIC**
10 **DEVELOPMENT.**

11
12 **WHEREAS** the City Council feels it would be in the best interest of the City to contract with
13 Retail Strategies to assist in research and analysis to assist in attracting retail businesses to the City of
14 Florissant.

15
16 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
17 COUNTY, MISSOURI, AS FOLLOWS:

18
19
20 Section 1: There is hereby authorized an appropriation of \$50,000 from the Capital
21 Improvement Fund to account number 03-5-03-50060 Professional Services – Economic
22 Development for the purpose of contracting with Retail Strategies for consulting services.

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

26
27 Adopted this _____ day of _____, 2022.

28
29 _____
30 Joseph Eagan
31 President of the Council
32 City of Florissant

33 Approved this _____ day of _____, 2022.

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

38 ATTEST:

39
40 _____
41 Karen Goodwin, MPPA/MMC/MRCC,
42 City Clerk

MEMORANDUM

To: Mayor Timothy Lowery and City Council
From: Patrick Mulcahy, Director of Economic Development *PM*
Cc: Karen Goodwin, City Clerk
Re: Professional Services Agreement – Economic Development
Date: 12/07/2022

I am requesting to appropriate funds from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development for the amount of \$50,000.

These funds are needed to enter into a professional services agreement with Retail Strategies. The consultant possesses a high degree of professional skill and experience and is a unique provider of professional consulting services in retail recruitment that will be beneficial to the City of Florissant. Retail Strategies will provide research, in-market real estate analysis, retail recruitment, and regular updates on their progress to the Director of Economic Development. Please let me know if you have any questions.

Respectfully Submitted,

Patrick Mulcahy