



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, September 10, 2018
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes and Executive Meeting Minutes of August 27, 2018
- Work Session Minutes of August 21st, 2018

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

18-08-026	Request to issue an amendment to B-5 Ordinance No. 8251 to HZ Props Re, LTD d/b/a Popeye’s to allow for changes in the development plan in an existing b-5 Zoning District including site and material changes for the property located at 955 N. Hwy 67. (Planning and Zoning Commission recommended approval on 7/16/18)(Postponed to this date on August 13, 2018)	Edin Coralic
18-08-027 (Ward 4) Application Staff Rept	Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center. (Planning and Zoning recommended approval on 7/16/18)(Postponed to this date on August 27, 2018)	Juanita Gullet

18-08-028 (Ward 6) Application Staff Rept. Plans	Request to authorize a Special Permit to Knights of Columbus Duchesne Council #2951 to allow for a digital sign face change in an existing “HR” Historic Residential District for the property located at 50 rue St. Francois. (Planning and Zoning recommended approval on 8/6/2018) (Postponed to this date on August 27, 2018)	Anthony Lewis
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VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9413 Memo Revised	Ordinance to authorize a transfer of \$15,000 from account no. 09-5-09-51470 “Park Pavement Repairs” to account no. 09-5-09-29000 “Building Maintenance and Repairs for the purpose of supplementing various building repairs before the end of the fiscal year.	Caputa
S9414 Memo	Ordinance to authorize a transfer of \$70,000 from account no. 01-5-44-10000 “Salaries- Community & Civic Center” to account no. 5-47-10000 “Salaries-Recreation-Parks” and a transfer of \$7000 from account no. 01-5-44-13000 “Benefits Community & Civic Center” to 01-5-47-13000 “Benefits Recreation-Parks” for the purpose of supplementing payroll and benefits for the remainder of the fiscal year.	Caputa
S9415 Memo	Ordinance authorizing a transfer a total of \$40,000 of which \$8,000 is transferred from account no. 09-5-09-3247 “Office Supplies-Parks” and \$25,000 from account no. 09-5-09-13010 “Park Improvement-Benefits” and \$7000 from account no. 5-09-54440 “ Park Improvement Publicity” to account no. 5-09-10000 “Salaries” for the purpose of supplementing salaries through the end of the fiscal year.	Caputa
9416 Memo	Ordinance authorizing a transfer of \$1000 from 09-5-09-42450 “Dues, Travel, and Training” to account no.09-5-09-14000 “Residency Incentive Program” for the purpose of supplementing the incentive program through the remainder of the fiscal year.	Caputa
S9417 Memo	Ordinance authorizing a transfer of \$20,000 from account no. 01-5-46-10030 “Bangert Salaries” to account no. 01-5-06-10000 “Salaries” to supplement golf payroll through the end of the fiscal year.	Caputa

9418 Memo	Ordinance authorizing an appropriation of \$10,000 from the General Revenue Fund to account no. 01-5-06-10000 “Golf Course Salaries” to cover additional salary requirements due to additional tournaments through the end of the fiscal year.	Caputa
9419 Memo	Ordinance authorizing a transfer of \$40,000 from account no. 03-5-03-52000 “Street Contracts” of which \$10,000 is transferred to account no. 03-5-03-29000 “Building maintenance and Supplies” and \$30,000 is transferred to account no. 03-5-03-30010 “Equipment Repairs –Vehicles” for equipment and building maintenance through the end of the fiscal year.	Caputa
9420 Memo	Ordinance authorizing an appropriation of \$210,910.00 from the Sewer Lateral Fund to account no. 04-5-80-50000 “Professional Services” to fund the joint project between the city and the Metropolitan Sewer District for the installation of back-up prevention devices for several residences.	Caputa

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9411	Ordinance to authorize a Special Permit to Knights of Columbus Duchesne Council #2951 to allow for a digital sign face change in an existing “HR” Historic Residential District for the property located at 50 rue St. Francois.	Henke
9424	Ordinance authorizing an amendment to Chapter 125 “Personnel” Subsection 125.220 “Promotion Lists” by removing the limit for officers to remain on the promotion list.	Eagan
9425	Ordinance to issue an amendment to B-5 Ordinance No. 8251 to HZ Props Re, LTD d/b/a Popeye’s to allow for changes in the development plan in an existing b-5 Zoning District including site and material changes for the property located at 955 N. Hwy 67.	Henke
E9426	Ordinance authorizing an appropriation of \$27,000 from the Public Safety Fund of which \$20,000 is appropriated to account no. 17-5-17-26000 “Utilities-Court” and \$7,000 is appropriated to account no. 17-5-17-29000 “Building Maintenance & Supplies-Court” to allow to cover utilities and maintenance costs for the new court building and police annex.	Caputa

E9427	Ordinance authorizing an appropriation of \$40,000 from the Public Safety Fund to account no. 17-5-17-61000 “Capital Additions” to cover utility costs for the Municipal Court Division and Police Annex.	Caputa
9428	Ordinance authorizing a transfer of \$200,000 from account no. 49-10000 “Police-Salaries” to account no. 40-10000 “Administration-Salaries” and a transfer of \$200,000 from account no. 49-13000 “Police Benefits” to cover various administrative salary expenses through the end of the fiscal year.	Caputa
9429	Ordinance authorizing a transfer of \$42,000 from account no. 45-10000 “Playground-Salaries” to account no. 36-10000 “IT-Salaries” and \$6,000 from account no. 45-13000 “Playground-Benefits” to account no’s 36-10000 “IT-Salaries” and 36-13000 “IT-Benefits” to cover IT salaries and benefits through the end of the fiscal year.	Caputa
9430	Ordinance authorizing a transfer of \$10,000 from account no. 46-1000 to account no. 36-32000 “Office Supplies & Software” for the purchase of timekeeping software and interface.	Caputa

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL SEPTEMBER 7, 2018 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK’S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, SEPTEMBER 10, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

August 27, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, August 27, 2018 at 7:30 p.m. with Council President Caputa 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: Eagan, Caputa, Schildroth, Pagano, Parson, Siam, Harris and Jones. Councilman Henke was excused. Also present was City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilwoman Pagano moved to approve the Meeting and Executive Minutes of August 13, 2018, seconded by Schildroth. Motion carried.

The next item on the Agenda was Hearing from Citizens. Karen Brown, 2155 Rivoli, expressed her opposition to Metro Clubhouse. Becky Ingmire, 530 Wren, also expressed her opposition to situation at Metro Clubhouse.

The next item on the Agenda was Communications.

Email dated August 11, 2018 from Paul Rutherford regarding his opposition to the digital sign at the JFK Community Center.

Email dated August 12, 2018 from Grace Spafford regarding clarification about the digital sign at the JFK Community Center.

Email dated August 13, 2018 from Jeff Cook regarding his opposition to the purchase of a digital sign for the JFK Community Center.

Email dated August 13, 2018 from Lindsay Lehmann Clemens regarding her opposition to the purchase of a digital sign for the JFK Community Center.

Email dated August 13, 2018 from Kristina Curnutt regarding her concerns about the purchase of a digital sign for the JFK Community Center.

37 Email dated August 13, 2018 from Jacki Brown opposing the purchase of the digital sign for the
38 JFK Community Center.

39 The next item on the Agenda was Public Hearings.

40 The City Clerk reported that Public Hearing #18-08-027 to be held this night on a Request to
41 authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC
42 d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event
43 Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center had been
44 postponed to this date from August 13, 2018. The Chair declared the Public Hearing to be open and
45 invited the petitioner to speak.

46 Juanita Gullet, petitioner, appeared before the Council. Councilman Caputa stated that he was
47 concerned with the recent events at Metro Clubhouse. He requested that the petitioner bring additional
48 information to the next Council meeting on September 10th.

49 Mr. Hessel reminded the Council that this request was not for a new special use permit. The
50 request was for an *amendment* to an existing special use permit to allow for an adult day care with the
51 banquet center which had been previously granted. All special use permits are based upon the premise
52 that the public health, safety and general welfare of the community will not be jeopardized. Mr.
53 Hessel stated that although he has not seen the police report, he and the administration are well aware
54 of the situation that occurred. The existing special use permit is *not* providing for the public health,
55 safety and general welfare of the community. Mr. Hessel recommended continuing this request until
56 more information is obtained.

57 The Chair asked if there were any citizens who would like to speak on said public hearing.
58 Being no citizens who wished to speak, Councilman Caputa moved to postpone P.H. #18-08-027 to
59 9/10/18 to allow time for the petitioner to submit additional information, seconded by Pagano. Motion
60 carried.

61 The City Clerk reported that Public Hearing #18-08-028 to be held this night on a Request to
62 authorize a Special Permit to Knights of Columbus Duchesne Council #2951 to allow for a digital sign
63 face change in an existing HR Historic Residential District for the property located at 50 rue St.
64 Francois had been advertised in substantially the same form as appears in the foregoing publication and
65 by posting the property. The Chair declared the Public Hearing to be open and invited those who
66 wished to be heard to come forward. The petitioner was not in attendance.

67 The Chair asked if there were any citizens who would like to speak on said public hearing.
68 As a result of no petitioner/representative in attendance, Councilman Caputa moved to postpone P.H.
69 #18-08-028 to 9/10/18, seconded by Eagan. Motion carried.

70 The next item on the Agenda was Board Appointments.

71 Councilman Caputa moved to accept the Mayor's appointment Jerry Chancey, 445 Myrtle, to
72 the Senior Citizen Commission as a member from Ward 4 for a term expiring on 8/14/19, seconded by
73 Eagan. Motion carried.

74 Councilman Caputa moved to approve the request for a Transfer of Special Use Permit No.
75 8115 from AJB's BBQ to J & L Enterprises, LLC d/b/a Just 1 Taste Catering for the location and
76 operation of a carry-out, delivery restaurant for the property located at 18 Patterson Plaza Shopping
77 Center, seconded by Pagano. Motion carried.

78 Council as a Whole introduced Resolution No. 1006 A Resolution of the City Council of the
79 City of Florissant, Missouri supporting Missouri Proposition D and said Resolution was read for the
80 first time. Councilman Schildroth moved that Resolution No. 1006 be read for a second time,
81 seconded by Caputa. Motion carried and Resolution No. 1006 was read for a second time.
82 Councilman Eagan moved that Resolution No. 1006 be read for a third time, seconded by Schildroth.
83 On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes,
84 Parson yes, Siam yes, Harris yes and Jones yes. Having received the unanimous vote of all members
85 present Resolution No. 1006 was read for a third and final time and placed upon its passage.

86 Before the final vote all interested persons were given an opportunity to be heard. Being no
87 persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes,
88 Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes and Jones yes. Whereupon the Chair
89 declared Resolution No. 1006 to have been adopted.

90 Councilman Caputa moved to remove from the agenda Bill No. 9408 An Ordinance to authorize
91 an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace
92 and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a
93 B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center, seconded by Jones.
94 Motion carried and Bill No. 9408 was removed from the agenda.

95 Councilman Caputa moved to remove from the agenda Bill No. 9411 An Ordinance to authorize
96 a Special Permit to Knights of Columbus Duchesne Council #2951 to allow for a digital sign face

97 change in an existing HR Historic Residential District for the property located at 50 rue St. Francois,
98 seconded by Parson. Motion carried and Bill No. 9411 was removed from the agenda.

99 Councilman Caputa introduced Bill No. 9412 An Ordinance authorizing a Transfer of Special
100 Use Permit No. 8115 from AJB's BBQ to J & L Enterprises LLC d/b/a Just 1 Taste Catering for the
101 location and operation of a carry-out, delivery restaurant for the property located at 18 Patterson Plaza
102 Shopping Center and said Bill was read for the first time. Councilman Caputa moved that Bill No.
103 9412 be read for a second time, seconded by Parson. Motion carried and Bill No. 9412 was read for a
104 second time. Councilman Schildroth moved that Bill No. 9412 be read for a third time, seconded by
105 Eagan. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano
106 yes, Parson yes, Siam yes, Harris yes and Jones yes. Having received the unanimous vote of all
107 members present Bill No. 9412 was read for a third and final time and placed upon its passage.

108 Before the final vote all interested persons were given an opportunity to be heard.

109 Being no other persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa
110 yes, Schildroth yes, Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes and Jones yes.
111 Whereupon the Chair declared Bill No. 9412 to have passed and became Ordinance No. 8437.

112 Councilman Caputa introduced Bill No. 9413 An Ordinance transferring \$15,000 from Acct.
113 No. 09-5-09-51470 "Park Pavement Repairs" to Acct. No. 09-5-09-29000 "Building Maintenance and
114 Repairs" for the purpose of supplementing various building repairs before the end of the fiscal year and
115 said Bill was read for the first time by title only.

116 Councilman Caputa introduced Bill No. 9414 An Ordinance transferring \$61,000 from Acct.
117 No. 01-5-44-10000 "Salaries-Community & Civic Center" to Acct. No. 5-47-10000 "Salaries-
118 Recreation-Parks" and a transfer of \$6000 from the Acct. No. 01-5-44-13000 "Benefits Community &
119 Civic Center" to 01-5-47-13000 "Benefits Recreation-Parks" for the purpose of supplementing payroll
120 and benefits for the remainder of the fiscal year and said Bill was read for the first time by title only.

121 Councilman Caputa introduced Bill No. 9415 An Ordinance authorizing a transfer of \$5000
122 from Act. No. 09-5-09-27470 "Gasoline" to Acct. No. 09-5-09-10000 "Salaries" and transfer an
123 additional \$5000 from Acct. No. 09-5-09-51470 "Park Pavement Repairs" to Acct. No. 5-09-10000
124 "Salaries" for the purpose of supplementing salaries through the end of the fiscal year and said Bill
125 was read for the first time by title only.

126 Councilman Caputa introduced Bill No. 9416 An Ordinance authorizing a transfer of \$1000
127 from 09-5-09-42450 "Dues, Travel and Training" to Acct. No. 09-5-09-14000 "Residency Incentive

128 Program” for the purpose of supplementing the residency incentive program through the remainder of
129 the fiscal year and said Bill was read for the first time by title only.

130 Councilman Caputa introduced Bill No. 9417 An Ordinance authorizing a transfer of \$10,000
131 from Acct. 01-5-06-28020 “Concessions” to Acct. No. 01-5-06-10000 “Salaries” to supplement payroll
132 through the end of the fiscal year for the Parks Department and said Bill was read for the first time by
133 title only.

134 Councilman Caputa introduced Bill No. 9418 An Ordinance authorizing an appropriation of
135 \$10,000 from the General Revenue Fund to Acct. No. 01-5-06-10000 “Golf Course Salaries” to cover
136 additional salary requirements due to additional tournaments through the end of the fiscal year and said
137 Bill was read for the first time by title only.

138 Councilman Caputa introduced Bill No. 9419 An Ordinance authorizing a transfer of \$40,000
139 from Acct. No. 03-5-03-52000 “Street Contracts” of which \$10,000 is transferred to Acct. No. 03-5-03-
140 29000 “Building Maintenance and Supplies” and \$30,000 is transferred to Acct. No. 03-5-03-30010
141 “Equipment Repairs-Vehicles” for equipment and building maintenance through the end of the fiscal
142 year and said Bill was read for the first time by title only.

143 Councilman Caputa introduced Bill No. 9420 An Ordinance authorizing an appropriation of
144 \$210,910 from the Sewer Lateral Fund to Acct. No. 04-5-80-50000 “Professional Services” to fund the
145 joint project between the city and the Metropolitan Sewer District for the installation of back-up
146 prevention devices for several residences and said Bill was read for the first time by title only.

147 Councilman Caputa introduced Bill No. 9421 An Ordinance authorizing an amendment to
148 Budget Acct. No. 01-4-34514 “Insurance” in the amount of \$18,076 and authorizing an appropriation in
149 the same amount to Acct. No. 01-5-49-61000 for the replacement of a totaled Harley Davidson
150 motorcycle and said Bill was read for the first time. Councilman Eagan moved that Bill No. 9421 be
151 read for a second time, seconded by Caputa. Motion carried and Bill No. 9421 was read for a second
152 time. Councilman Caputa moved that Bill No. 9421 be read for a third time, seconded by Parson.
153 On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes,
154 Parson yes, Siam yes, Harris yes and Jones yes. Having received the unanimous vote of all members
155 present Bill No. 9421 was read for a third and final time and placed upon its passage.

156 Before the final vote all interested persons were given an opportunity to be heard.

157 Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes,
158 Schildroth yes, Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes and Jones yes. Whereupon
159 the Chair declared Bill No. 9421 to have passed and became Ordinance No. 8438.

160 Councilman Caputa introduced Bill No. 9422 An Ordinance authorizing an amendment to
161 Budget Acct. No. 01-4-34514 "Insurance" in the amount of \$20,059.25 and authorizing an
162 appropriation in the same amount to Acct. No. 01-5-49-61000 for the replacement of a totaled Dodge
163 Charger and said Bill was read for the first time. Councilwoman Pagano moved that Bill No. 9422 be
164 read for a second time, seconded by Eagan. Motion carried and Bill No. 9422 was read for a second
165 time. Councilwoman Pagano moved that Bill No. 9422 be read for a third time, seconded by Caputa.
166 On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes,
167 Parson yes, Siam yes, Harris yes and Jones yes. Having received the unanimous vote of all members
168 present Bill No. 9422 was read for a third and final time and placed upon its passage.

169 Before the final vote all interested persons were given an opportunity to be heard.

170 Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes,
171 Schildroth yes, Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes and Jones yes. Whereupon
172 the Chair declared Bill No. 9422 to have passed and became Ordinance No. 8439.

173 Councilman Caputa introduced Bill No. 9423 An Ordinance amending Chapter 605 "Business
174 Regulations," Articles XXI "Donation Boxes" for the purpose of prohibiting donation boxes in the City
175 of Florissant and said Bill was read for the first time. Councilman Caputa moved that Bill No. 9423
176 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9423 was read for a
177 second time. Councilwoman Pagano moved that Bill No. 9423 be read for a third time, seconded by
178 Siam. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano
179 yes, Parson yes, Siam yes, Harris yes and Jones yes. Having received the unanimous vote of all
180 members present Bill No. 9423 was read for a third and final time and placed upon its passage.

181 Before the final vote all interested persons were given an opportunity to be heard.

182 Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes,
183 Schildroth yes, Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes and Jones yes.
184 Whereupon the Chair declared Bill No. 9423 to have passed and became Ordinance No. 8440.

185 The next item on the Agenda was Council Announcements.

186 Councilman Jones encouraged residents to donate canned goods and volunteer their time at
187 T.E.A.M. Food Pantry located on St. Catherine Street. He stated that the administration, the Council

188 and the police department were aware of the trash problem within the City and were working together
189 to solve the problem. He asked residents to make suggestions to the Council or the administration on
190 ways to help. There is currently street work being done in Ward 2 and he asked everyone to be
191 patient. He wished everyone Happy Labor Day.

192 Councilman Siam thanked the Ward 9 residents who attended the recent Neighborhood Watch
193 meeting. He thanked everyone who helped with the street clean-up event that was held on August 4th.

194 Councilman Eagan announced that on October 20th there will be the annual "Race to the
195 Shrine," a 5K run through Old Town. The event will begin with a kick ball tournament at the Knights
196 Grounds with many activities to follow. The Bob Kuban Band will perform that evening as well.

197 Councilman Parson gave a shout out to Mr. Love and his technology class at McCluer High
198 School. Several of the students were in attendance to observe the process of local government. He
199 reminded residents of the "Florissant Five" program which encourages people to get to know 5 of their
200 neighbors.

201 Councilman Schildroth offered condolences to the family of Jack Agnew, a wonderful example
202 of a public servant who served the residents of Dellwood for many years.

203 Councilman Caputa reminded residents not to leave their fire arms in their vehicles and to keep
204 their porch lights on in order to help deter crime. He encouraged residents to join their local
205 Neighborhood Watch Program.

206 The next item on the Agenda was Mayor Announcements.

207 Mayor Schneider thanked Councilman Jones for his efforts to reduce the amount of litter in the
208 city. A gift certificate will be awarded to the resident who can create a name/slogan for the anti-
209 littering campaign in the city. Chief Lowery and the Florissant Police Department are announcing a
210 new program called "Cops in School." On August 29th there will be a plaque dedication on the "Walk
211 of History" honoring Lowell Girardier, local builder and businessman. After the dedication there will
212 be "Dancing in the Street" to 80's and 90's music in Old Town. A "Doggie Pool Party" will be held
213 at Bangert Pool on September 7th and 8th. On September 11th, the VFW will host a commemorative
214 ceremony in honor of the victims of 9/11. The Senior Town Hall Meeting will be held September 13th
215 at the Eagan Center.

216 Mayor Schneider paid tribute to Senator John McCain who passed away on August 25th. He
217 asked for a moment of silence in his honor.

218

219 The Council President announced that the next regular City Council Meeting was scheduled for
220 Monday, September 10, 2018 at 7:30 pm.

221 Councilwoman Pagano moved to adjourn the meeting, seconded by Eagan. Motion carried.
222 The meeting was adjourned at 8:26 p.m.

223

224

225

Karen Goodwin, City Clerk

226 The following Bills were signed by the Mayor:

227 Bill No. 9412 Ord. 8437

228 Bill No. 9421 Ord. 8438

229 Bill No. 9422 Ord. 8439

230 Bill No. 9423 Ord. 8440

231



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

August 27, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, August 27, 2018 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Jones, Eagan, Caputa, Schildroth, Henke was excused, Pagano, Parson, Siam, Harris. City Attorney John Hessel arrived at 6:45pm.

Councilwoman Pagano moved to call for a closed meeting to discuss litigation and confer with the city attorney pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Parson. On Roll Call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes. Motion carried.

The Council discussed litigation and conferred with the City Attorney.

Councilman Eagan moved to open the closed executive session, seconded by Siam. On roll call the Council voted: On Roll Call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes, Siam yes, Harris yes. Motion carried.

There being no further business to discuss, Councilman Siam motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:25 pm.

Councilman Keith Schildroth



CITY OF FLORISSANT
CITY COUNCIL
WORK SESSION MINUTES

August 21, 2018

The City Council of the City of Florissant met in an open Work Session on Tuesday, August 21, 2018 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Parson, Siam (Via Skype), Harris. Also present was Mayor Schneider, City Clerk Karen Goodwin.

Council President Caputa stated that the first item on the agenda is the discussion of Texting.

Mr. Hessel gave a brief background about his experience with the sunshine law with cities and working with the press. He reminded the council that the sunshine law defines a document as any document made or received in connection with official business, it is a public record. The document has to be retained and the custodian of record has to have it.

Mr. Hessel reviewed some tips for handling texts and email as follows:

- Do not use an official email address for personal business
- Strongly recommend do not use personal email or text messages for city business
- Email related to public business sent to 2 or more members is a public record
- If the email is sent to a majority of the government body then it is a public meeting without being posted.

Council discussed the definition of a public record vs. a public meeting.

Introductions:

Kimberlee Johnson, Finance Director introduced herself and thanked the Council for the opportunity to be at the meeting. She stated that she has looked at the processes and noticed that some things are still being done manually. She stated that she has already implemented some processes to make things more efficient. She has been working closely with the auditor. She is looking at things that could be changed in the future. Looking to be able to present information that is more useful and understandable.

Mrs. Johnson stated that the employees are very responsive and care about the city. They have embraced the changes she has suggested. She described some instances where processes could be changed.

Councilman Jones asked if Mrs. Johnson has used the IT department to help. Mrs. Johnson stated that she has. She has communicated with the other departments and they are working to be proactive.

Councilman Parson asked if additional training is necessary to bring employees up to speed. Mrs. Johnson stated that it is not all training, the software program is not being supported as well as it should. She has done some research on what the city has currently and others that may be available. She stated that she is impressed with the employees in the finance department. Jennifer Morris has done a wonderful job of not only learning her own position but training the other employees in the department. She said that the systems were not set up for someone else to understand the processes. Mrs. Morris has been invaluable with finding and identifying the information she needed.

Councilwoman Pagano asked about the format of the budget. In past years it has been difficult to understand the budget. She asked that in the future if it could be simplified and made easier to read. Mrs. Johnson stated that she is looking at different ways to make it easier to read. She asked what she meant by difficult to read. Councilwoman Pagano stated that it was just a bunch of numbers that was hard to decipher. She suggested that Hazelwood's budget was a good example. Councilman Jones added that there are several in the area with a similar format.

Councilman Caputa thanked Mrs. Johnson and welcomed her.

Todd Hughes, Public Works Director, stated that he already provided a background of his professional experience. He described his relevant training and skills he has acquired over the years. He gave a personal background including his family makeup.

His plans to change the Public Works department includes changing the code enforcement program to proactive and not reactive. He discussed a de-icing program. He is excited about the software program. He wants to implement a checklist system that does not exist. Standard operating procedures.

Councilman Parson asked how he planned to make the code enforcement proactive instead of reactive. Mr. Hughes stated that he is still working on a plan.

Councilman Schildroth asked Mr. Hughes to explain the savings with the brine solution. Mr. Hughes explained the savings.

Councilman Siam asked about the workload in Public Works. Mr. Hughes explained the backlog and within the budget they are doing what they can. Councilman Siam asked about his thoughts on slurry seal. Mr. Hughes stated that they are putting some curbs back in but needs to look at that in the future.

Councilman Harris asked about zoning, could it be made easier for businesses to develop. Mr. Hughes stated that Florissant's zoning is fairly flexible as compared to other cities especially with a B-5. Mr. Harris asked about the building permit processes and does he think there are areas that can be improved. Mr. Harris suggested a potential flow chart for approvals.

Councilman Jones asked about the current salt trucks and if any of them could be used for the brine. He stated that the commercial district has issues with parking lots and inside some of the stores that are not kept up. He would like a proactive approach to checking on the businesses.

Councilwoman Pagano suggested a program that requires all employees to report issues they see in the city.

Councilman Eagan asked if there are some ways to streamline processes in the public works department. He asked if the I pads are still useful.

Steve Weiersmueller discussed that Skeleton Key was awarded the bid. He gave a quick over view of the flow the system will work after the new system is implemented. He described what the Simply City Software does for inspections. Council discussed the details of the process and equipment.

Mr. Weiersmueller also explained the scheduling process at the police department and the solution they use called Planet Scheduling. They would like to incorporate that through the rest of the city. He described how the software works. He suggested that an additional \$10,000 would get the process going this year.

A&R Fund

Mrs. Johnson stated that she has questions about the intent of the separate funds. She pulled the reports for the Public Works Department. Mr. Hughes discussed the accounts in the A & R fund. He discussed the line items the fund pays for.

Councilwoman Pagano asked if all of the landlords have taken the class. Mr. Hughes stated that they have a class scheduled for September and feels they have had good compliance with the program.

Councilwoman Pagano made a motion to postpone the discussion of the A&R funds to another time. Henke seconded. Motion carried on voice vote.

Public Trash

Councilman Jones stated that he provided sections of the code regarding trash. He asked the council to take them home and they may need to make some changes. He stated that he drove through the city and many do not have waste baskets in front of their businesses. He questioned who is responsible for the wastebaskets in shopping centers. He feels they need to make some strong moves to make them responsible for this trash problem. He would also like some feedback from the residents about a new trash slogan for the city.

Councilman Henke stated that he has a slogan – stop throwing your money out the window.

Councilman Caputa stated that all businesses have trash service.

Councilman Eagan asked Mr. Hessel if the council needs to add to the ordinance. Mr. Hessel stated that in his opinion they do not. The code addresses that it is illegal to litter. He suggested that going forward when a special use or a B-5 is approved, they can require a number of cans outside the businesses. He said retroactively it may be more difficult to require.

Councilman Caputa suggested a letter to the businesses to suggest being a better steward.

Councilwoman Pagano stated that she has brought this issue up every year and it gets dropped. She asked when the city requires a trash can are they required to empty it.

The Mayor asked for bullet points and he would put together a letter. The Council suggested an article in the Focus as well. Mayor Schneider stated that they can put a letter in their business license.

Clothing Donation Boxes

Councilman Caputa asked Mr. Hughes about the clothing donation boxes. Mr. Hughes stated that the ordinance requires an annual permit fee to have one of these boxes. He stated that there are 11 that have obtained a permit. He said of the 11, 2 were trashy and were cleaned up.

There are 20 that did not receive a permit. He reviewed the reasons they could revoke the right to have the boxes. No permit fee is one reason.

Councilman Caputa would like to ban the use of these clothing boxes. Council concurred that they would like to ban the boxes.

**Council directed the staff to prepare an ordinance to ban the use of donation boxes and provide a deadline to allow them time to get rid of the boxes.

Councilman Siam asked if the owners do not pick them up, can the city take them. Mr. Hessel agreed that they can be taken after a period of time to remove them is given.

Councilman Harris stated that he is curious what other cities are doing about this issue.

Sub Committees

** Send the list of sub committees to the council.

Mr. Hessel stated that when you create sub committees you are creating a separate governmental body. He said that the purpose of the subcommittee needs to be written down, when or if the purpose is satisfied. Identify the time when the sub-committee is to report back.

Waiving the Occupancy fees for Veterans

Councilman Eagan would like the council to consider waiving the occupancy fee for an honorably discharged veteran. Councilman Caputa asked the Mayor to see if the Finance director would have those numbers. He said it would be limited to those who have an Honorable discharge and a form DD214.

Councilman Parson stated that is the intention to limit it to 1 dwelling per veteran. Councilman Eagan said yes.

Council discussed the benefits of the proposal.

Citizen Comment

Mr. Engelmeyer stated that he appreciated the comments of the new finance director.

Mr. Smith commented on the efforts to get control of the trash around the city and with the businesses.

Mr. O'Donnell stated he drove through Patterson Plaza and noticed that the small kiosk does not have a trash receptacle and there was a lot of trash. He asked if donation boxes could be prohibited at churches. Mr. Hessel said based on health and safety, outside boxes could be prohibited.

Adjourn.... GH/JP. 9:03.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Pagano. Motion carried and the meeting adjourned at 9:03 pm.

Karen Goodwin
City Clerk

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, August 13, 2018 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 8251 to HZ Props Re, LTD d/b/a Popeye's to allow for changes in the development plan in an existing B-5 Zoning District including site and material changes for the property located at 955 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 955 N. HWY 67, FLORISSANT MO 63031

Property Owners Name: HZ PROPS RE, LTD Phone # (801) 651-1748

Property Owners Address: 4415 HWY. 6 STE. 301, SUBARLAND, TEXAS 77478

Business Owners Name: _____ Phone #: _____

Business Owners Address: _____

DBA (Doing Business As) _____

Authorized Agents Name: EDIN COPALIC CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 2653 LOCUST STREET, ST. LOUIS MO Phone #: 314.578.4953

Request TO AMMEND AN EXIST. B-S ⁶³¹⁰³ ORDINANCE / POPEYES RESTAURANT AND APPROVE AS CONSTRUCTED
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

[Signature]
Applicant's Signature

5-9-2018
Date

Received by: fel Receipt # 609816 OFFICE USE ONLY Amount Paid: 300.00 Date: 5/9/18

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 5/9/18

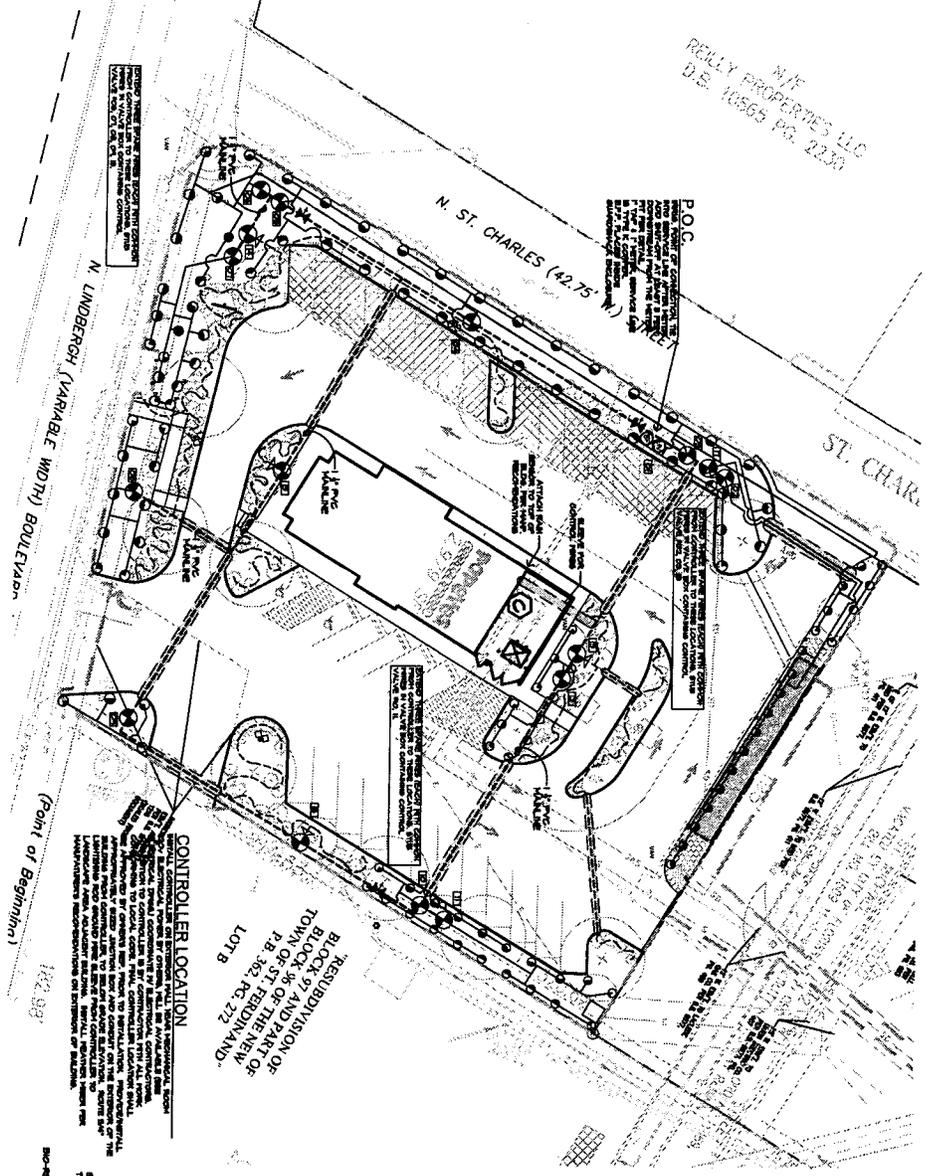
COMMISSION ACTION TAKEN:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION
fel

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 7-16-18

SCALE 1" = 20' - 0"



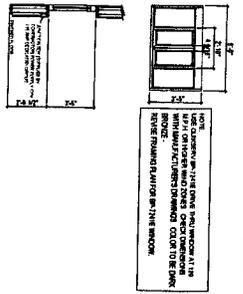
SITE DEVELOPMENT PLAN SUBMITTAL
POPEYE'S LOUISIANA KITCHEN
 951 N LINDBERGH BOULEVARD (US HWY 67)
 CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

ZONING SCHEDULE

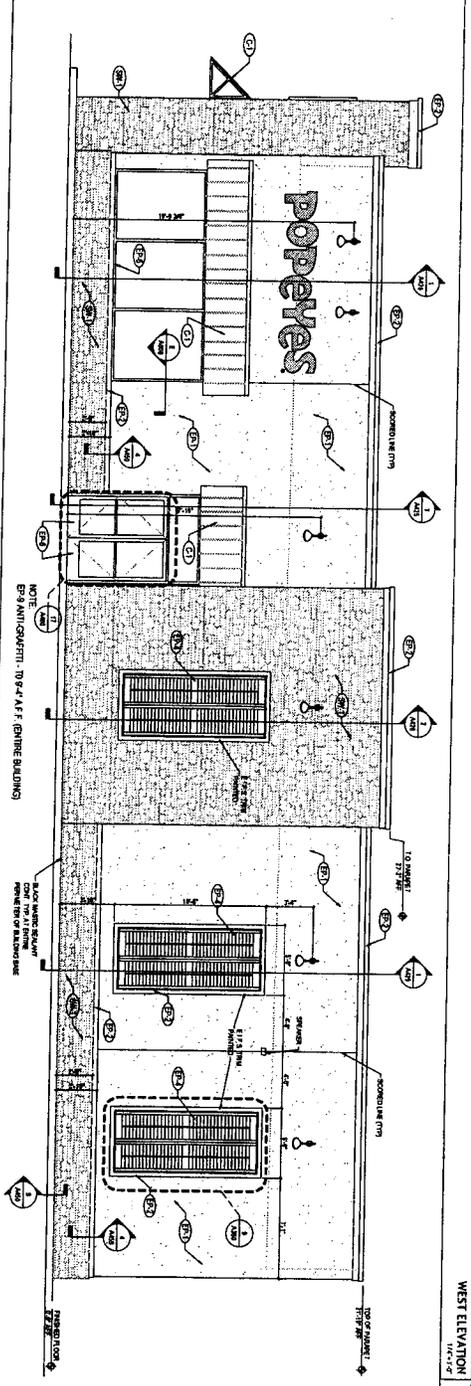
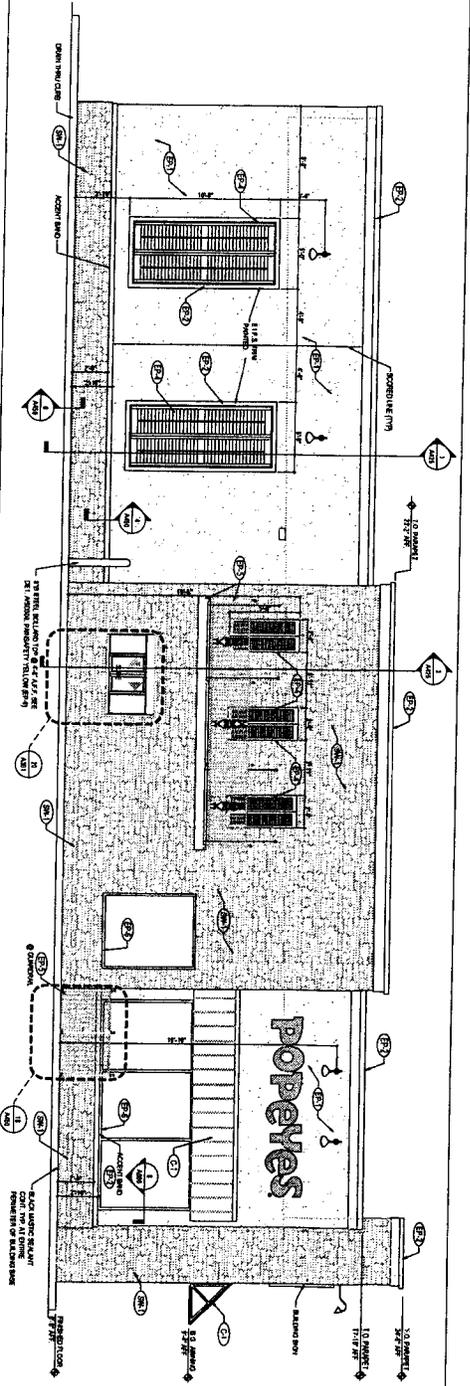
ZONE	MIN. LOT AREA	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. FRONT SETBACK	MIN. REAR SETBACK	MIN. SIDE SETBACK	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK
R-1	10,000	25	5	5	5	5	5	5	5	5	5	5	5
R-2	15,000	30	5	5	5	5	5	5	5	5	5	5	5
R-3	20,000	35	5	5	5	5	5	5	5	5	5	5	5
R-4	25,000	40	5	5	5	5	5	5	5	5	5	5	5
R-5	30,000	45	5	5	5	5	5	5	5	5	5	5	5
R-6	35,000	50	5	5	5	5	5	5	5	5	5	5	5
R-7	40,000	55	5	5	5	5	5	5	5	5	5	5	5
R-8	45,000	60	5	5	5	5	5	5	5	5	5	5	5
R-9	50,000	65	5	5	5	5	5	5	5	5	5	5	5
R-10	55,000	70	5	5	5	5	5	5	5	5	5	5	5
R-11	60,000	75	5	5	5	5	5	5	5	5	5	5	5
R-12	65,000	80	5	5	5	5	5	5	5	5	5	5	5
R-13	70,000	85	5	5	5	5	5	5	5	5	5	5	5
R-14	75,000	90	5	5	5	5	5	5	5	5	5	5	5
R-15	80,000	95	5	5	5	5	5	5	5	5	5	5	5
R-16	85,000	100	5	5	5	5	5	5	5	5	5	5	5
R-17	90,000	105	5	5	5	5	5	5	5	5	5	5	5
R-18	95,000	110	5	5	5	5	5	5	5	5	5	5	5
R-19	100,000	115	5	5	5	5	5	5	5	5	5	5	5
R-20	105,000	120	5	5	5	5	5	5	5	5	5	5	5
R-21	110,000	125	5	5	5	5	5	5	5	5	5	5	5
R-22	115,000	130	5	5	5	5	5	5	5	5	5	5	5
R-23	120,000	135	5	5	5	5	5	5	5	5	5	5	5
R-24	125,000	140	5	5	5	5	5	5	5	5	5	5	5
R-25	130,000	145	5	5	5	5	5	5	5	5	5	5	5
R-26	135,000	150	5	5	5	5	5	5	5	5	5	5	5
R-27	140,000	155	5	5	5	5	5	5	5	5	5	5	5
R-28	145,000	160	5	5	5	5	5	5	5	5	5	5	5
R-29	150,000	165	5	5	5	5	5	5	5	5	5	5	5
R-30	155,000	170	5	5	5	5	5	5	5	5	5	5	5
R-31	160,000	175	5	5	5	5	5	5	5	5	5	5	5
R-32	165,000	180	5	5	5	5	5	5	5	5	5	5	5
R-33	170,000	185	5	5	5	5	5	5	5	5	5	5	5
R-34	175,000	190	5	5	5	5	5	5	5	5	5	5	5
R-35	180,000	195	5	5	5	5	5	5	5	5	5	5	5
R-36	185,000	200	5	5	5	5	5	5	5	5	5	5	5
R-37	190,000	205	5	5	5	5	5	5	5	5	5	5	5
R-38	195,000	210	5	5	5	5	5	5	5	5	5	5	5
R-39	200,000	215	5	5	5	5	5	5	5	5	5	5	5
R-40	205,000	220	5	5	5	5	5	5	5	5	5	5	5
R-41	210,000	225	5	5	5	5	5	5	5	5	5	5	5
R-42	215,000	230	5	5	5	5	5	5	5	5	5	5	5
R-43	220,000	235	5	5	5	5	5	5	5	5	5	5	5
R-44	225,000	240	5	5	5	5	5	5	5	5	5	5	5
R-45	230,000	245	5	5	5	5	5	5	5	5	5	5	5
R-46	235,000	250	5	5	5	5	5	5	5	5	5	5	5
R-47	240,000	255	5	5	5	5	5	5	5	5	5	5	5
R-48	245,000	260	5	5	5	5	5	5	5	5	5	5	5
R-49	250,000	265	5	5	5	5	5	5	5	5	5	5	5
R-50	255,000	270	5	5	5	5	5	5	5	5	5	5	5
R-51	260,000	275	5	5	5	5	5	5	5	5	5	5	5
R-52	265,000	280	5	5	5	5	5	5	5	5	5	5	5
R-53	270,000	285	5	5	5	5	5	5	5	5	5	5	5
R-54	275,000	290	5	5	5	5	5	5	5	5	5	5	5
R-55	280,000	295	5	5	5	5	5	5	5	5	5	5	5
R-56	285,000	300	5	5	5	5	5	5	5	5	5	5	5
R-57	290,000	305	5	5	5	5	5	5	5	5	5	5	5
R-58	295,000	310	5	5	5	5	5	5	5	5	5	5	5
R-59	300,000	315	5	5	5	5	5	5	5	5	5	5	5
R-60	305,000	320	5	5	5	5	5	5	5	5	5	5	5
R-61	310,000	325	5	5	5	5	5	5	5	5	5	5	5
R-62	315,000	330	5	5	5	5	5	5	5	5	5	5	5
R-63	320,000	335	5	5	5	5	5	5	5	5	5	5	5
R-64	325,000	340	5	5	5	5	5	5	5	5	5	5	5
R-65	330,000	345	5	5	5	5	5	5	5	5	5	5	5
R-66	335,000	350	5	5	5	5	5	5	5	5	5	5	5
R-67	340,000	355	5	5	5	5	5	5	5	5	5	5	5
R-68	345,000	360	5	5	5	5	5	5	5	5	5	5	5
R-69	350,000	365	5	5	5	5	5	5	5	5	5	5	5
R-70	355,000	370	5	5	5	5	5	5	5	5	5	5	5
R-71	360,000	375	5	5	5	5	5	5	5	5	5	5	5
R-72	365,000	380	5	5	5	5	5	5	5	5	5	5	5
R-73	370,000	385	5	5	5	5	5	5	5	5	5	5	5
R-74	375,000	390	5	5	5	5	5	5	5	5	5	5	5
R-75	380,000	395	5	5	5	5	5	5	5	5	5	5	5
R-76	385,000	400	5	5	5	5	5	5	5	5	5	5	5
R-77	390,000	405	5	5	5	5	5	5	5	5	5	5	5
R-78	395,000	410	5	5	5	5	5	5	5	5	5	5	5
R-79	400,000	415	5	5	5	5	5	5	5	5	5	5	5
R-80	405,000	420	5	5	5	5	5	5	5	5	5	5	5
R-81	410,000	425	5	5	5	5	5	5	5	5	5	5	5
R-82	415,000	430	5	5	5	5	5	5	5	5	5	5	5
R-83	420,000	435	5	5	5	5	5	5	5	5	5	5	5
R-84	425,000	440	5	5	5	5	5	5	5	5	5	5	5
R-85	430,000	445	5	5	5	5	5	5	5	5	5	5	5
R-86	435,000	450	5	5	5	5	5	5	5	5	5	5	5
R-87	440,000	455	5	5	5	5	5	5	5	5	5	5	5
R-88	445,000	460	5	5	5	5	5	5	5	5	5	5	5
R-89	450,000	465	5	5	5	5	5	5	5	5	5	5	5
R-90	455,000	470	5	5	5	5	5	5	5	5	5	5	5
R-91	460,000	475	5	5	5	5	5	5	5	5	5	5	5
R-92	465,000	480	5	5	5	5	5	5	5	5	5	5	5
R-93	470,000	485	5	5	5	5	5	5	5	5	5	5	5
R-94	475,000	490	5	5	5	5	5	5	5	5	5	5	5
R-95	480,000	495	5	5	5	5	5	5	5	5	5	5	5
R-96	485,000	500	5	5	5	5	5	5	5	5	5	5	5
R-97	490,000	505	5	5	5	5	5	5	5	5	5	5	5
R-98	495,000	510	5	5	5	5	5	5	5	5	5	5	5
R-99	500,000	515	5	5	5	5	5	5	5	5	5	5	5
R-100	505,000	520	5	5	5	5	5	5	5	5	5	5	5

EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	DETAIL NO.
CLAS 300 PVC	1 1/2" PVC UNDRUGS SELL 300 PPM	
CLAS 200 PVC	LATERAL LINE SELL 200 PPM	
CLAS 150 PVC		



DRIVE THRU WINDOW DETAIL 20



SECTION 06 ALUMINUM ENTRANCE STOREFRONT

1. PROVIDE ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:

- 1.1. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.2. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.3. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.4. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.5. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.6. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.7. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.8. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.9. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:
- 1.10. ALUMINUM ENTRANCE STOREFRONT WITH THE FOLLOWING:

SECTION 08 GLAZING

1. PROVIDE GLAZING WITH THE FOLLOWING:

- 1.1. GLAZING WITH THE FOLLOWING:
- 1.2. GLAZING WITH THE FOLLOWING:
- 1.3. GLAZING WITH THE FOLLOWING:
- 1.4. GLAZING WITH THE FOLLOWING:
- 1.5. GLAZING WITH THE FOLLOWING:
- 1.6. GLAZING WITH THE FOLLOWING:
- 1.7. GLAZING WITH THE FOLLOWING:
- 1.8. GLAZING WITH THE FOLLOWING:
- 1.9. GLAZING WITH THE FOLLOWING:
- 1.10. GLAZING WITH THE FOLLOWING:

Section	Item	Description	Quantity	Unit	Notes
SECTION 06 ALUMINUM ENTRANCE STOREFRONT	061000	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061010	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061020	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061030	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061040	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061050	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061060	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061070	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061080	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
	061090	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06.1000 FOR MATERIALS
SECTION 08 GLAZING	081000	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081010	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081020	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081030	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081040	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081050	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081060	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081070	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081080	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS
	081090	GLAZING	1	SF	SEE SECTION 08.1000 FOR MATERIALS

EXTERIOR FINISH SCHEDULE 1

EXTERIOR FINISH SCHEDULE 2

EXTERIOR FINISH SCHEDULE 3

EXTERIOR FINISH SCHEDULE 4

CORALIC

GENERAL CONTRACTOR

12100 N. HENRIE, SUITE 100
DALLAS, TEXAS 75243
972.443.1111

POPEYES

9511 N. HIGHWAY 67
FLORISSANT, MISSOURI 63031

CLIENT: Z & H FOODS, INC.
3100 MAIN STREET SUITE 301
DALLAS, TEXAS 75226

COMPLEX ARCHITECTURE

1100 N. GARDNER, SUITE 100
DALLAS, TEXAS 75242
972.443.1111

SHEET NUMBER: **A301**

Packet Page 27 of 17031.00

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE**



PLANNING & ZONING ACTION:

Address of Property:

955 N. Highway 67

Council Ward 6 Zoning B-5

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

PETITION TO AMEND B-5 ORDINANCE # 8251
Enter ordinance number or number requesting to amend.

1) Comes Now EDIN COPALIC
(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 ARCHITECT WORKING FOR OWNER. HZ PROPS RE, LTD
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 _____
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for POPEYES LOUISIANA KITCHEN
RESTAURANT
State current use of property, (or, state: vacant).

PERSONAL
3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:

CHANGE OF OWNERSHIP & ARCH. DESIGN TEAM AT THE START OF CD'S
List reason for the amendment request. CAUSED CONFUSION & BLDG. & SITE WERE NOT BUILT PER APPROVED B-5

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 EDIN CORALIC

PETITIONER(S) SIGNATURE (S) [Signature]
Print Name

FOR CORALIC ARCHITECTURE
(company, corporation, partnership)

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

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

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

SIGNATURE [Signature]

ADDRESS 2653 LOCUST ST. St. Louis MO 63103
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-578-4953
BUSINESS

I (we) the petitioner (s) do hereby appoint EDIN CORALIC as

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

[Signature]
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
- (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) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned B-5 per ordinance # _____

Current & Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT 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: _____

c. Proposed uses for out lots: _____

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? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

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

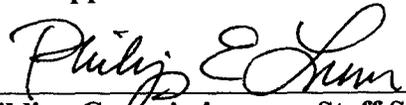
10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

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

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

25) Staff Comments: _____

5/9/18

Date Application reviewed


Building Commissioner or Staff Signature

1

MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

"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."

To: Planning and Zoning Commissioners Date: July 11, 2018

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

Subject: Request Recommended Approval to amend the provisions of a 'B-5' at 955 N. Highway 67 Popeye's to allow for site and exterior materials changes.

STAFF REPORT

CASE NUMBER PZ-060418-5

I. PROJECT DESCRIPTION:

The request before the commission is to amend the provisions of a 'B-5' Planned Commercial District the property now known as 951 N. Highway 67. The restaurant is currently under a Conditional Occupancy, pending completion of the 'B-5' Planned Commercial District as a sit-down, carryout restaurant with drive-up service. The petitioner proposes no further changes and operation as-is. The problem is that the property as it stands does not meet the ordinance, no. 8251, attached.

The petitioner will present several mitigating factors that include:

The supplanting of the original architect, drawings sent to the City from the original architect versus what is shown on the building permit plans, aggressive schedule and contractor problems.

In addition, the City has learned that a cross-access easement exists in the sale contract to allow access through the site to N Highway 67 from the property to the North, the Collision Center. copy of PSA attached which shows parallel parking and two way traffic. The petitioner has claimed that MoDOT and Ameren requirements agree with this cross access easement. Staff agrees that an access against a one-way flow of traffic is not desired. P&Z recommended approval of the one-way traffic plan

39 with no knowledge of the access agreement which existed between the two
40 neighboring sites.

41

42 The property is approximately 1.1 acres. The building is 2,979 square feet. There is
43 approximately 33% of the lot that is proposed green space.

44

45 Drawings Proposed Comparison:

46 **C3 of 7 dated 5/23/16 matches that in the ordinance,**

47 **MSD2 dated 2.17.17 was not part of the ordinance,**

48 **L1 dated 12/19/16 does not match the plan in the ordinance dated 8/28/16,**

49 **L2 dated 12/19/16 does not match the plan in the ordinance dated 8/28/16,**

50 **A100 was not part of the ordinance,**

51 **A300 and A301, dated 6/7/17 do not match A2-1 and a A2-2 in the ordinance,**

52 **A400 was not part of the ordinance.**

53

54

55 **IV. STAFF ANALYSIS per drawing:**

56 **C3 of 7 Comments:**

57 This drawing matches that of the ordinance. What does not match is what was built in
58 the field along the north property line. There is what appears to be what staff will refer to
59 as the 'access drive' or approach to the property to the north which has not been
60 constructed. During the course of sewer work, 2 manholes were placed near this area and
61 the area was left undeveloped and sodded. A continuous retaining wall (keyed note 20)
62 and 6" curb (keyed notes 7, 8) and an undetailed "barrier" (keyed note 21) along the
63 north line, none of which is currently constructed.

64

65 One problem with this is that now we are aware of a contractual agreement between
66 parties for an access easement through this area. Staff recommends this be resolved prior
67 to amending the 'B-5'. The **Collision Center is operating at 955 N Highway 67**, in an
68 'R-4' Zoning District, under Special Permit.

69

70 **MSD2 Comments:** This drawing was not part of the ordinance, but indicates the
71 manholes installed near the missing concrete paving of the 'access drive'. It is not known
72 whether the owner or contractor deleted the paved area, but **it was** decided to do so after
73 constructing (2) manholes, one (1) shown on the plan. **The owner claims that both**
74 **Ameren and MoDOT have something to do with no paving in this access drive area.**

75

76 **L1 Comments:** Generally this plan matches with a few exceptions. Next to the 'access
77 drive' to the West, 3 Hughes Junipers, 4 Goldmound Spirea and 3 Dwarf Fragrant Sumac
78 shrubs have been replaced with 13 Little Bluestem and 22 Meadow Phlox, but again no
79 plantings in this island area have been made alongside this island.

80

81 Other landscape deficiencies were cited recently, such as no plantings in the bioretention
82 area, dead plant materials and exposed irrigation pipes. **In addition, landscaping of**
83 **Lin-Cor Plantings were not installed per lines 45-46 of the ordinance along the**
84 **frontage.**

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L2 Comments: Generally this plan matches with a few exceptions. The landscaped island in question is fed from the west instead of from the South.

A100 Comments: This drawing was not part of the ordinance, but indicates the wall layout.

A300 and A301 Comments: Brick was omitted by these drawings but not caught upon plan review. **Signage drawings contained in the ordinance showed no brick, but elevations did show brick in the ordinance which required all walls to be masonry, line 44 of the ordinance.** The construction schedule was aggressive and plans were processed so that construction could proceed as soon as possible. Conditional Occupancy was achieved, several items remained incomplete, but did not prevent the restaurant from being operational. When asked when these items were to be completed, the owner rep. Mr. Varley opted to propose amending the ordinance.

The exterior of the building was originally proposed to be constructed of manufactured stone and EIFS, but was revised and approved by the re-zoning ordinance to be 100% stone and brick. The stone installed appears to be thin-stone, not 4" stone as recommended and no confirmation of minimum 1" thickness as required by 500.040.

Over the years, there have been many 100% masonry projects, such as Taco Bells, Firestone, etc. and there have been a few cases where 100% masonry was missed and required by the City, i.e. Sonic at 13947 New Halls Ferry was a pre-fab structure delivered without the brick and so it was bricked after the fact. **In this case, the structural engineer has written a statement detailing difficulties in providing brick after the fact due to the height of the building, attached. Staff estimates the cost of brick veneer to be in the range of \$30/s.f. however, structural corrections will not be easily done and would add significant cost to the veneer.**

A400 Comments: This drawing was not part of the ordinance. The application of brick to the building would necessitate the input of the structural engineer and perhaps lateral bracing. The foundation is not a usual spread footing but designed as a thick grade beam. Therefore, the brick could be laid atop of the footing and continued to the top of the existing exterior walls between the stone towers. **The building, however, is not designed to resist the additional lateral loads of the brick.**

Care would need to be taken to terminate and return brick on each side of such wall extensions. Full wythe brick would interfere with the north leaf of the double door. Stone manufacturer needs to confirm minimum thickness of material.

Miscellaneous Comments: Another inconsistency is the height of the sign, which the owner would like to change, to be at the height approved of 25 feet. The existing sign appears short, compared to Culver's sign. Other items cited 4/27/18:

- Ordinance Line 45-46: No Lin-Cor plantings: burning bushes and thornless honey locusts 50'o.c. not installed along highway.

85

86 **L2 Comments:** Generally this plan matches with a few exceptions. The landscaped
87 island in question is fed from the west instead of from the South.

88

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90 layout.

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93 plan review. **Signage drawings contained in the ordinance showed no brick, but**
94 **elevations did show brick in the ordinance which required all walls to be masonry,**
95 **line 44 of the ordinance.** The construction schedule was aggressive and plans were
96 processed so that construction could proceed as soon as possible. Conditional Occupancy
97 was achieved, several items remained incomplete, but did not prevent the restaurant from
98 being operational. When asked when these items were to be completed, the owner rep.
99 Mr. Varley opted to propose amending the ordinance.

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102 stone and EIFS, but was revised and approved by the re-zoning ordinance to be 100%
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104 recommended and no confirmation of minimum 1" thickness as required by 500.040.

105

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107 Firestone, etc. and there have been a few cases where 100% masonry was missed and
108 required by the City, i.e. Sonic at 13947 New Halls Ferry was a pre-fab structure
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110 **structural engineer has written a statement detailing difficulties in providing brick**
111 **after the fact due to the height of the building, attached. Staff estimates the cost of**
112 **brick veneer to be in the range of \$30/s.f. however, structural corrections will not be**
113 **easily done and would add significant cost to the veneer.**

114

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116 to the building would necessitate the input of the structural engineer and perhaps lateral
117 bracing. The foundation is not a usual spread footing but designed as a thick grade beam.
118 Therefore, the brick could be laid atop of the footing and continued to the top of the
119 existing exterior walls between the stone towers. **The building, however, is not**
120 **designed to resist the additional lateral loads of the brick.**

121

122 Care would need to be taken to terminate and return brick on each side of such wall
123 extensions. Full wythe brick would interfere with the north leaf of the double door.
124 Stone manufacturer needs to confirm minimum thickness of material.

125

126 **Miscellaneous Comments:** Another inconsistency is the height of the sign, which the
127 owner would like to change, to be at the height approved of 25 feet. The existing sign
128 appears short, compared to Culver's sign. Other items cited 4/27/18:

129

- Ordinance Line 45-46: No Lin-Cor plantings: burning bushes and thornless
130 honey locusts 50' o.c. not installed along highway.

- 131 • First parking space is not striped of the 12 along the East property line. **This item**
132 **is since reported to be corrected.**
133

134 Haste makes waste. If the project were not interrupted by a change in design
135 professionals, no fault of anyone involved, the project would not have been rushed at
136 inopportune times and fewer mistakes would have been made. Landscape materials were
137 planted in February and some did not survive. Irrigation distribution piping has
138 unearthed itself near the South property line. Decision to not pave the 'access drive' was
139 not shared with the City nor the adjacent property owner.
140

141 **Relevant Timeline:**

- 142 • P&Z Commission's recommendations to the Council for ordinance 8251 were as
143 follows 6/1/16 under plans dated 5/27/16:
144 1. Subject to Council Approval, that all exterior walls be constructed of masonry per section
145 500.040 of the City Code including nominal 4" stone veneer.
146 2. The landscaping along the North Highway 67 property line be revised to conform to the
147 Lincor Enhancement Project.
148 3. The proposed digital sign be regulated to 10 second static images, no affects between images.
149 4. Both properties subdivided should be re-zoned per the City Comprehensive Plan. Collision
150 Center lot could be re-zoned to 'B-3' Extensive Business District and/or the Special Use
151 amended to reflect a property change.
152
- 153 • Some site utility permits were issued and inspected fall of 2017.
 - 154 • Building permit application was submitted in June, 2017 with brick,
 - 155 • Architect supplanted, permit submission not finalized until Edin Coralic
156 submission December 2017.
157

158 **Suggested Motion (drafted in the affirmative):**

159 I move to recommend approval to amend the 'B-5', ordinance no. 8251, as depicted by
160 the attached drawings:

161 **MSD2 dated 2.17.17**

162 **L1 dated 12/19/16,**

163 **L2 dated 12/19/16,**

164 **A100,**

165 **A300 and A301, dated 6/7/17,**

166 **A400**, subject to the regulations of the 'B-5' Planned Commercial District, and the
167 following additional requirements:

- 168 • ~~That lines 44-46 be stricken from ordinance 8251 (Masonry and Lin-Cor~~ *ok*
169 ~~Plantings, matching lines 148-151 above)~~
170 • That **MSD2 dated 2.17.17** be incorporated into the ordinance and paved access
171 area to the north shown on plans be removed along with curb and barrier.
172 • That L1 and L2 dated 12/19/17 be substituted for corresponding landscape plans
173 in ord. no. 8251.

- 174 • *That line 139 of the ord. be corrected to say "post" sign,*
175 *not monument sign*
176 *(end of report and suggested motion)*

- *That the landscape plan be revised to include
Lin-Cor plantings per letter from TAIT dated May 26, 2016.*

1 INTRODUCED BY COUNCILMAN HENKE
2 JULY 25, 2016

3
4 BILL NO. 9208

ORDINANCE NO. 8251

5
6 **ORDINANCE TO REZONE FOR HZ PROPS RE, LIMITED**
7 **PARTNERSHIP D/B/A POPEYE'S FOR THE PROPERTY LOCATED AT**
8 **955 N. HIGHWAY 67 FROM R-4 "SINGLE FAMILY DWELLING**
9 **DISTRICT" TO B-5 "PLANNED COMMERCIAL DISTRICT" TO ALLOW**
10 **FOR THE CONSTRUCTION OF A NEW SIT DOWN, CARRY-OUT, AND**
11 **DRIVE-THRU RESTAURANT.**

12
13 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant
14 district classifications for the purpose of regulating their construction and use of land, buildings
15 and property within the said various districts, and said Ordinance provides the nature, kind and
16 character of buildings that may be erected in each of the said districts and the use to which the
17 land and buildings may be put; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
19 recommended to the City Council at their meeting of June 6, 2016 that Ordinance No. 1625 be
20 amended to change the classification of the property at 955 N. Hwy 67 from R-4 Single Family
21 District to B-5 Planned Commercial District ; and

22 WHEREAS, due and lawful notice of a public hearing no. 16-06-018 on said proposed
23 zoning change was duly published, opened on June 27, 2016 at 7:30 P.M. by the Council of the
24 City of Florissant; and

25 WHEREAS, the Council, following said public hearing, and after due and careful
26 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
27 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
28 of Florissant; and

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

31
32 Section I: Ordinance No. 1625, as amended, is hereby further amended by changing the
33 classification of the following described property from R-4 Single Family District to B-5
34 Planned Commercial District:

37

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43

Section 2: The Preliminary Site Development Plan and to rezone the portion of 955 N. Highway 67 from 'R-4' to a 'B-5' Planned Commercial District to allow a sit-down, carryout and drive-thru restaurant is hereby approved subject to the conditions set forth below with these conditions being part of the record:

44

- 1. All exterior walls be constructed of masonry per section 500.040 of the City Code.
- 2. The landscaping along the North Highway 67 property line be revised to conform to the Lincor Enhancement Project.
- 3. The proposed sign shall be located where shown, but the digital sign shall be limited to 10 second static images with no affects between images.

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1. PERMITTED USES

51

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out and drive-thru restaurant.

52

53

54

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

55

The building space shall be limited to a single story 2,979 square foot building.

56

57

3. PERFORMANCE STANDARDS

58

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

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- 1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
- 2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
- 3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
- 4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
- 5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
- 6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

82 7. Glare and heat. Any operation producing intense glare or heat shall be
83 performed in an enclosure in such a manner as to be imperceptible along
84 any lot line.

85 8. Screening.
86 a. All mechanical equipment, air-handling units, cooling towers,
87 condensers, etc., on roof or grade shall be screened architecturally in such
88 a manner as to be a part of the design of the building.

89 b. Incinerators and stacks shall be enclosed in the same material as the
90 main exterior building material.
91

92 4. TRASH ENCLOSURES

93 Trash container shall be kept within a metal gated sight-proof fenced area.
94
95

96 5. PLAN SUBMITTAL REQUIREMENTS

97 A final site development plan shall be submitted to the Building Commissioner to
98 review for compliance to this ordinance and other city ordinances prior to
99 issuance of land disturbance permits or building permits. Final Development Plan
100 shall include improvements as shown on Drawings C1 of 7 (Cover Sheet) C2 of
101 7 (Demo Existing), C3 of 7 (Site Development Plan), C4 of 7 (Site Grading
102 Plan), C5 of 7 (Erosion Control Plan) C6 of 7 (Site Profiles) and C7 of 7 (Site
103 Utilities), L1 through L4, PH1, all dated 5/27/16, A2-1 and A2-2 dated
104 5/24/16, Color sign package, pages 1-19 dated 5/26/16 by Loren Industries all
105 attached.
106

107 3. SITE DEVELOPMENT PLAN CRITERIA:

108 a. Height, Area And Bulk Restrictions:
109

110 1. Height, Area And Bulk Regulations. The height, area and bulk regulations for
111 uses in the "B-3" Extensive Commercial District
112

113 b. Internal Drives:
114

115 (1) There shall be parking to be indicated on the Final Development Plan.
116

117 c. Minimum Parking/Loading Space Requirements.
118

119 (1) There shall be a minimum of 34 parking spaces provided on the property.
120

121 d. Road Improvements, Access and Sidewalks
122

123 Final Development shall include Lindbergh Improvement Plan enhancements
124 along the frontage.
125

126 e. Lighting Requirements.
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Lighting of the property shall comply with the following standards and requirements:

- (1) The light level for parking lot lighting shall be 0.5 fc minimum as indicated on PH1 dated 5/27/16 attached.
- (2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

- (1) There shall be one monument sign as shown located on the C- dated 5/27/16 attached, 10 feet from the property line.
- (2) All signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

- (1) Landscaping indicated on the Final Development Plan shall be as shown on the attached LI dated 5/27/16.
- (2) Any modifications to the landscaping shall be reviewed and approved by the Building Commissioner.

h. Storm Water.

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

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

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.

172 (3) All storm water and drainage facilities shall be constructed, and all
 173 landscaping shall be installed, prior to occupancy of the building, unless
 174 remitted by the Director of Public Works due to weather related factors.
 175

176 (4) All mechanical equipment, electrical equipment, and communication
 177 equipment shall be screened in accordance with the Florissant Zoning Code.
 178

179 (5) The exterior design of the buildings shall be constructed in accordance with
 180 the renderings as approved by the Florissant Planning and Zoning
 181 Commission and attached hereto.
 182

183 (6) All other requirements of the Florissant Municipal Code and other ordinances
 184 of the city shall be complied with unless otherwise provided by this ordinance.
 185
 186

187 **7. FINAL SITE DEVELOPMENT PLAN**

188 A final site development plan shall be submitted to the Building Commissioner to
 189 review for compliance with the applicable "B- Planned Commercial
 190 Development ordinance prior to recording. Any variations from the ordinance
 191 approved by the City Council and/or the conceptual plans attached to such
 192 ordinance shall be processed in accordance with the procedure established in the
 193 Florissant Zoning Code.
 194

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

196 Any changes to the approved plans attached hereto must be reviewed by the Building
 197 Commissioner. The Building Commissioner must make a determination as to the extent
 198 of the changes per the following procedure:
 199

- 200 1. The property owner or designate representative shall submit in writing a request
 201 for an amendment to the approved plans. The building commissioner shall
 202 review the plans for consistency with the purpose and content of the proposal as
 203 originally or previously advertised for public hearing and shall make an advisory
 204 determination.
- 205 2. If the building commissioner determines that the requested amendment is not
 206 consistent in purpose and content with the nature of the purpose as originally
 207 proposed or previously advertised for the public hearing, then an amendment to
 208 the special use permit shall be required and a review and recommendation by the
 209 planning and zoning commission shall be required and a new public hearing shall
 210 be required before the City
 211 Council.
- 212 3. If the building commissioner determines that the proposed revisions are
 213 consistent with the purpose and content with the nature of the public hearing then
 214 a determination of non-necessity of a public hearing shall be made.
- 215 4. Determination of minor changes: If the building commissioner determines that an
 216 amendment to the special use permit is not required and that the changes to the
 217 plans are minor in nature the Building Commissioner may approve said changes.

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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.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

10. GENERAL DEVELOPMENT CONDITIONS.

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

9. PROJECT COMPLETION.

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

Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

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

259 Adopted this ____ day of _____, 2016.

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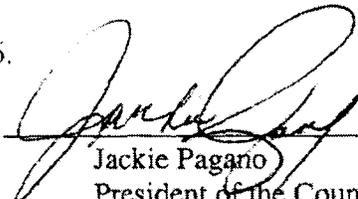
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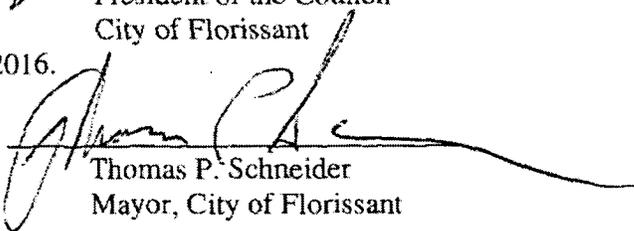
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Approved this 9 day of Aug, 2016.



Jackie Pagano
President of the Council
City of Florissant



Thomas P. Schneider
Mayor, City of Florissant

270 ATTEST:

271

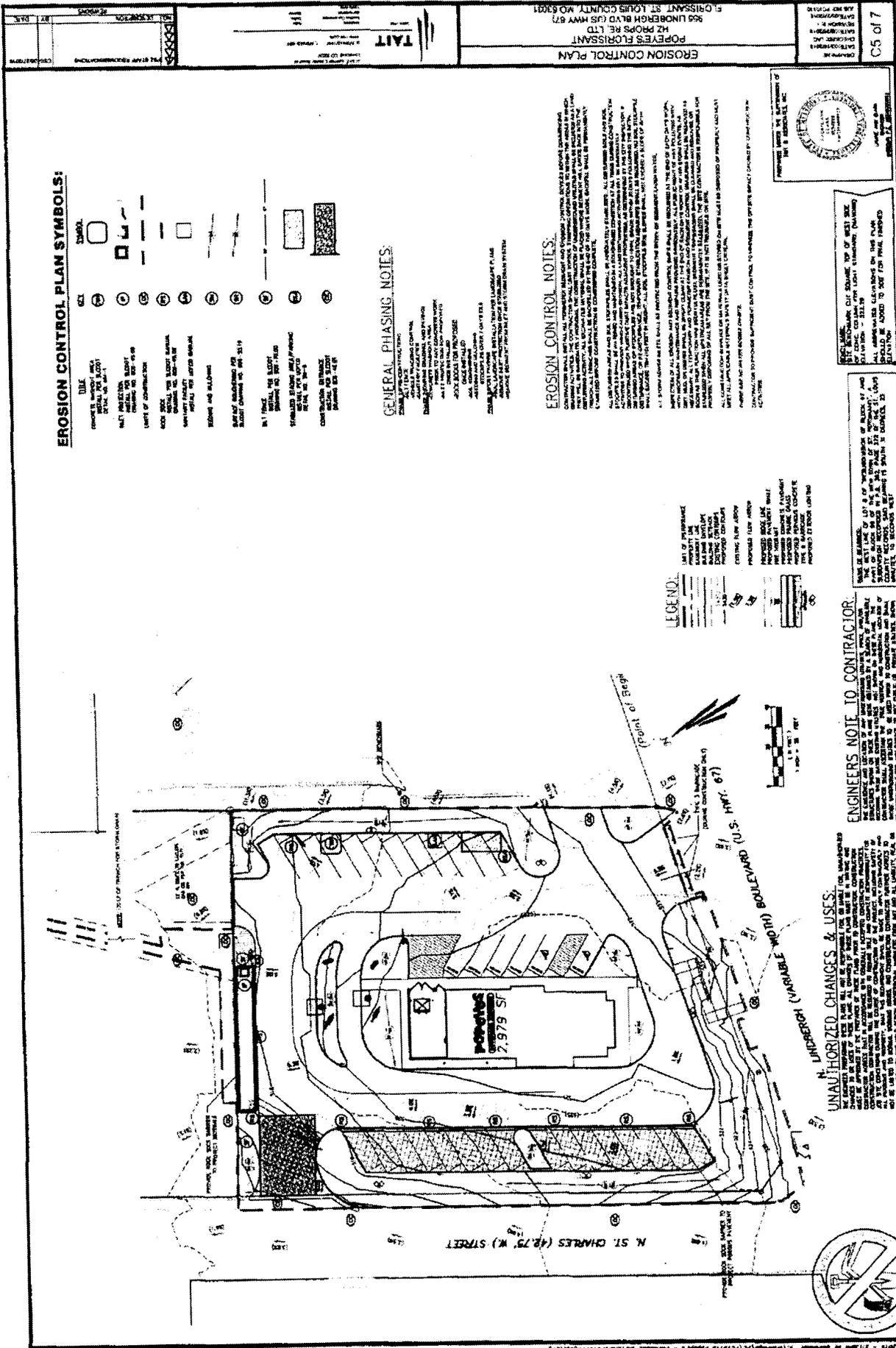
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Karen Goodwin, MMC/MRCC
City Clerk



EROSION CONTROL PLAN SYMBOLS:

SYMBOL	DESCRIPTION
(1) [Symbol]	EXISTING IMPERVIOUS AREA
(2) [Symbol]	EXISTING PERMEABLE AREA
(3) [Symbol]	EXISTING ASPHALT DRIVE
(4) [Symbol]	EXISTING ASPHALT DRIVE
(5) [Symbol]	EXISTING ASPHALT DRIVE
(6) [Symbol]	EXISTING ASPHALT DRIVE
(7) [Symbol]	EXISTING ASPHALT DRIVE
(8) [Symbol]	EXISTING ASPHALT DRIVE
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(12) [Symbol]	EXISTING ASPHALT DRIVE
(13) [Symbol]	EXISTING ASPHALT DRIVE
(14) [Symbol]	EXISTING ASPHALT DRIVE
(15) [Symbol]	EXISTING ASPHALT DRIVE

GENERAL PHASING NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND RESTORED TO ORIGINAL OR BETTER CONDITION UPON COMPLETION OF CONSTRUCTION.

EROSION CONTROL NOTES:

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LEGEND:

- 1. SILT FENCE
- 2. SEDIMENT BASIN
- 3. VEGETATIVE STRIP
- 4. SLOPE PROTECTION
- 5. EROSION CONTROL MAT
- 6. CHECK DAM
- 7. SLOPE STABILIZATION
- 8. EROSION CONTROL BARRIER
- 9. SLOPE PROTECTION
- 10. EROSION CONTROL MAT
- 11. CHECK DAM
- 12. SLOPE STABILIZATION
- 13. EROSION CONTROL BARRIER
- 14. SLOPE PROTECTION
- 15. EROSION CONTROL MAT
- 16. CHECK DAM
- 17. SLOPE STABILIZATION
- 18. EROSION CONTROL BARRIER

ENGINEER'S NOTE TO CONTRACTOR:

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UNAUTHORIZED CHANGES & USES:

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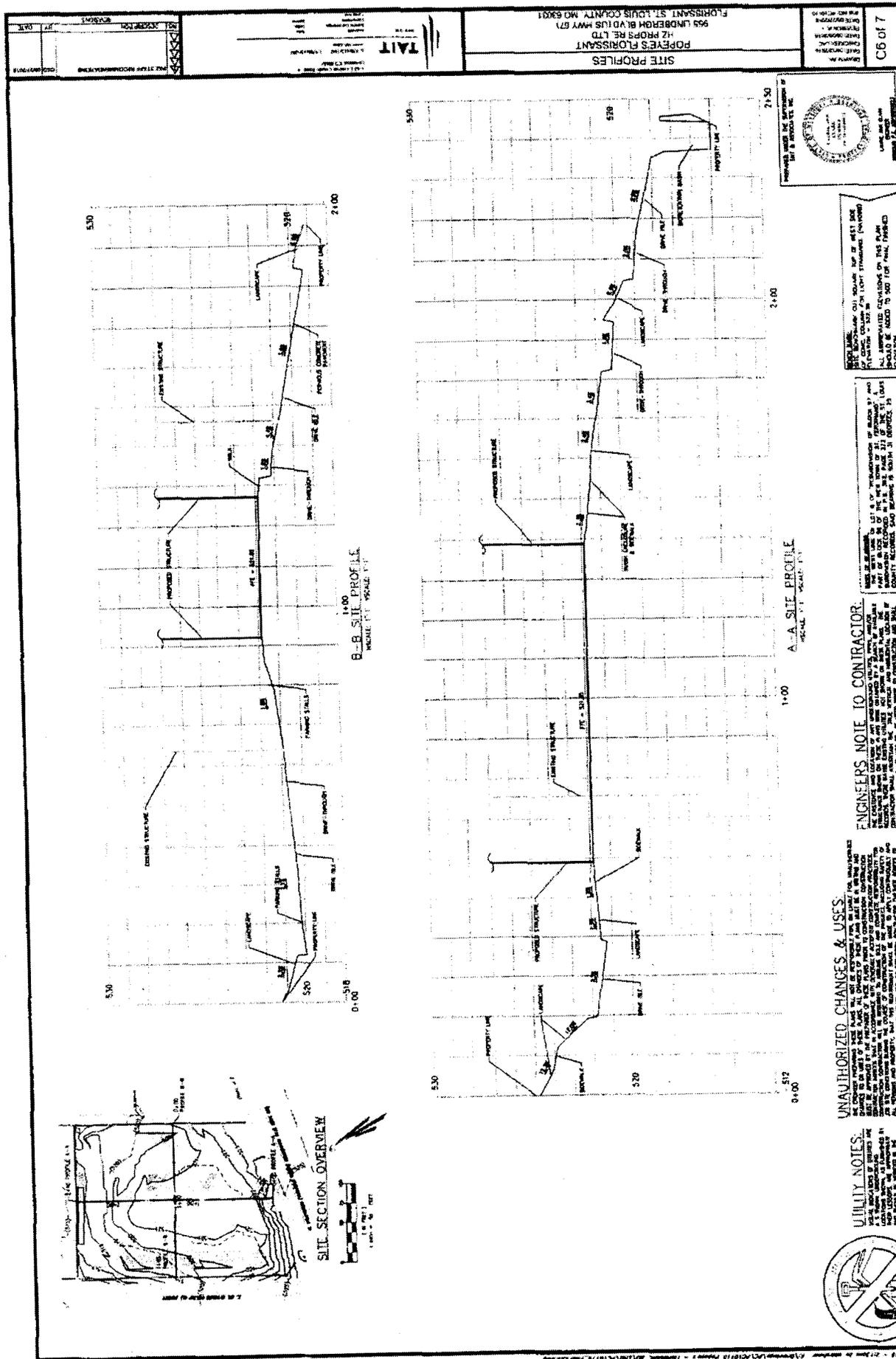
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EROSION CONTROL PLAN
 POPEYE'S FLO-RISSANT
 HZ PROPS RE, LTD
 955 LINDBERGH BLVD (US HWY 67)
 E. OLDSBURN, ST. LOUIS COUNTY, MO 63091



DATE: 10/15/93
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

C5 of 7



DATE: 11/11/11
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT NO.: 11-11-11

POPPE'S FLORISSANT
 142 PROPR RE LTD
 955 LINDBERGH BLVD (US HWY 67)
 FLORISSANT, ST. LOUIS COUNTY, MO 63031

SITE PROFILES
 SCALE: 1" = 50' H, 1" = 100' V

SITE SECTION OVERVIEW
 SCALE: 1" = 100'

B-B SITE PROFILE
 SCALE: 1" = 50' H, 1" = 100' V

A-A SITE PROFILE
 SCALE: 1" = 50' H, 1" = 100' V

UTILITY NOTES:
 NO

UNAUTHORIZED CHANGES & USES:

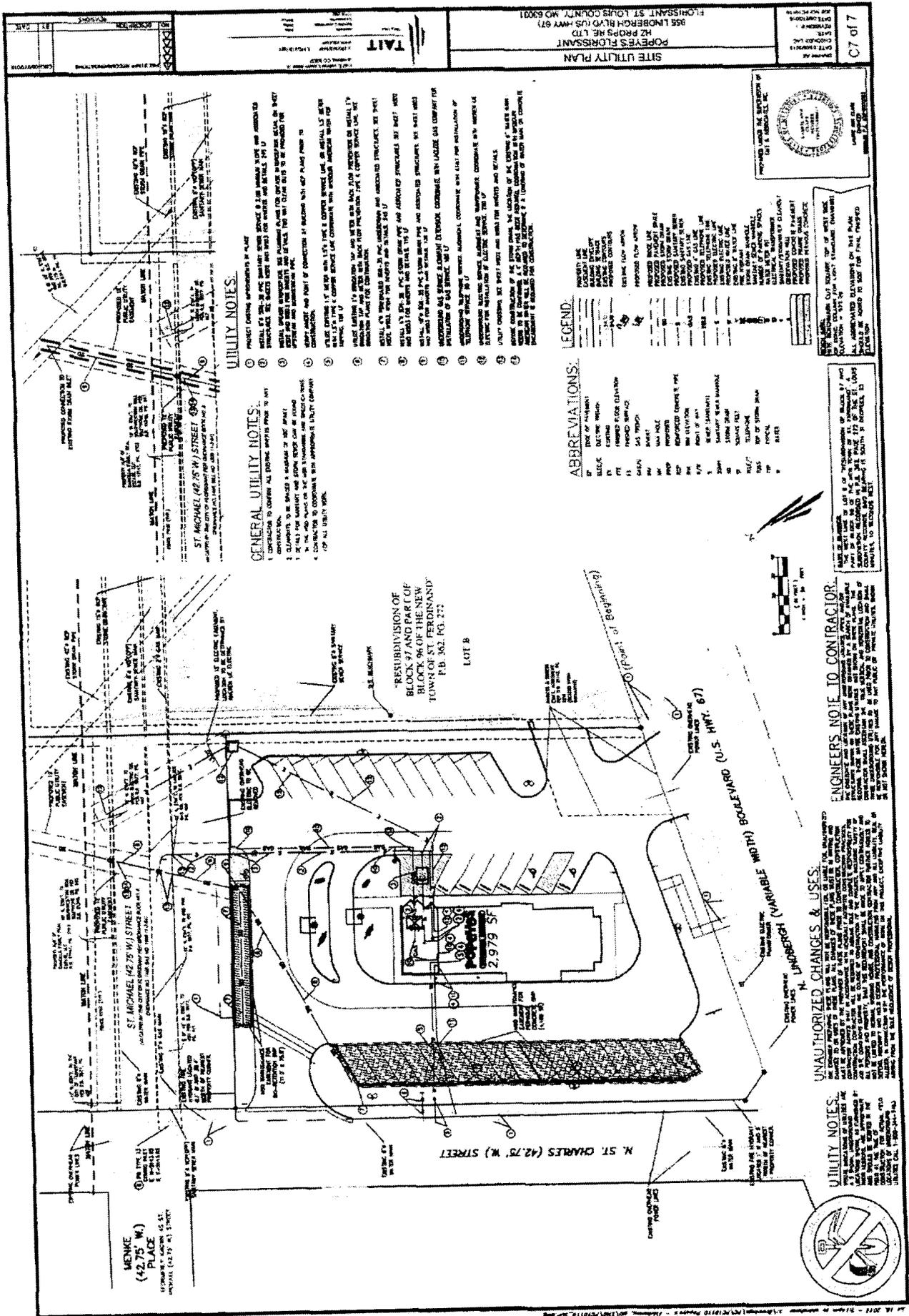
ENGINEERS NOTE TO CONTRACTOR:

THIS PROJECT IS A DEVELOPMENT OF 1.5 ACRES OF LAND IN THE CITY OF FLORISSANT, MISSOURI. THE PROJECT IS A RESIDENTIAL DEVELOPMENT AND WILL BE USED FOR SINGLE-FAMILY RESIDENCES. THE PROJECT IS SUBJECT TO THE CITY OF FLORISSANT ORDINANCES AND REGULATIONS. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES OR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE PROJECT SHALL BE SUBJECT TO THE CITY OF FLORISSANT PERMITS AND REGULATIONS.

DATE: 11/11/11
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT NO.: 11-11-11

POPPE'S FLORISSANT
 142 PROPR RE LTD
 955 LINDBERGH BLVD (US HWY 67)
 FLORISSANT, ST. LOUIS COUNTY, MO 63031

C6 of 7



UNAUTHORIZED CHANGES & USES:
 THE ENGINEER HAS BEEN MADE AWARE OF UNAUTHORIZED CHANGES TO THE PLAN AND HAS REVIEWED THE SAME. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

UTILITY NOTES:
 1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 2. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES AND HAS NOT GUARANTEED THE ACCURACY OF THE INFORMATION PROVIDED.
 3. THE ENGINEER IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

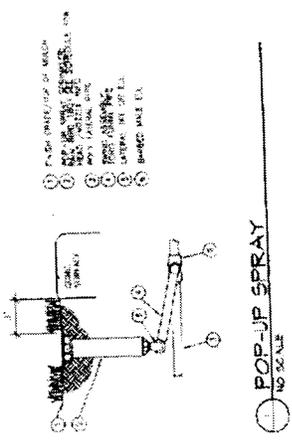
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ENGINEERS NOTE TO CONTRACTOR:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF FLORISSANT AND THE MISSOURI DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION.

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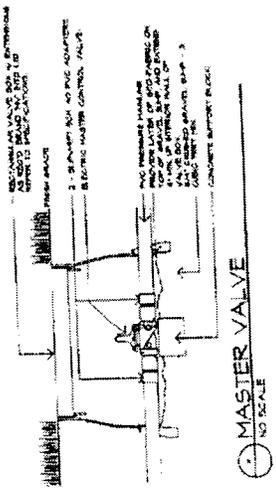
SITE DEVELOPMENT PLAN SUBMITTAL
POPEYE'S LOUISIANA KITCHEN
 ELLISVILLE SQUARE
 15909 MANCHESTER RD
 CITY OF ELLISVILLE, ST LOUIS COUNTY, MISSOURI



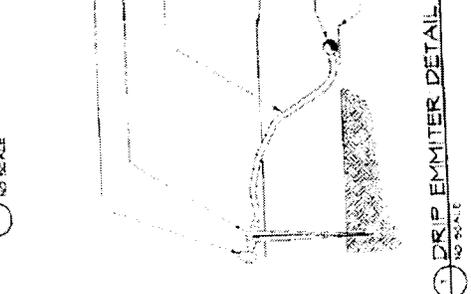
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2. RISER
3. SPRAY NOZZLE
4. FILTER
5. GASKET
6. GROUND



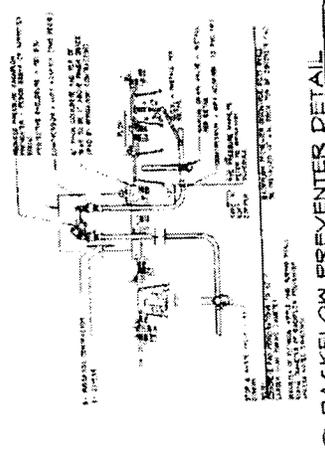
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3. FLUSH VALVE BODY
4. FLUSH VALVE HANDLE
5. FLUSH VALVE BALL
6. FLUSH VALVE SEAT
7. FLUSH VALVE SPRING
8. FLUSH VALVE PIN
9. FLUSH VALVE PIN NUT
10. FLUSH VALVE PIN WASHER



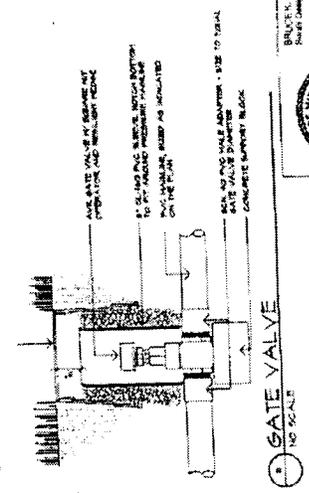
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2. MASTER VALVE HANDLE
3. MASTER VALVE BALL
4. MASTER VALVE SEAT



1. FILTER
2. EMITTER BODY
3. EMITTER
4. GROUND



1. BACKFLOW PREVENTER BODY
2. BACKFLOW PREVENTER HANDLE
3. BACKFLOW PREVENTER BALL
4. BACKFLOW PREVENTER SEAT



1. GATE VALVE HANDLE
2. GATE VALVE GATE
3. GATE VALVE BODY
4. GATE VALVE SEAT



BRUCE K. WEBER
 Registered Professional Engineer
 State of Missouri
 License No. 100000000000000



POPEYES
LOUISIANA KITCHEN

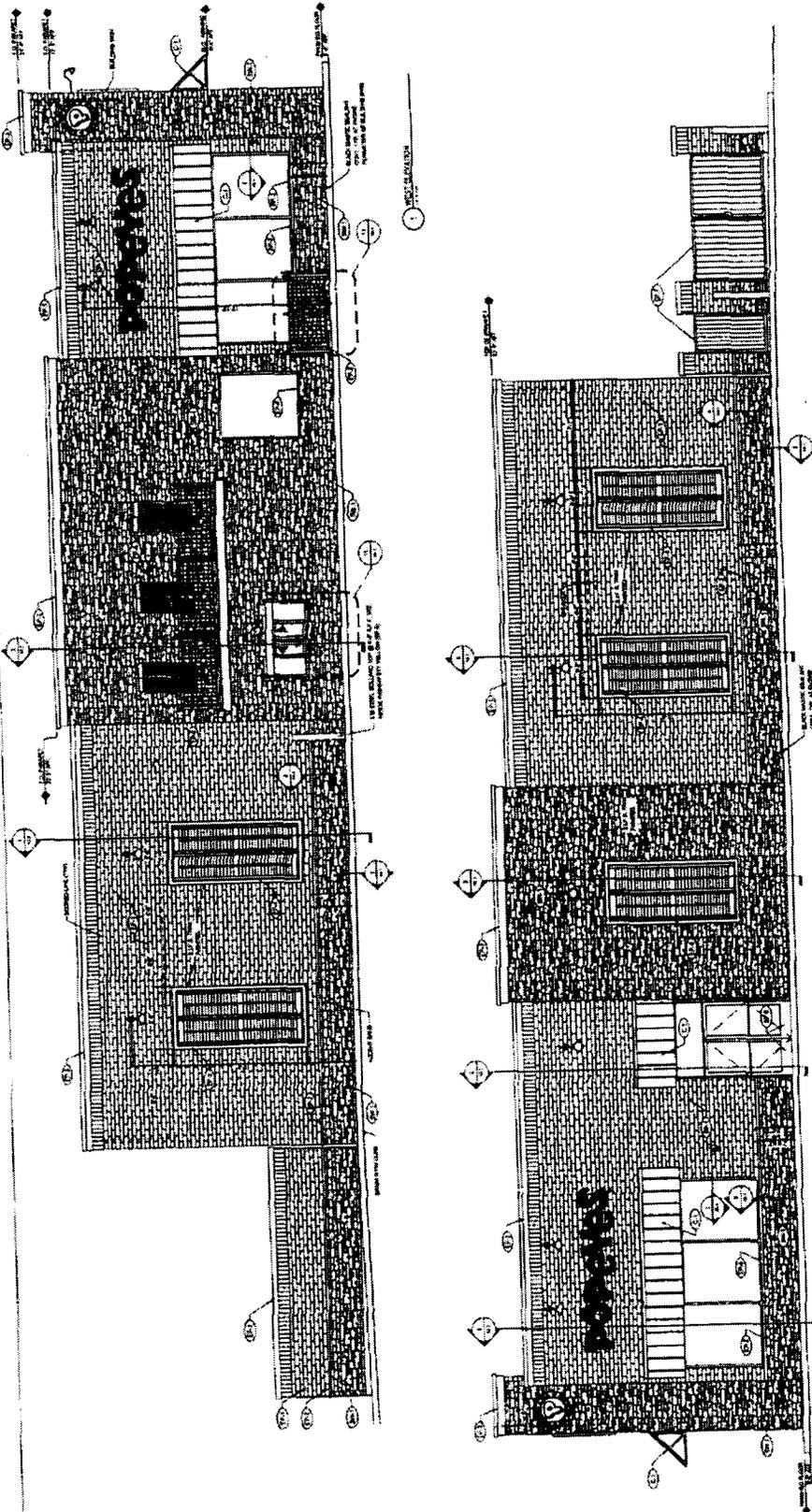
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A2-2



NOTE: SEE ARCHITECTURE, REV. 04/11, ENTIRE BUILDING.

SECTION 01 40 00 - MASONRY
PART 1 - SUMMARY
A. Section Includes
1. Masonry
B. Related Sections
1. Concrete Formwork
2. Cast-in-place Concrete
3. Steel Deck
4. Steel Joist
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100. Steel Joist Deck



POPEYES
 955 LINDBERGH BLVD (HWY 67)
 FLORISSANT, MO 63031

Title: **A P P R O V A L**
 Date:

Project: **S I G N C O D E**

LOREN INDUSTRIES
 12224 Coast Drive
 Whittier, CA 90609
 Tel: (562) 946-2545
 Fax: (562) 949-5707
 St. Lic.: 4955415
 Los Angeles, CA



DEPARTMENT OF PUBLIC SAFETY
 C5-16-0115R1

DATE: 1 19

CLIENT: **POPEYES**
 ADDRESS: 955 Lindbergh Blvd (Hwy 67)
 Florissant, MO 63031

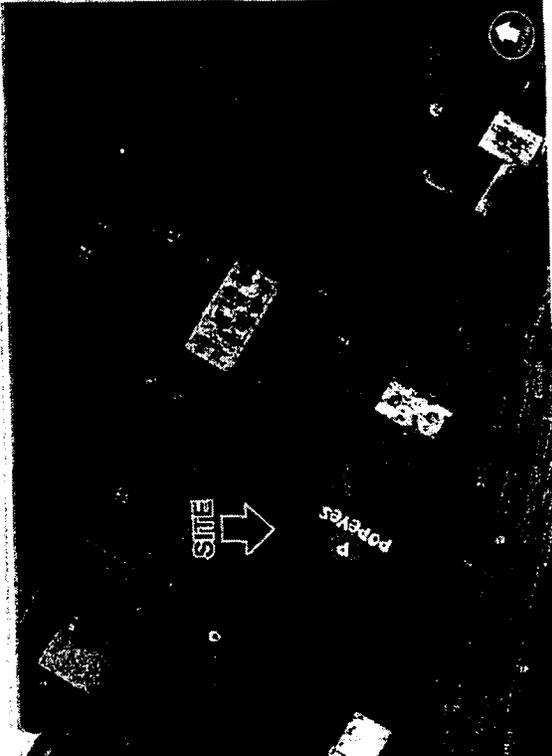
Approved Signature:

DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMGREN
 DESIGNER: R. GAMEZ
 REVISION DATE: 05/26/2016
 REVISION BY: R. GAMEZ

ALL SIGNS, SIGNAGE, AND ELECTRONIC MESSAGE DISPLAYS MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SIGNAGE AND MESSAGE DISPLAY REGULATIONS OF THE STATE OF MISSOURI. THE SIGNAGE AND MESSAGE DISPLAYS MUST BE MAINTAINED IN ACCORDANCE WITH THE SIGNAGE AND MESSAGE DISPLAY REGULATIONS OF THE STATE OF MISSOURI. THE SIGNAGE AND MESSAGE DISPLAYS MUST BE MAINTAINED IN ACCORDANCE WITH THE SIGNAGE AND MESSAGE DISPLAY REGULATIONS OF THE STATE OF MISSOURI.

SQUARE FOOTAGE INFORMATION

ALLOWABLE	SQ. FT.	PROPOSED	SQ. FT.



NOT TO SCALE

AERIAL MAP

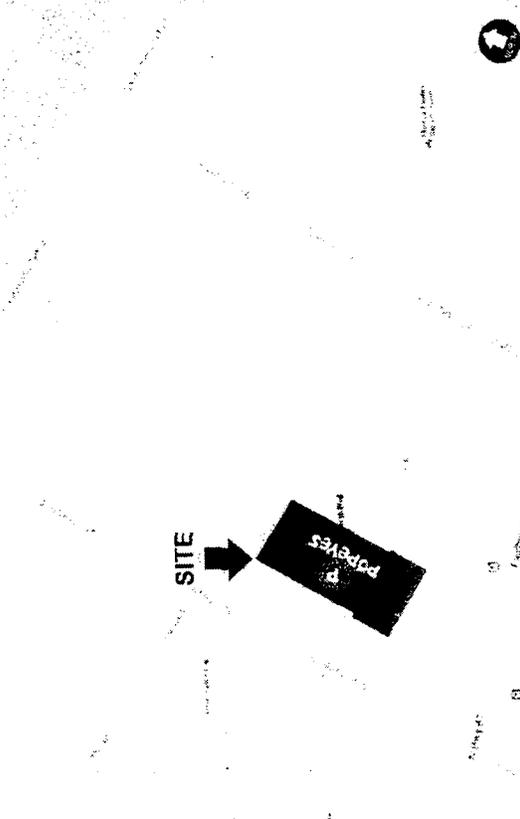
SCHEDULE

- N1 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS WITH LOUISIANA KITCHEN CABINET
- N2 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS
- N3 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS
- N4 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS
- N5 - (1) 17'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N6 - (1) 11'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N7 - (1) 11'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N8 - (1) 11'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N9 - (1) 7'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N10 - (1) 7'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N11 - (1) 4'-0" X 6'-0" CORNER SEAM AWNING X 38 1/4" HIGH
- N12 - (1) 18'-0" WIDE X 4'-0" PROJECTION BALCONY
- N13 - (1) EXTERIOR HAND RAIL
- N14 - (1) CLEARANCE BAR
- N15 - (1) CLEARANCE BAR
- N16 - (1) DRIVE-THRU CANOPY
- N17 - (1) DRIVE-THRU CANOPY
- N18 - (1) P-60 PYLON SIGN W/ LED MESSAGE BOARD* (PROVIDED BY OTHERS)

*LED TO BE REGULATED TO 10 STATIC IMAGES. NO EFFECTS BETWEEN IMAGES.

LEGEND

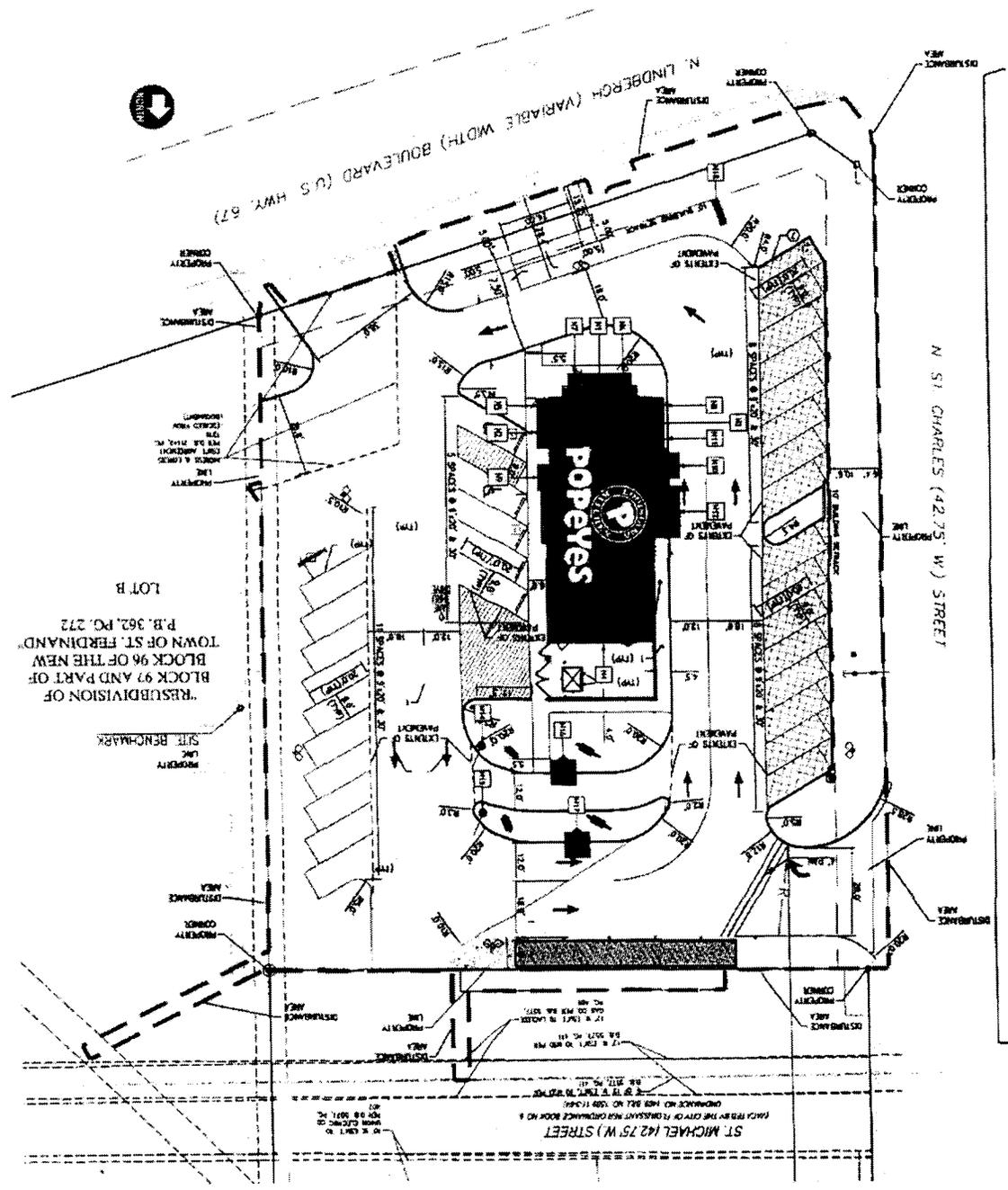
- NEW PROPOSED
- EXISTING SIGN TO BE REPLACED
- EXISTING SIGN TO BE REMOVED
- EXISTING SIGN TO REMAIN



NOT TO SCALE

VICINITY MAP

SITE PLAN



Scale: 1/32" = 1'-0"

ALL DATA, PLANS, AND SPECIFICATIONS...
 DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMIGREN
 DESIGNER: R. GAMEZ
 DESIGN DATE: 05/26/2016
 ARCHITECT: R. GAMEZ

CLIENT: POPEYES
 ADDRESS: 955 Lindbergh Blvd (Hwy 87)
 Florissant, MO 63031
 Architect Signature: _____

DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMIGREN
 DESIGNER: R. GAMEZ
 DESIGN DATE: 05/26/2016
 ARCHITECT: R. GAMEZ

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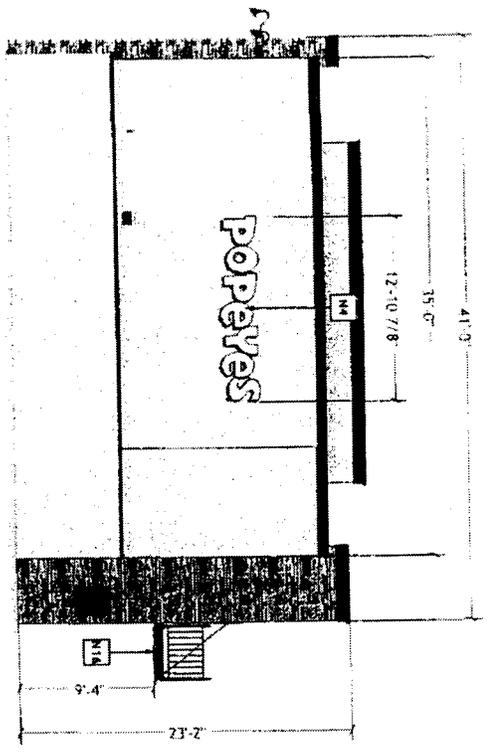
DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMIGREN
 DESIGNER: R. GAMEZ
 DESIGN DATE: 05/26/2016
 ARCHITECT: R. GAMEZ

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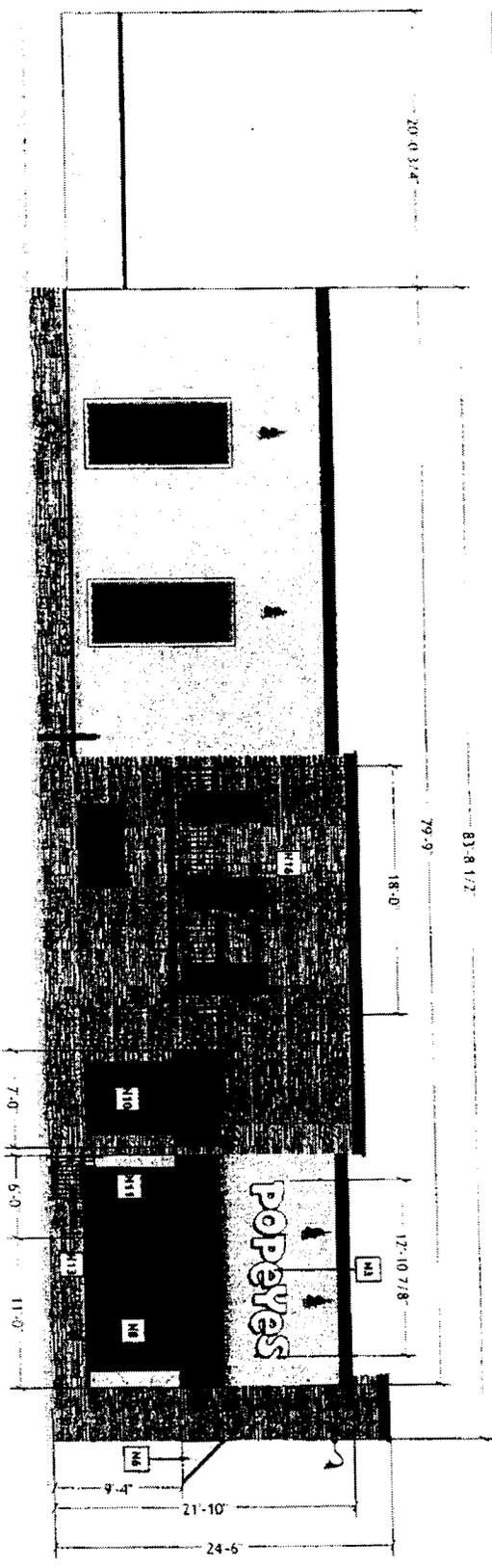
DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMIGREN
 DESIGNER: R. GAMEZ
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DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMIGREN
 DESIGNER: R. GAMEZ
 DESIGN DATE: 05/26/2016
 ARCHITECT: R. GAMEZ



REAR ELEVATION (NORTH)

Scale: 1/8" = 1'-0"



LEFT SIDE ELEVATION (WEST)

Scale: 1/8" = 1'-0"

LOREN INDUSTRIES
 12226 Coast Drive
 Whittier, CA 90603
 Tel: (562) 946-7545
 Fax: (562) 940-5702
 St. Lic: 485415
 Los Angeles, CA



MANUFACTURED BY:
C5-16-0115R1

NO. OF
 4 OF 19

CLASS:
POPEYES

ADDRESS:
 955 Lindbergh Blvd (Hwy 671)
 Florence, MO 65031

Approval Signature

DATE:
 05/24/2016

PROJECT MANAGER:
DAVE PALMGRN

DESIGNER:
R. GAMEZ

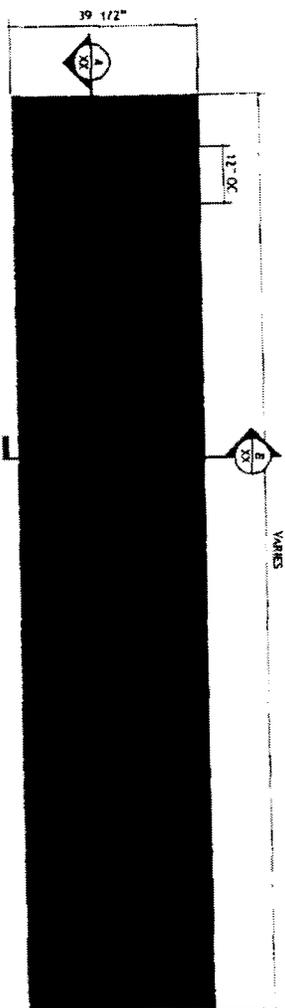
ISSUE DATE:
 05/26/2016

ISSUED BY:
R. GAMEZ

ALL POPE, SIGN, AND ELECTRICAL
 CONSTRUCTION AND WORK TO BE DONE
 SHALL BE IN ACCORDANCE WITH THE
 CITY OF LOS ANGELES ORDINANCES,
 AND THE STATE OF CALIFORNIA AND ALL
 APPLICABLE CODES AND REGULATIONS.
 APPROVED AND FORWARDED:
 DATE: 05/26/2016

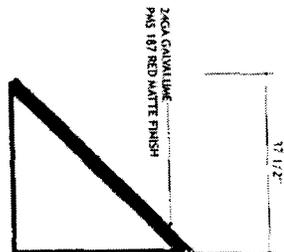
NS N6 N7 NB N9 N10

ALUMINUM AWNING (FRONT VIEW)



Scale: 1/2" = 1'-0"

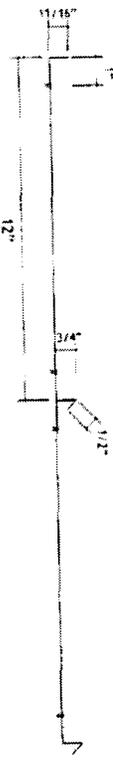
ALUMINUM AWNING (SIDE VIEW)



Scale: 1/2" = 1'-0"

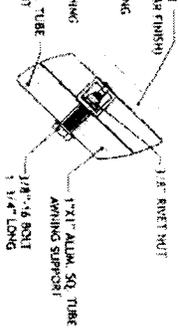
- COLOR SPECIFICATIONS:**
- 2GA GALVALUME (PMS 187 RED MATTE FINISH)
 - 1"x1" ALUMINUM SQUARE TUBE (PAINTED PMS 4315 GREEN)
 - PMS 187 RED MATTE FINISH
 - PMS 4315 GREEN

SECTION DETAIL ZIGA GALVALUME SECTION (PMS 187 RED MATTE KYNAR FINISH)



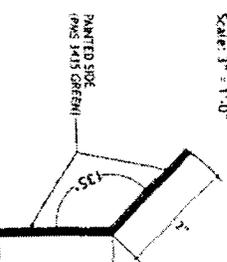
Scale: 3" = 1'-0"

DETAIL D



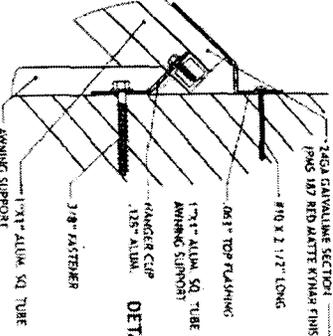
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HANGER CLIP (.125" ALUM.)



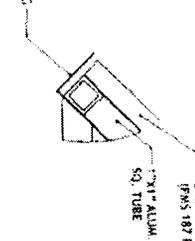
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DETAIL C



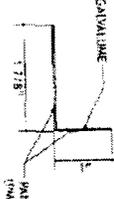
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DETAIL E



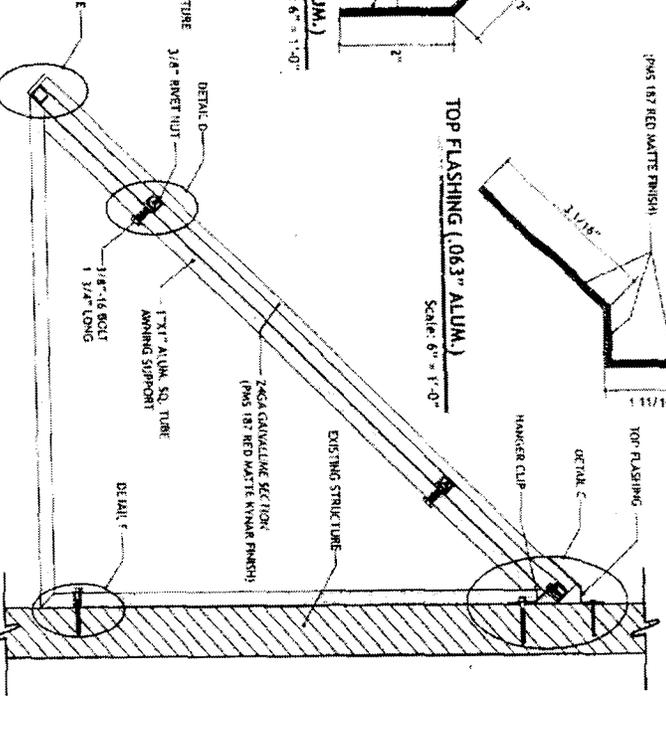
Scale: 3" = 1'-0"

BOTTOM FLASHING



Scale: 6" = 1'-0"

SECTION DETAIL



Scale: 1 1/2" = 1'-0"



LOREN INDUSTRIES
 12228 Coast Drive
 Whittier, CA 90601
 TEL: (562) 946-7345
 FAX: (562) 949-5707
 ST. (TOLL-FREE) 455-4415
 Los Angeles, CA

DESIGNATION NO.
CS-16-0115R1

DATE
6/19

CLIENT
POPEYES

APPROVED
 955 Lathrop St. (14th St.)
 Portland, OR 97201

APPROVAL SIGNATURE

DATE
05/24/2016

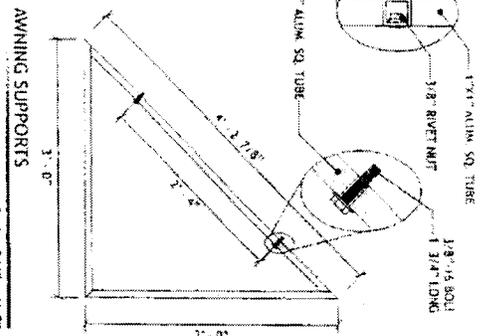
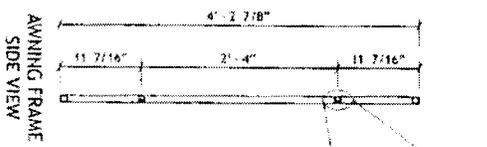
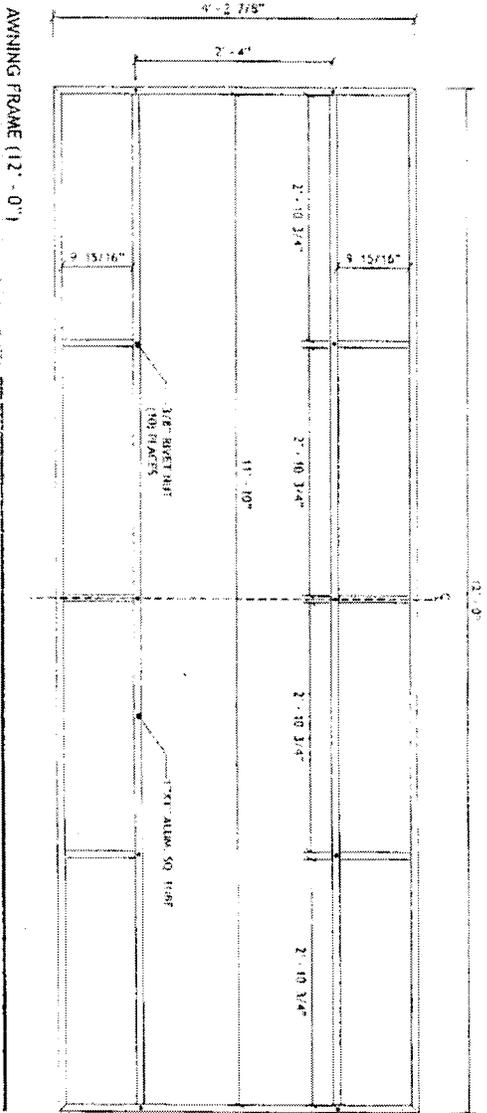
PROJECT MANAGER
DAVE PALMGREN

DESIGNER
R. GAMEZ

RESPONSIBLE
05/26/2016

REVISION BY
R. GAMEZ

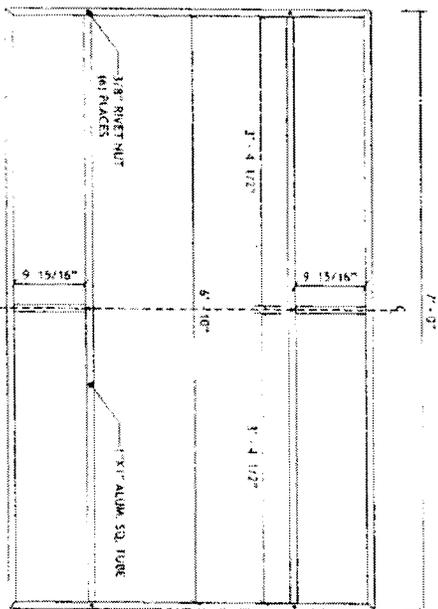
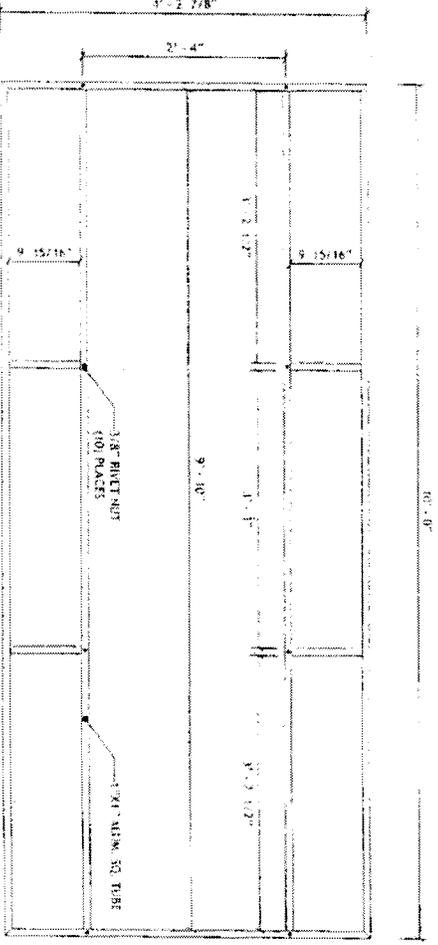
ALL DIMS. UNLESS OTHERWISE SPECIFIED ARE IN INCHES AND DECIMALS THEREOF. DIMS. IN PARENTHESES ARE IN MILLIMETERS. DIMS. IN PARENTHESES ARE TO BE CONSIDERED AS MAXIMUMS UNLESS OTHERWISE SPECIFIED. DIMS. IN PARENTHESES ARE TO BE CONSIDERED AS MINIMUMS UNLESS OTHERWISE SPECIFIED. DIMS. IN PARENTHESES ARE TO BE CONSIDERED AS NOMINALS UNLESS OTHERWISE SPECIFIED. DIMS. IN PARENTHESES ARE TO BE CONSIDERED AS TOLERANCES UNLESS OTHERWISE SPECIFIED.



AWNING FRAME (12'-0")
Scale: 3/4" = 1'-0"

AWNING FRAME SIDE VIEW
Scale: 3/4" = 1'-0"

AWNING SUPPORTS
Scale: 3/4" = 1'-0"



AWNING FRAME (10'-0")
Scale: 3/4" = 1'-0"

AWNING FRAME (7'-0")
Scale: 3/4" = 1'-0"



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13236 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7345
Fax: (562) 949-5707
St. Lic.: 435495
Los Angeles, CA



BLANK/REVISION NO.:
C5-16-015R1

DATE: 7/19

CLIENT: POPEYES

ADDRESS: 985 Lockheed Blvd (Hwy 67)
Furman, MD 47031

Approved Signature

DATE: 05/24/2016

DESIGN: DAVE PALMGREN

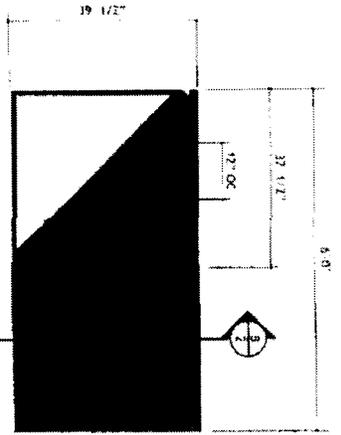
CHECKED: R. GAMEZ

DESIGNER: ERICSON WHITE

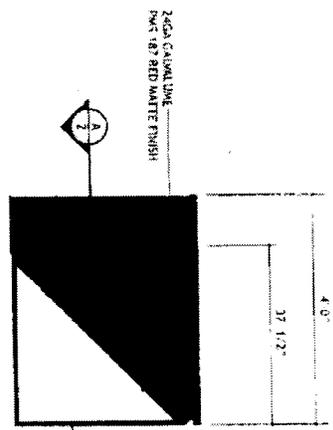
DATE: 05/26/2016

DESIGNER: R. GAMEZ

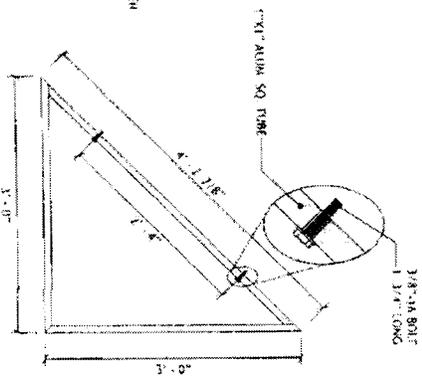
AWNING, RAIL AND ELECTRICAL
CONSTRUCTION FOR THE SHOWN
PROJECTS AND AWNING RAIL
CONSTRUCTION FOR THE SHOWN
PROJECTS. THIS DRAWING IS FOR
CONSTRUCTION OF THE AWNING
AND RAIL ONLY. THE CLIENT IS
RESPONSIBLE FOR OBTAINING
NECESSARY PERMITS AND
COMPLYING WITH ALL
REQUIREMENTS OF LOCAL, STATE
AND FEDERAL AGENCIES.



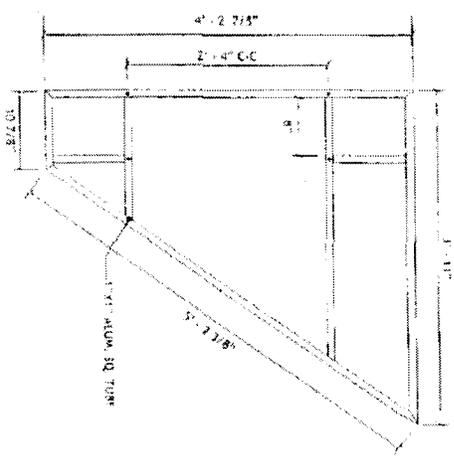
N11 AWNING CORNER (FRONT VIEW)
Scale: 1/2" = 1'-0"



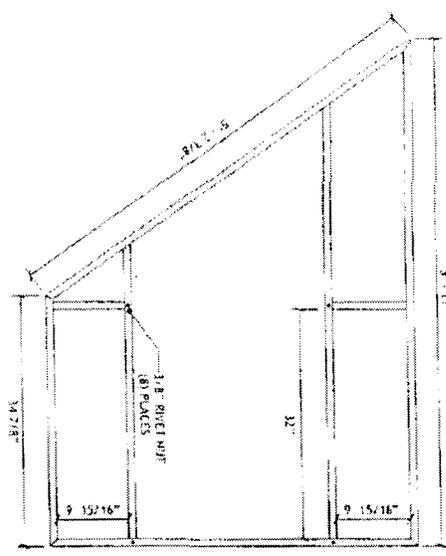
N11 ALUMINUM AWNING (SIDE VIEW)
Scale: 1/2" = 1'-0"



AWNING SUPPORTS - QTY 4
Scale: 3/4" = 1'-0"



AWNING FRAMES (4'-0" x 6'-0") - QTY 1
Scale: 3/4" = 1'-0"



Scale: 3/4" = 1'-0"



AWNING FRAME SIDE VIEW

- SPECIFICATIONS:**
1. ZAGA STEEL SHEET W/ KYNAR FINISH PMS 187C RED STANDING SEAM AWNING & BOTTOM FLASHING
 2. 063 ALUMINUM TOP FLASHING PAINTED PMS 187C RED
 3. 1 ALUMINUM SQUARE TUBE FRAME PAINTED PMS 1435 GREEN

BILL OF MATERIALS		QTY	UOM
ITEM	PART NUMBER / MATERIAL DESCRIPTION		
1	STEEL SHEET	91	SF
2	ALUMINUM TOP FLASHING	91	FT
3	ALUMINUM SQUARE TUBE FRAME	3	SF



LOREN INDUSTRIES
 12224 Carri Drive
 Whittier, CA 90601
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 Fax: (562) 946-3707
 St. Lic: 455415
 Los Angeles, CA

MANUFACTURED BY:
C5-16-015R1

QTY: 8 SF 19

CLIENT: POPEYES

ADDRESS: 951 Lindbergh Blvd Hwy 671
 Fortson, MD 20331

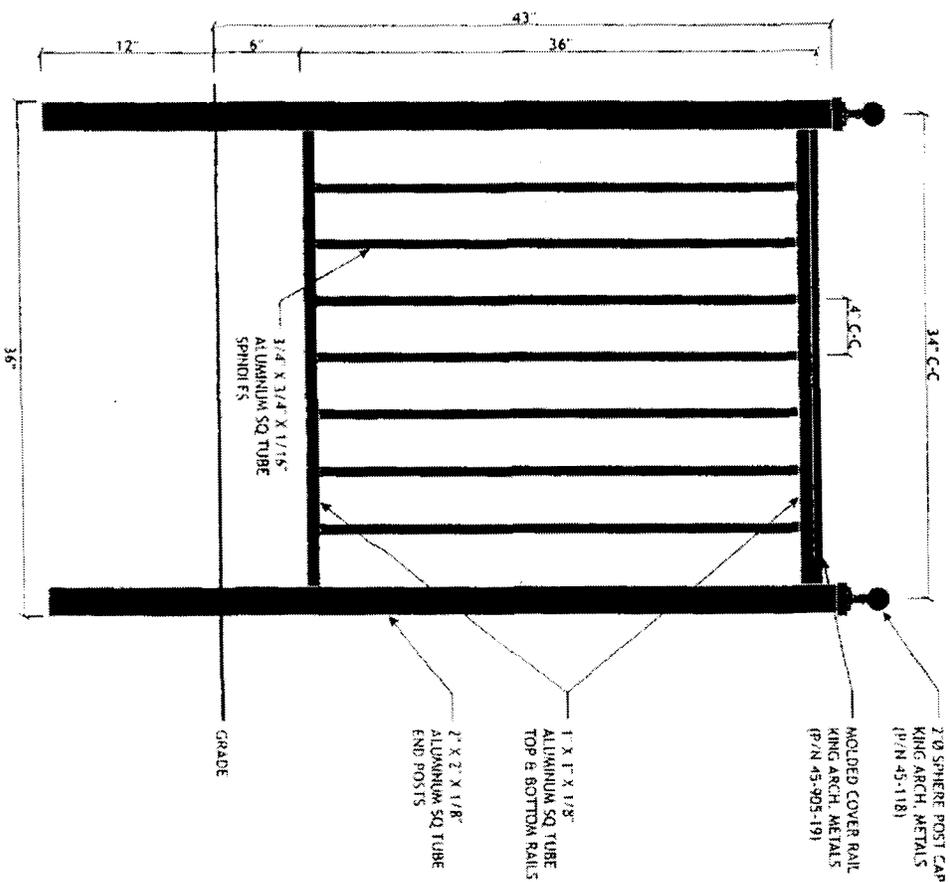
DATE: 05/24/2016

CONTACT PERSON: DAVE PALMGREN

DRAWER: R. GAMEZ

ISSUE DATE: 05/26/2016

DESIGNER: R. GAMEZ



N13 EXTERIOR HAND RAIL
FRONT VIEW

SCALE: 1 1/2" = 1'-0"

- SPECIFICATIONS:**
1. ALUMINUM SQUARE TUBE RAILINGS
 2. PAINT - HUNTER GREEN

2 MOLDED COVER RAIL
DETAIL VIEW



BILL OF MATERIALS

LINE	PART NUMBER	MATERIAL DESCRIPTION	QTY	UNIT
1	DAVY-COP-63	FRONT 3 QUART RAIL 300x300x10	1	EA
2	FRONT 3 QUART RAIL 300x300x10	FRONT 3 QUART RAIL 300x300x10	1	EA
3	FRONT 3 QUART RAIL 300x300x10	FRONT 3 QUART RAIL 300x300x10	1	EA

NTS

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12228 Coast Drive
Whittier, CA 90601
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Fax: (562) 949-5702
St. Lic.: 485415
Los Angeles, CA

POPEYES
955 Lindbergh Blvd (Hwy 47)
Floresville, MO 63031

DATE: 05/24/2016
CONTRACT MANAGER: DAVE PALMGREN
DESIGNER: R. GAMETZ
REVISION DATE: 05/26/2016
REVISION BY: R. GAMETZ

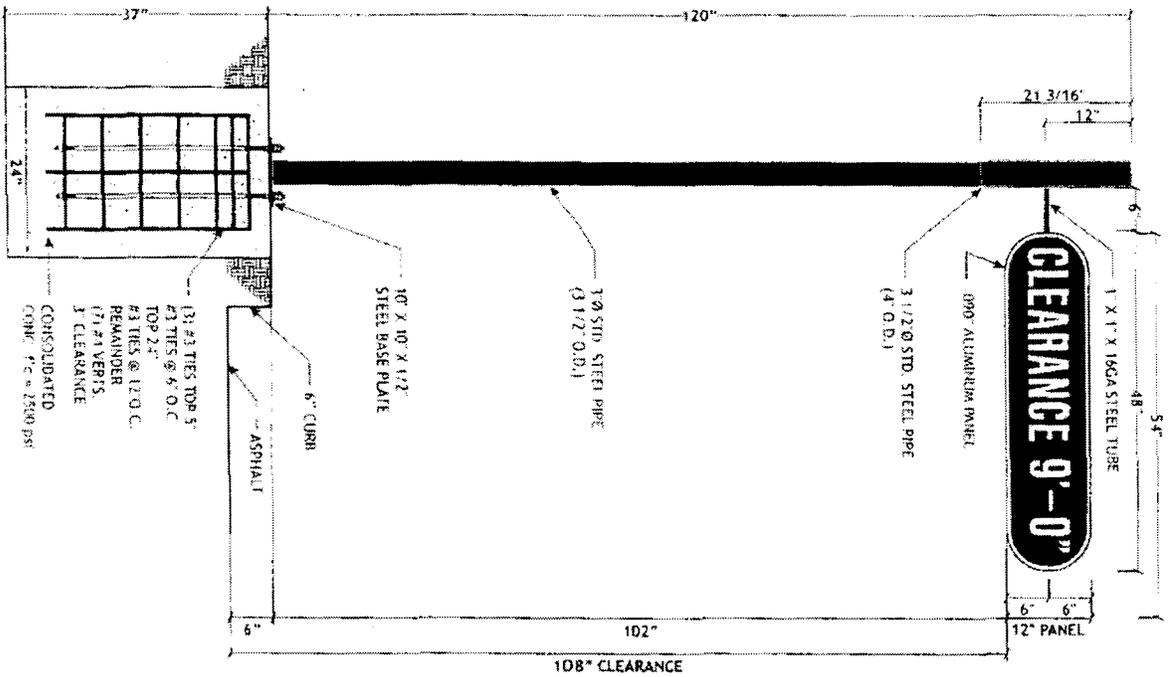
ORDER NUMBER: 05-16-015R1
MFG. NO.: 12 19
SIZE: POPEYES

APPROVED SIGNATURE

ALL DIMENSIONS AND DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED. MATERIALS SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS AND CONTRACT DOCUMENTS. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

N14/N15

CLEARANCE BAR
FRONT VIEW



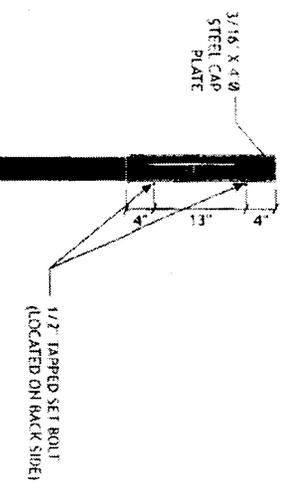
SCALE: 3/4" = 1'-0"

N14/N15

CLEARANCE BAR
SIDE VIEW



SCALE: 3/4" = 1'-0"



3 1/2" THICK STEEL BASE PLATE
PATTERN SCALE: 1/2" = 1'-0"

- SPECIFICATIONS:**
- PANEL - 090 ALUMINUM WITH 3M 680-10 REFLECTIVE WHITE VINYL GRAPHICS
 - 1" TUBE STEEL HORIZONTAL ARM
 - 3 1/2" SCH 40 ROUND PIPE SLEEVE WITH CAP PLATE
 - 1" SCH 40 ROUND PIPE MAIN SUPPORT
 - 1/2" X 10" X 10" STEEL BASE PLATE
 - 5/8" X 21" STEEL J-BOLTS
 - PAINT - PMS 187C RED

NOTE:
090 ALUMINUM TEMPLATE OF BASE PLATE & J-BOLTS TO SHIP AHEAD OF PIPE.

BILL OF MATERIALS

ITEM	QTY	PART NUMBER	MATERIAL DESCRIPTION	DIV	UOM
1	1	STR-13	3 1/2" Round Pipe, Schedule 40 X 20'	2	FT
2	2	STR-13	1/2" X 48" X 3/8" Steel Plate	10	EA
3	2	STR-14	1/2" X 48" X 3/8" Steel Plate	1	EA
4	1	STR-15	1" Sch 40 Steel, 40' Length X 10" Dia	5	EA
5	1	STR-16	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
6	1	STR-17	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
7	1	STR-18	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
8	1	STR-19	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
9	1	STR-20	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
10	1	STR-21	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
11	1	STR-22	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
12	1	STR-23	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
13	1	STR-24	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
14	1	STR-25	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
15	1	STR-26	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
16	1	STR-27	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
17	1	STR-28	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
18	1	STR-29	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
19	1	STR-30	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
20	1	STR-31	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
21	1	STR-32	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
22	1	STR-33	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
23	1	STR-34	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
24	1	STR-35	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
25	1	STR-36	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
26	1	STR-37	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
27	1	STR-38	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
28	1	STR-39	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
29	1	STR-40	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
30	1	STR-41	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
31	1	STR-42	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
32	1	STR-43	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
33	1	STR-44	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
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35	1	STR-46	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
36	1	STR-47	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
37	1	STR-48	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
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73	1	STR-84	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
74	1	STR-85	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
75	1	STR-86	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
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77	1	STR-88	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
78	1	STR-89	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
79	1	STR-90	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
80	1	STR-91	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
81	1	STR-92	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
82	1	STR-93	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
83	1	STR-94	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
84	1	STR-95	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
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86	1	STR-97	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
87	1	STR-98	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
88	1	STR-99	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA
89	1	STR-100	1" Sch 40 Steel, 40' Length X 10" Dia	4	EA

LOREN INDUSTRIES

12328 CORP DRIVE
WHITTIER, CA 90601
TEL: (562) 948-7845
FAX: (562) 948-5707
SE. LIC.: 453415
Los Angeles, CA

DATE: 05/24/2016

PROJECT: SANGAR

DESIGNER: R. GAMEZ

RESPONSIBLE: R. GAMEZ

REVISIONS: R. GAMEZ

DATE: 05/24/2016

PROJECT: SANGAR

DESIGNER: R. GAMEZ

RESPONSIBLE: R. GAMEZ

REVISIONS: R. GAMEZ

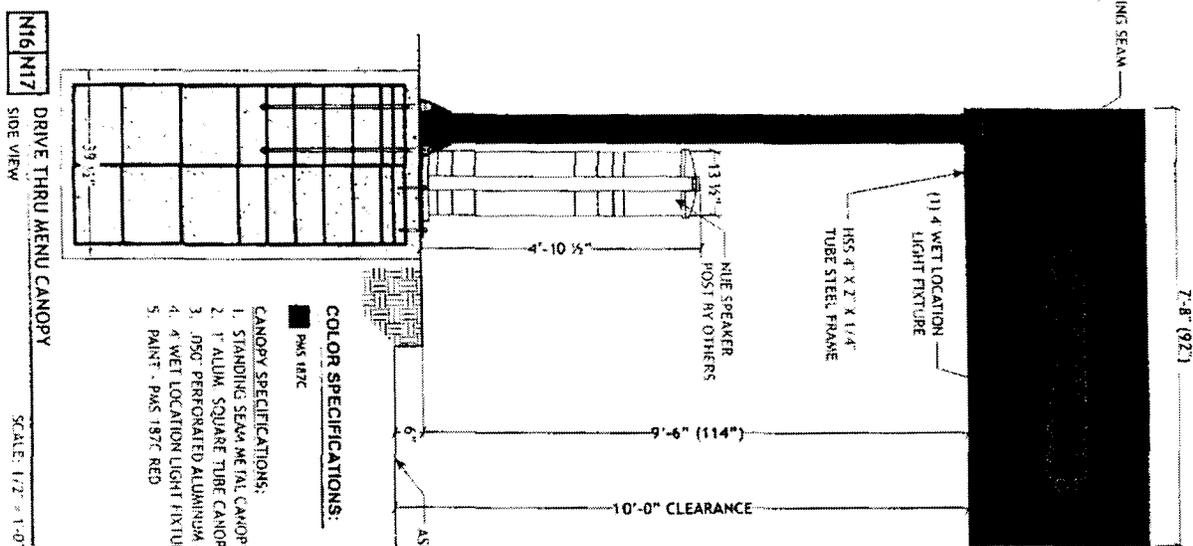
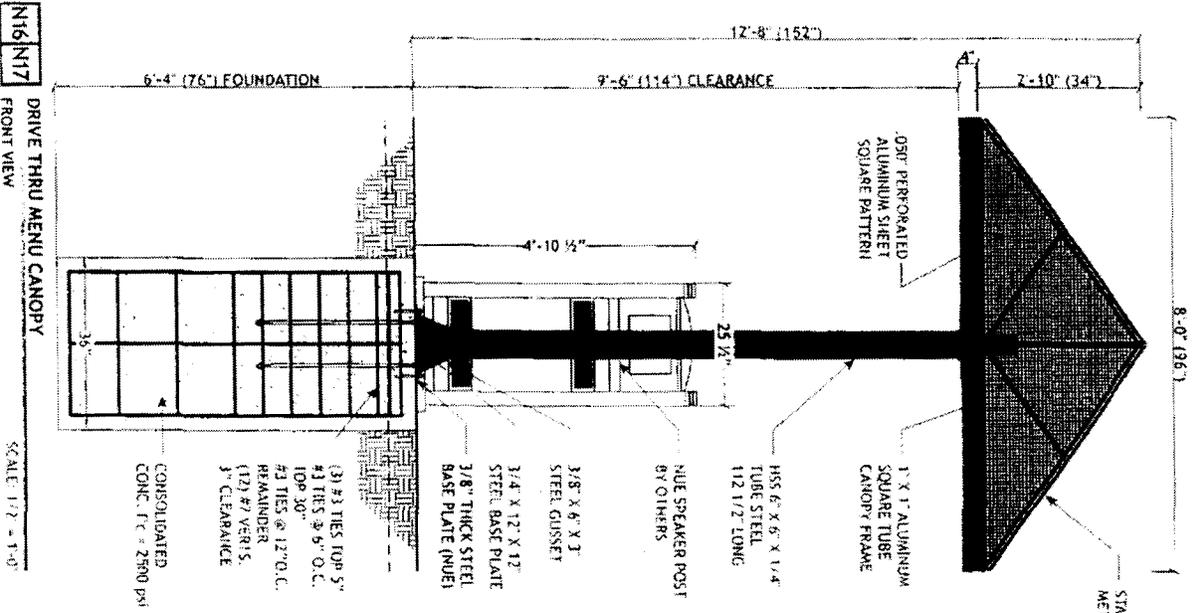
DATE: 05/24/2016

PROJECT: SANGAR

DESIGNER: R. GAMEZ

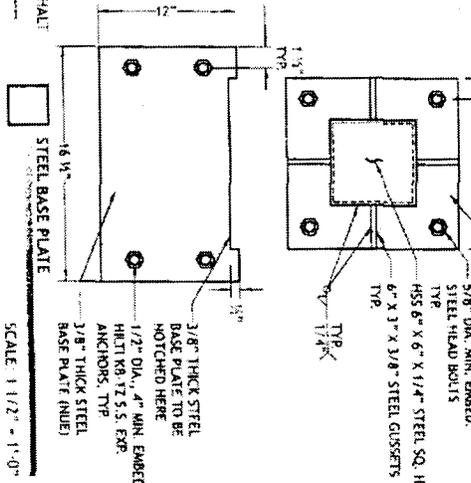
RESPONSIBLE: R. GAMEZ

REVISIONS: R. GAMEZ



BILL OF MATERIALS

EQ PART NUMBER	MATERIAL DESCRIPTION	QTY	UOM
1	STANDING SEAM METAL CANOPY	1	EA
2	1\"/>		



- SUPPORT SPECIFICATIONS:**
- 1/2" X 6 1/2" X 6 1/2" STEEL CAP PLATE
 - 1/2" X 5 1/2" X 5 1/2" STEEL COMPRESSION RINGS
 - 6" X 6" X 1/4" HSS TUBE STEEL SUPPORT
 - 3/4" X 12" X 12" STEEL BASE PLATE
 - 3/8" X 6" X 3" STEEL GUSSETS
 - PAINT - PMS 187C RED

LOREN INDUSTRIES

12224 Coast Drive
Whittier, CA 90601
Tel: (562) 948-7545
Fax: (562) 948-5707
St. Lic.: 455415
Los Angeles, CA

POPEYES

995 Linden Rd (Hwy 67)
Forsyth, MO 63031

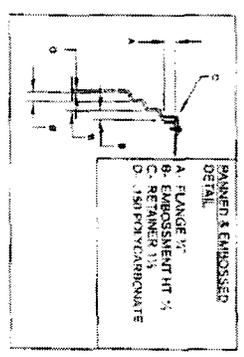
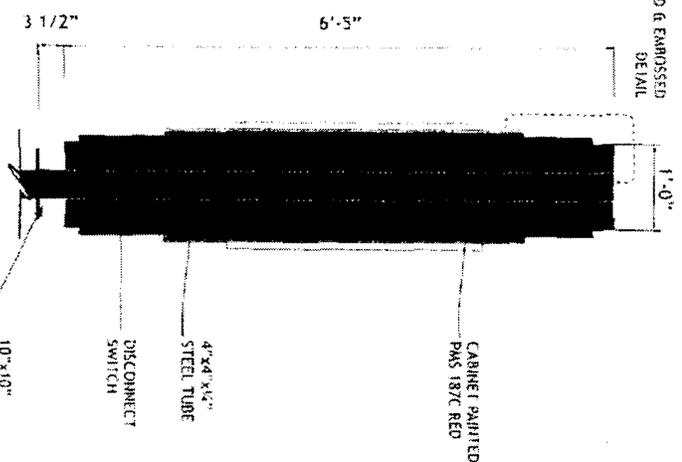
DATE: 05/24/2016

PROJECT MANAGER: DAVE PALMGREN

DESIGNER: R. GAMETZ

REVISION DATE: 05/26/2016

REVISION BY: R. GAMETZ



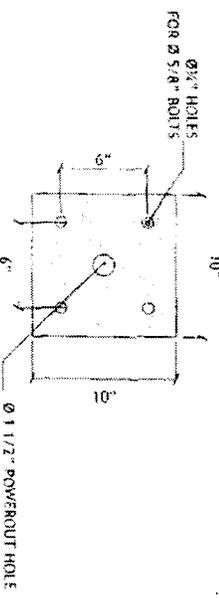
GRAPHIC NOTES:

1. ALL FACE GRAPHICS APPLIED TO SECOND SURFACE.
2. REFER TO SPECIFICATIONS FOR APPROVED COLORS.
3. MOUNTED EDGES SHALL INCORPORATE A 0.5 DEGREE DRAFFT ANGLE WITH FILLETS AS NECESSARY TO AVOID SHARP CORNERS.

COLOR SPECIFICATIONS:

- PMS 1855C - 3M 2630-44 ORANGE
- PMS 187C - 3M 2630-53 CARDINAL RED
- WHITE - 3M 2630-20 WHITE

□ P60 CABINET A
SIGN AREA: 30.66 SQ. FT.



10" X 10" X 1/4" STEEL MATCH PLATE
XOLE 111311000

Scale: 3/4" = 1'-0"

LOREN INDUSTRIES

12324 CAVAL BLVD
WHITTIER, CA 90601
TEL: (562) 948-7345
FAX: (562) 948-8707
ST. DE: 455415
Los Angeles, CA

ORDER NUMBER: 602
C5-16-015R1

NO. OF SIGNS: 16
SQ. FT.: 19

CLIENT: POPEYES

ADDRESS: 955 Lindbergh Blvd (Hwy 67)
Ft. Belvoir, MD 20301

Approved Signage

DATE: 05/24/2016

PROJECT MANAGER: DAVE PALMGREN

DESIGNER: R. GANFIZ

INSTALL DATE: 05/26/2016

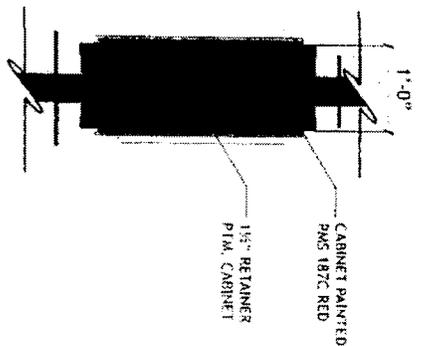
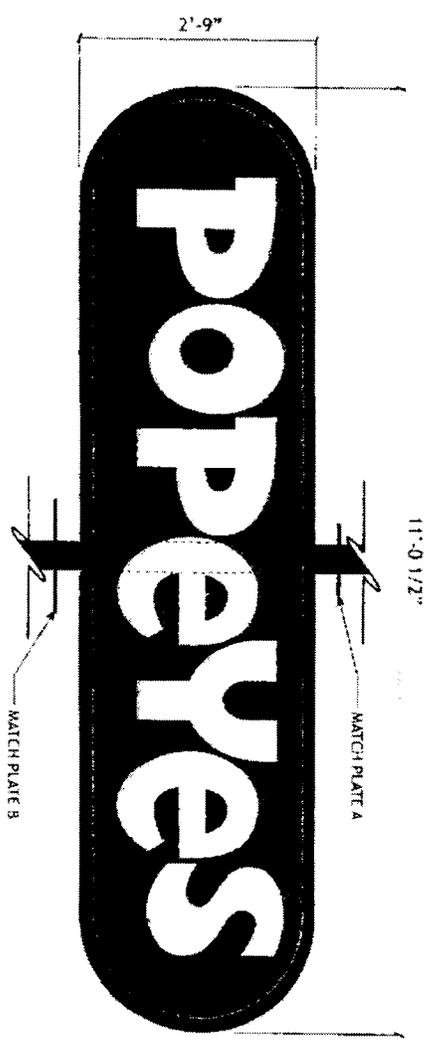
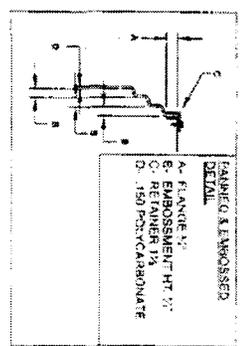
PRODUCER: R. GANFIZ

We warrant that we will fabricate and erect the sign in accordance with the specifications and drawings. We warrant that the sign will be erected on the site and in the location specified in the drawings. We warrant that the sign will be erected in accordance with the applicable codes and regulations. We warrant that the sign will be erected in accordance with the applicable codes and regulations. We warrant that the sign will be erected in accordance with the applicable codes and regulations.

POP EYES

FORMED & EMBOSSED
 .150 POLYCARBONATE
 FACE, SECOND SURFACE
 APPLICATION.
 4" x 4" x 1/4"
 STEEL TUBE

ILLUMINATED SIGN
 TO HAVE WHITE
 GE DOUBLE SIDED POWER
 STRIPS



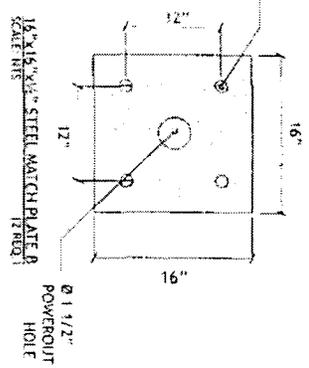
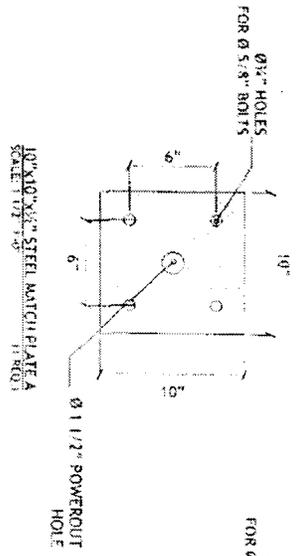
GRAPHIC NOTES:

1. ALL FACE GRAPHICS APPLIED TO SECOND SURFACE.
2. REFER TO SPECIFICATIONS FOR APPROVED COLORS.
3. ROUNDED EDGES SHALL INCORPORATE A 5 DEGREE DRAFT ANGLE WITH FILETS AS NECESSARY TO AVOID SHARP CORNERS.

COLOR SPECIFICATIONS:

- PMS 1855C - 3M 3630-44 ORANGE
- PMS 187C - 3M 3630-53 CARDINAL RED
- WHITE - 3M 3630-20 WHITE

□ P60 CABINET B
 SIGN AREA: 79 1/4 SQ. FT.



SCALE: 3/4" = 1'-0"



LOREN INDUSTRIES
 12226 COALE DRIVE
 WHITTIER, CA 90601
 TEL: (562) 946-7545
 FAX: (562) 949-5707
 ST. LIC.: 455415
 Los Angeles, CA

DRAWING NUMBER: **C5-16-0115R1**
 PLOT NO.: **18**
 OF: **19**

CLIENT: **POP EYES**

ADDRESS: **955 Lindbergh Blvd (Hwy 67)
 Pottersville, MD 20831**

Approved Signature

DATE: **05/24/2016**

PROJECT MANAGER: **DAVE PALMGREN**

DESIGNER: **R. GAMEZ**

REVISION DATE: **05/26/2016**

REVISIONS: **R. GAMEZ**

ALL DATA FOR ANY REVISIONS
 MUST BE SUBMITTED TO THE
 PROJECT MANAGER AND APPROVED
 BY HIM. THE PROJECT MANAGER
 IS RESPONSIBLE FOR THE
 ACCURACY OF THE DATA AND
 THE PROJECT MANAGER'S
 APPROVAL IS NECESSARY FOR
 ANY REVISIONS TO BE
 MADE. THE PROJECT MANAGER
 IS RESPONSIBLE FOR THE
 ACCURACY OF THE DATA AND
 THE PROJECT MANAGER'S
 APPROVAL IS NECESSARY FOR
 ANY REVISIONS TO BE
 MADE.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 26TH, 2016

3
4
5 BILL NO. 9182

ORDINANCE NO. 8223

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
8 **METROPOLITAN EVENTS, LLC TO ALLOW FOR AN**
9 **EVENT/BANQUET CENTER FOR THE PROPERTY LOCATED AT**
10 **11 PATTERSON PLAZA SHOPPING CENTER.**

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

15 WHEREAS, an application has been filed by Sonja Dulick d/b/a Metropolitan Events,
16 LLC to allow for the location and operation of an event/banquet center on the property known
17 as 11 Patterson Plaza Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of April 18th, 2016, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 16-04-013 on said application to be held on
21 the 26th of April, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
25 would be in the best interest of the City of Florissant.

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

28
29 Section 1: A Special Use Permit is hereby granted to Sonja Dulick d/b/a Metropolitan
30 Events, LLC for the location and operation of an event/banquet center on the property known as
31 11 Patterson Plaza Shopping Center with the following stipulations:

- 32 1. Hours of operation to be 7 days a week from 7:00 am until 1:00 am
33 2. No liquor will be served unless catered by a licensed catering with a
34 valid liquor license.
35 3. Any trash container over 90 cubic feet shall be screened and screen
36 shall be constructed compatible with the construction of the building

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as approved by the Building Commissioner. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.

PROJECT COMPLETION.

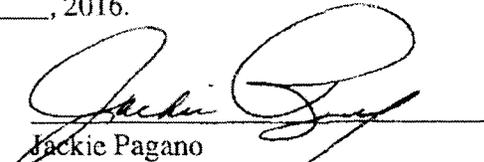
Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

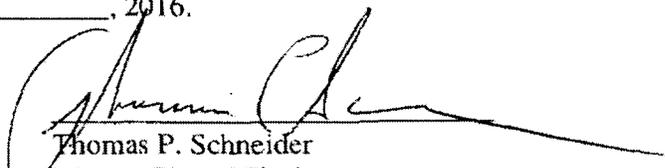
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

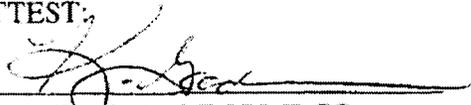
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

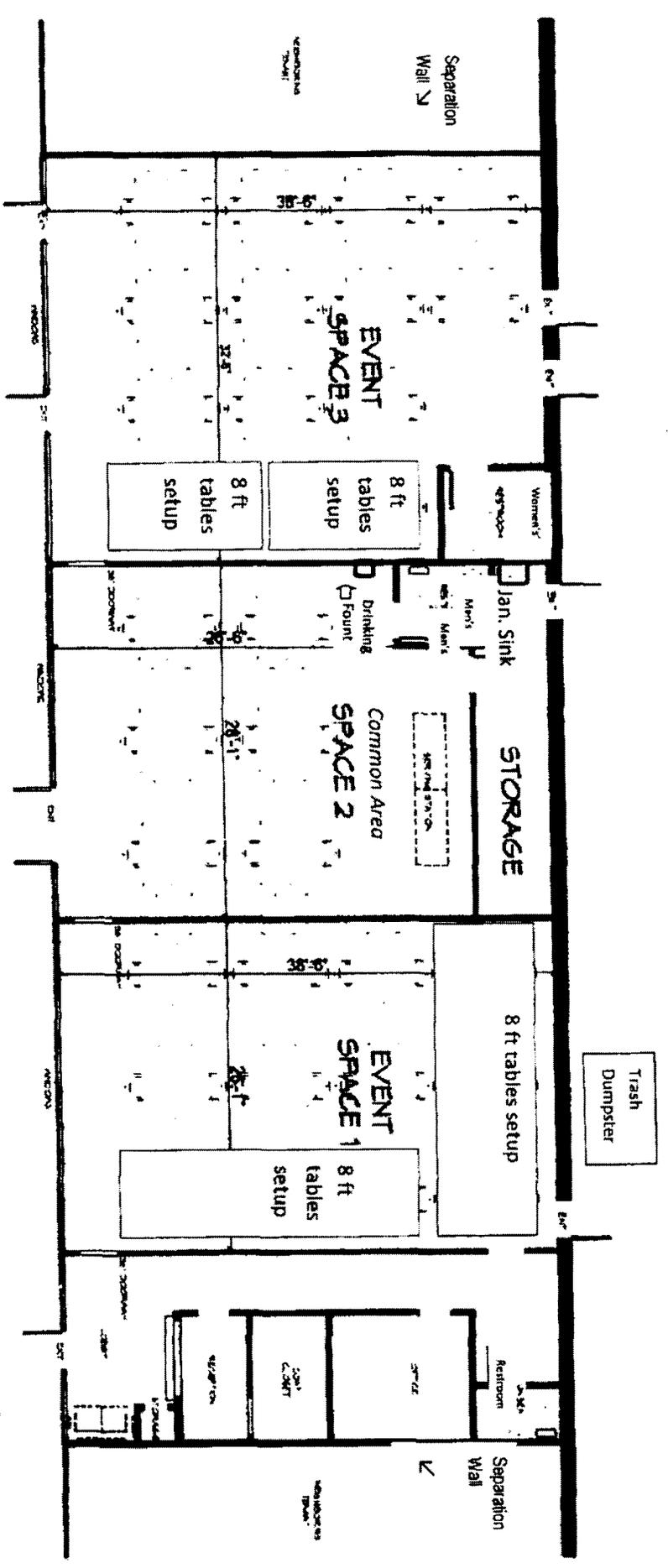
Adopted this 9 day of May, 2016.


Jackie Pagano
President of the Council
City of Florissant

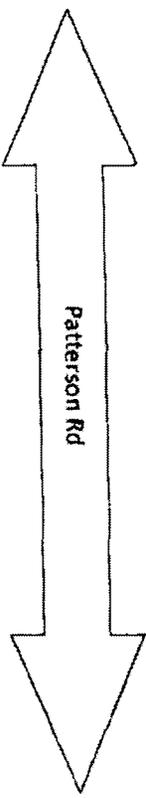
Approved this 10 day of May, 2016.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk



EVENT SPACE = 2250 SQFT
 2250 SQFT / 15 = 150 OCCUPANCY



OCCUPANCY CALCULATIONS

RYANN BY:
 DE D'AMANTINO 514-497-4694

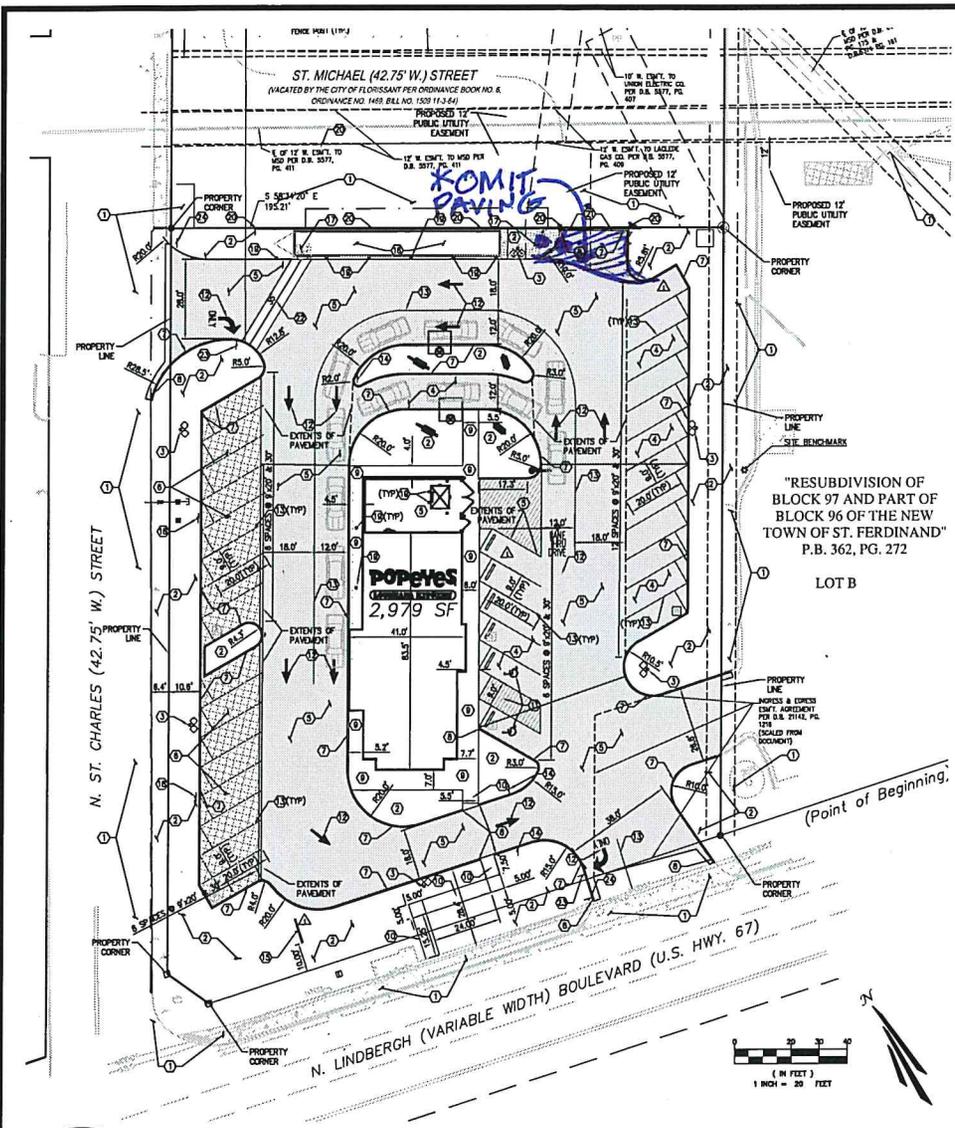
SCALE: 1/8" = 1'-0"

MARCH 17, 2016

**11 PATTERSON PLAZA
 FLORISSANT, MO 63031**

82223

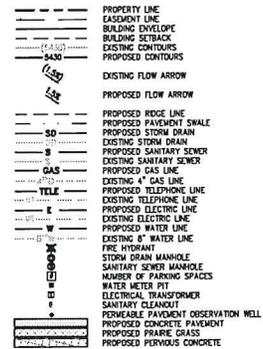
ATTACHMENT 'A' 9/5/18



SITE NOTES:

1. PROTECT EXISTING IMPROVEMENTS IN PLACE.
2. INSTALL LANDSCAPING PER LANDSCAPE PLAN ON SHEET C14.
3. INSTALL LIGHT FIXTURE PER PHOTOMETRIC PLAN ON SHEET PH1.
4. INSTALL 6" RIGID CONCRETE PAVEMENT PER RECOMMENDATIONS IN GEOTECHNICAL REPORT NO. 1800311, PROVIDED BY GATEWAY GEOTECHNICAL, LLC.
5. INSTALL 8" HEAVY DUTY CONCRETE PAVEMENT OVER 4" BASE COURSE PER RECOMMENDATIONS IN GEOTECHNICAL REPORT NO. 1800311, PROVIDED BY GATEWAY GEOTECHNICAL, LLC.
6. INSTALL PERVIOUS CONCRETE PAVING PER DETAILS ON SHEET MS04, AS SHOWN HEREON.
7. INSTALL 8" TYPE "A" MONOLITHIC CURB PER MODOT DETAIL DRAWING CS02.14, AS SHOWN HEREON.
8. TERMINATION CURB PER TERMINATION CURB DETAIL AS SHOWN HEREON.
9. INSTALL 4" THICK SIDEWALK, DIMENSIONS AS SHOWN HEREON.
10. INSTALL ADA RAMP PER ADA STANDARDS AND SPECIFICATIONS AS SHOWN HEREON. REFER TO SHEET C4 FOR ELEVATIONS.
11. INSTALL ADA PARKING STRIPE PER ADA STANDARDS AND SPECIFICATIONS (2 COATS).
12. INSTALL "DRIVE THRU" AND DIRECTION ARROW PAVEMENT MARKINGS AS SHOWN HEREON (2 COATS).
13. INSTALL 4" TRAFFIC WHITE PARKING STRIPE (2 COATS).
14. INSTALL "DO NOT ENTER" SIGN.
15. INSTALL POLE SIGN WITH A 10' SETBACK FROM THE PL.
16. INSTALL BIORETENTION BASIN PER DIMENSIONS SHOWN ON SHEET MS02, ELEVATIONS ON C4 AND MS0 STANDARDS AND SPECIFICATIONS.
17. INSTALL PRAIRIE GRASS AS SHOWN HEREON. SEE ALSO LANDSCAPE PLANS SHEET C14.
18. INSTALL PERVIOUS CONCRETE SIGN PER MSD STANDARDS AND SPECIFICATIONS.
19. INSTALL BOLLARDS AS SHOWN HEREON, 12" TOTAL.
20. INSTALL 18" LANDSCAPE WALL TO ELEVATIONS AND EXTENDS AS SHOWN ON
21. INSTALL PERMANENT BARRICADE WITH REFLECTORS AS SHOWN HEREON.
22. INSTALL 8" V-GUTTER PER V-GUTTER DETAIL AS SHOWN HEREON, 35LF.
23. INSTALL RIGHT TURN ONLY SIGN AS SHOWN HEREON.
24. INSTALL STOP SIGN AS SHOWN HEREON.

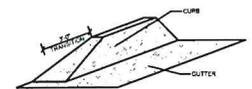
LEGEND:



ABBREVIATIONS:

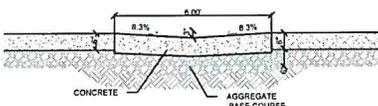
- EP EDGE OF PAVEMENT
- EX EXISTING
- FTE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- FS FINISHED SURFACE
- INV INVERT
- MH MANHOLE
- RM RIM ELEVATION
- TC TOP OF CURB
- TOP TYPICAL
- BO50 BOTTOM OF STORM DRAIN
- TOSS TOP OF SANITARY SEWER

LAND USE	LOT AREA
LOT AREA	47,831
BUILDING AREA	2,079
DRIVE AISLES AND PARKING	25,421
TRASH AND UTILITY PAD	643
LANDSCAPED AREAS	18,324
SIDEWALKS	1,894
EASEMENTS	3,338
REQUIRED NUMBER OF PARKING SPOTS	30/2 ADA
PROVIDED NUMBER OF PARKING SPOTS	34/2 ADA
REQUIRED DRIVE THROUGH STACKING	5/1 WINDOW
PROVIDED DRIVE THROUGH STACKING	14/1 WINDOW



TERMINATION CURB DETAIL
SCALE: NOT TO SCALE

NOTE: PROVIDE CONTROL JOINTS AT 10' O.C.



V-GUTTER DETAIL
SCALE: NOT TO SCALE

GENERAL PARKING:

- 80 SEATS FOR GUESTS - 1 SPACE PER 2 SEATS
- 80/2 = 40 SPACES
- 8 EMPLOYEES AT MAXIMUM - 2 SPACES PER 3 EMPLOYEES
- (8/3) = 2.66 = 2 SPACES
- 1 ADA SPACE PER 25 SPACES = 2 ADA SPACES
- STACKING SPACES REQUIRED 5 + 1 WINDOW, 12 + 1 PROVIDED

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

BASE OF BEARING:

THE WEST LINE OF LOT B OF "RESUBDIVISION OF BLOCK 87 AND PART OF BLOCK 98 OF THE NEW TOWN OF ST. FERDINAND", A SUBDIVISION RECORDED IN P.B. 362, PAGE 272 OF THE ST. LOUIS COUNTY RECORDS, SAID BEARING IS SOUTH 31 DEGREES, 23 MINUTES, 10 SECONDS WEST.

BENCH MARK:

SITE BENCHMARK CUT SQUARE TOP OF WEST SIDE OF CONC. COLUMN FOR LIGHT STANDARD. (NAD83) ELEVATION = 822.20

ALL ABBREVIATED ELEVATIONS ON THIS PLAN SHOULD BE ADDED TO 500' FOR FINAL FINISHED ELEVATION

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



C3 of 7

SITE DEVELOPMENT PLAN
POPEYES FLOISSANT
HZ PROPS RE, LTD
955 LINDBERGH BLVD (US HWY 67)
FLOISSANT, ST. LOUIS COUNTY, MO 63031



NO.	DESCRIPTION	REVISIONS

DATE	BY

DRAWN BY: AK, CHECKED BY: JAC, DATE: 08/20/18, PROJECT NO: 1800311, SHEET NO: C3 OF 7, PREPARED BY: TAIT & ASSOCIATES, INC., 1000 N. GARDNER ST., ST. LOUIS, MO 63102, TEL: (314) 433-1100, FAX: (314) 433-1101, WWW.TAITINC.COM

Jan 18, 2017 - 1:57pm by ak/taim: A:\Drawings\PC\1800311\18_Popeyes - Floissant.dwg [LW] [DW] [PC] [PLOT] [18_08.dwg]

Mar 01, 2017 - 4:56pm by alexander_kl... K:\Drawing\PC\201010_Poppe's - Florissant, MO\201010_MSD.dwg



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROPRIATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7143

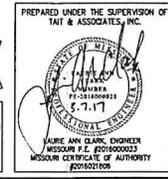
UNAUTHORIZED CHANGES & USES:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ANY CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

STANDARD CONSTRUCTION:
ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSO, OR TO BE PRIVATE UNDER MSO INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009, THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THEREO.

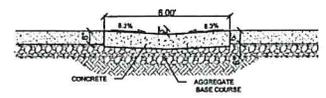
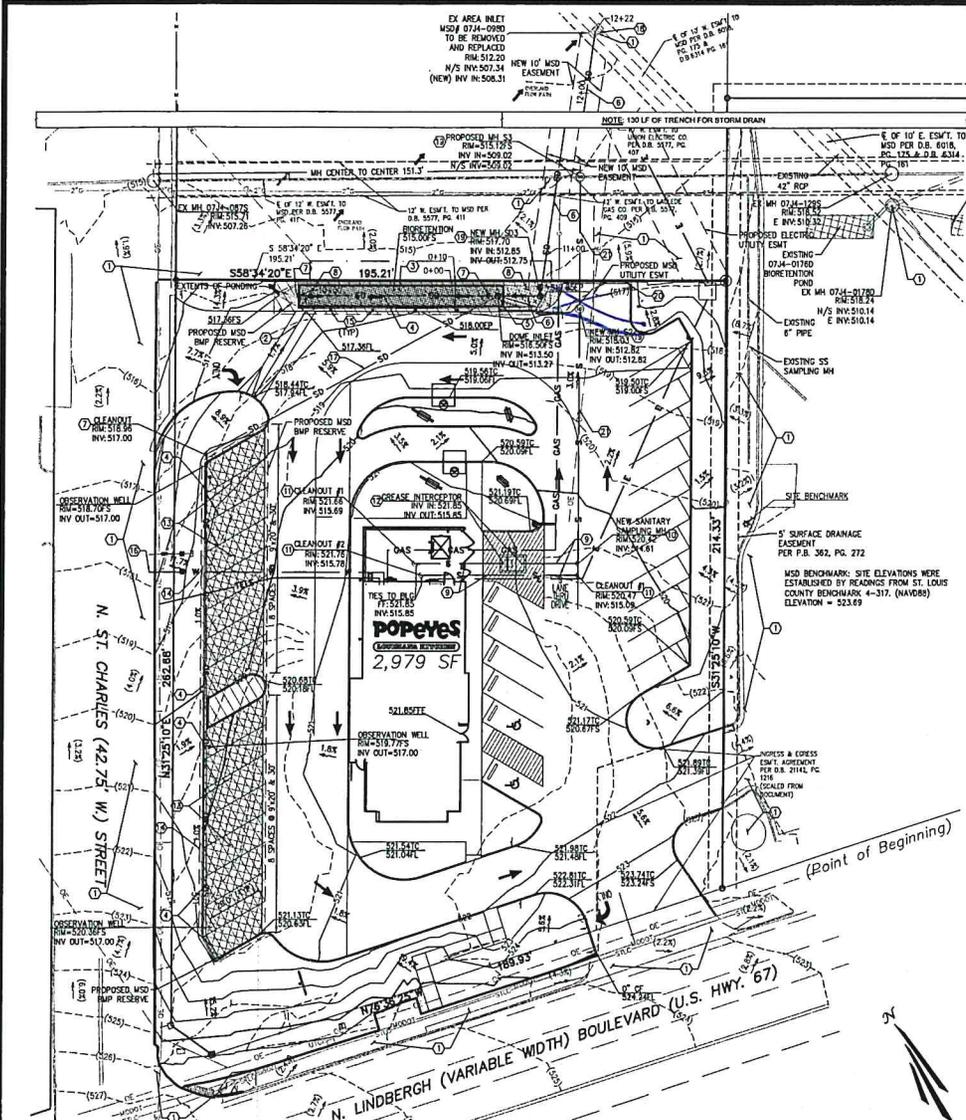
BENCHMARK:
SITE BENCHMARK CUT SQUARE TOP OF WEST SIDE OF CONC. COLUMN FOR LIGHT STANDARD, (NAV88) ELEVATION = 522.29

BASIS OF BEARINGS:
THE WEST LINE OF LOT B OF "RESUBDIVISION OF BLOCK 97 AND PART OF BLOCK 98 OF THE NEW TOWN OF ST. FERDINAND," A SUBDIVISION RECORDED IN P.B. 362, PAGE 272 OF THE ST. LOUIS COUNTY RECORDS, SAID BEARING IS SOUTH 31 DEGREES, 25 MINUTES, 10 SECONDS WEST.

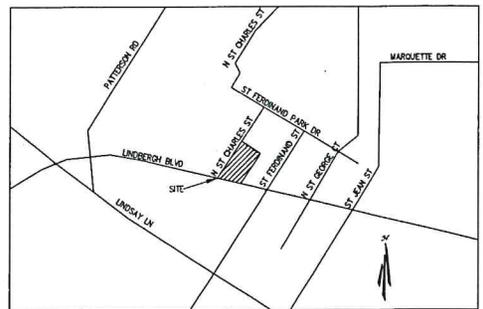


PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

MSD2



- SITE NOTES:**
- 1. PROTECT EXISTING IMPROVEMENTS IN PLACE.
 - 2. INSTALL 6" V-GUTTER WITH A 3" DEPRESSION AS SHOWN HEREON.
 - 3. INSTALL BIORETENTION POND PER DIMENSIONS, INVERTS AND ELEVATIONS AS SHOWN ON SHEET MSD3 PER MSO STANDARDS AND SPECIFICATIONS.
 - 4. INSTALL 4" PERFORATED SDR-35 PVC UNDERDRAN PER MSO STANDARDS AND SPECIFICATIONS.
 - 5. INSTALL 24"x36" SDR-35 PVC INLET WITH GRADED DOME PER DETAIL ON MSD3. REFER TO MSD3 FOR PROFILES, INVERTS, AND ELEVATIONS.
 - 6. INSTALL 15" CLASS II RCP PER MSO STANDARDS AND SPECIFICATIONS.
 - 7. INSTALL 4" STORM DRAIN CLEANOUT PER MSO STANDARDS AND SPECIFICATIONS.
 - 8. INSTALL FRASS GRASS AS SHOWN HEREON. REFER TO LANDSCAPE PLAN PROVIDED BY SHANNI DESIGNS FOR DETAILS.
 - 9. INSTALL 6" SDR-35 PVC SANITARY SEWER PIPE PER MSO STANDARDS AND SPECIFICATIONS.
 - 10. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER MSO STANDARDS AND SPECIFICATIONS.
 - 11. INSTALL 6" SANITARY SEWER CLEANOUT PER MSO STANDARDS AND SPECIFICATIONS.
 - 12. INSTALL GREASE INTERCEPTOR PER DETAILS ON MSD5 AND MSD STANDARDS AND SPECIFICATIONS.
 - 13. INSTALL PERVIOUS CONCRETE PAVING PER MSO STANDARDS AND SPECIFICATIONS AND DETAILS ON SHEET MSD4.
 - 14. INSTALL PERVIOUS CONCRETE SIGN PER DETAIL ON MSD4.
 - 15. PROVIDE BOLLARDS AT LOCATION SHOWN HEREON.
 - 16. USE EXISTING 1.5" DOMESTIC WATER TAP.
 - 17. INSTALL 4" SDR-35 PVC PER MSO STANDARDS AND SPECIFICATIONS.
 - 18. EXISTING STRUCTURE TO BE REMOVED AND REPLACED, IF REQUIRED BY MSO FIELD INSPECTOR, AND ADJUSTED TO GRADE IF REQUIRED.
 - 19. MANHOLE TO BE INSTALLED WITH LOCKING COVERS AND SEALS PER MSO SPECIFICATIONS.
 - 20. INSTALL 6" TYPE "A" MONOLITHIC CURB PER MOOT DETAIL DRAWING C502.14, AS SHOWN HEREON.
 - 21. INSTALL 8" SDR-35 PVC SANITARY SEWER PIPE PER MSO STANDARDS AND SPECIFICATIONS.
- *NOTE EXISTING SANITARY SEWER TO BE LOCATED BY CONTRACTOR AND DISCONNECTED AND CAPPED PER MSO STANDARDS



LOCATION MAP
SCALE: 1"=500'

LEGEND:

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING ENVELOPE
---	BUILDING SETBACK
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EXISTING FLOW ARROW
---	PROPOSED FLOW ARROW
---	PROPOSED RIDGE LINE
---	PROPOSED PAVEMENT SWALE
---	PROPOSED STORM DRAIN
---	EXISTING STORM DRAIN
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED GAS LINE
---	EXISTING GAS LINE
---	PROPOSED TELEPHONE LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED ELECTRIC LINE
---	EXISTING ELECTRIC LINE
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	FIRE HYDRANT
---	NUMBER OF PARKING SPACES
---	STORM DRAIN MANHOLE
---	SANITARY SEWER MANHOLE
---	NUMBER OF PARKING SPACES
---	WATER METER PIT
---	ELECTRICAL TRANSFORMER
---	SANITARY/STORMWATER CLEANOUT
---	OBSERVATION WELL
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED FRASS GRASS
---	PROPOSED PERVIOUS CONCRETE
---	OVERLAND FLOW PATH

ABBREVIATIONS:

TP	EDGE OF PAVEMENT
EX	EXISTING
FK	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
IN	INVERT
MV	MANHOLE
RM	RM ELEVATION
TD	TOP OF CURB
TYP	TYPICAL
BO50	BOTTOM OF STORM DRAIN
TOSS	TOP OF SANITARY SEWER

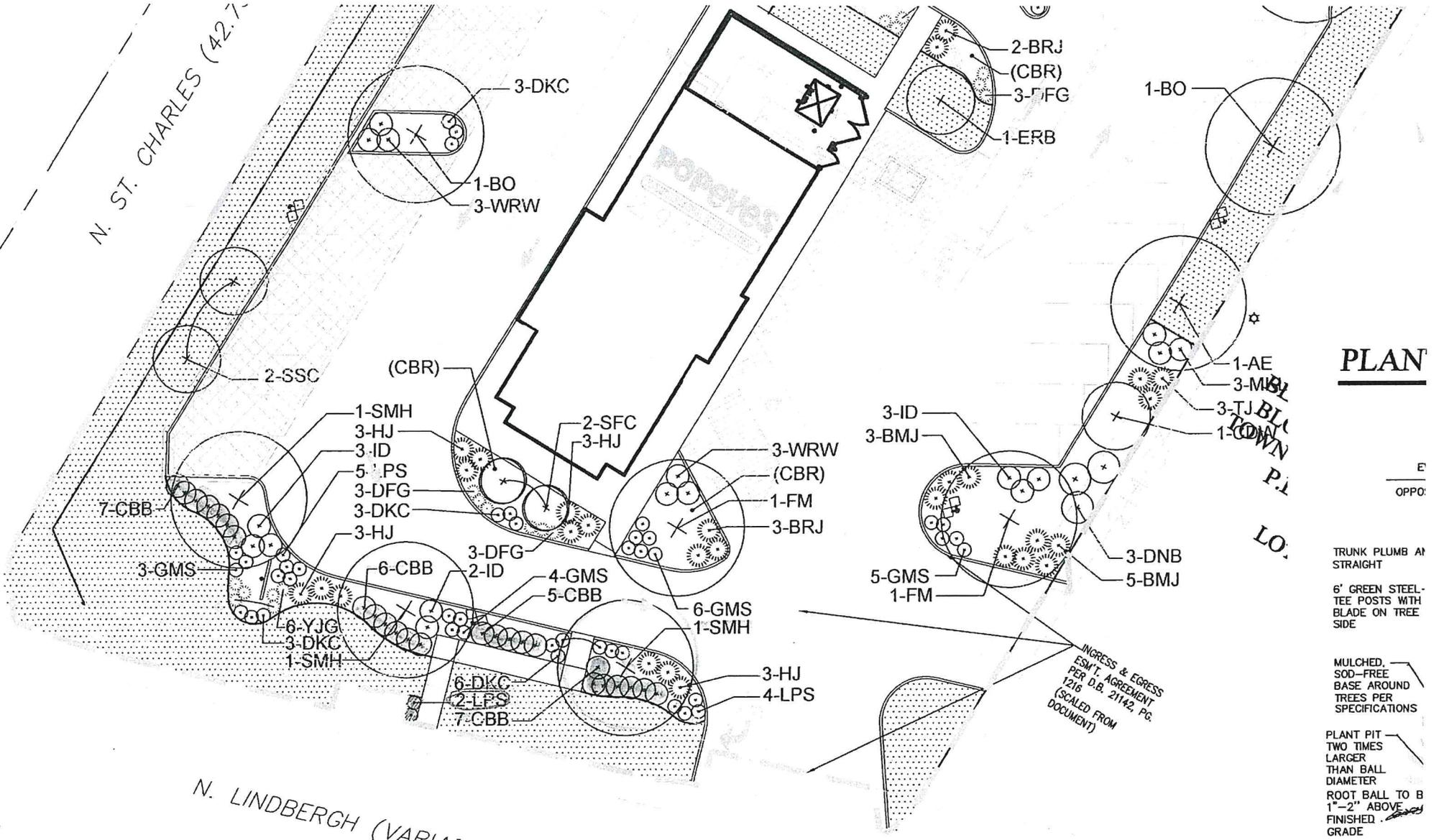


REVISIONS

NO.	DESCRIPTION	DATE

TAIT & ASSOCIATES, INC.
1111 LITTLE BLVD., SUITE 100
ST. LOUIS, MO 63107
PH: 314.433.1111
FAX: 314.433.1112
WWW.TAIT-ASSOCIATES.COM

SITE PLAN
POPEVES FLORISSANT
HZ PROPS RE, LTD
851 LINDBERGH BLVD (US HWY 67)
FLORISSANT, ST. LOUIS COUNTY, MO 63091



PLAN

E
OPPO

TRUNK PLUMB AT STRAIGHT
6' GREEN STEEL-TEE POSTS WITH BLADE ON TREE SIDE

MULCHED, SOD-FREE BASE AROUND TREES PER SPECIFICATIONS

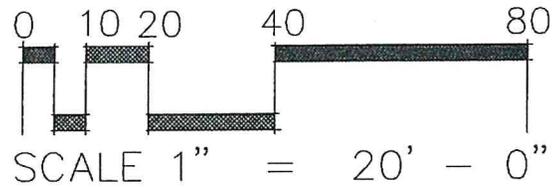
PLANT PIT TWO TIMES LARGER THAN BALL DIAMETER
ROOT BALL TO B 1"-2" ABOVE FINISHED GRADE

INGRESS & EGRESS ESMT. AGREEMENT PER D.B. 21142, PG. 1216 (SCALED FROM DOCUMENT)

N. LINDBERGH (VARIA...)

MOVE

DELETE/REMOVE



NORTH

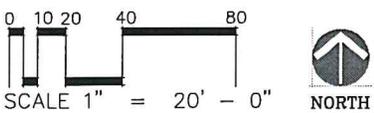
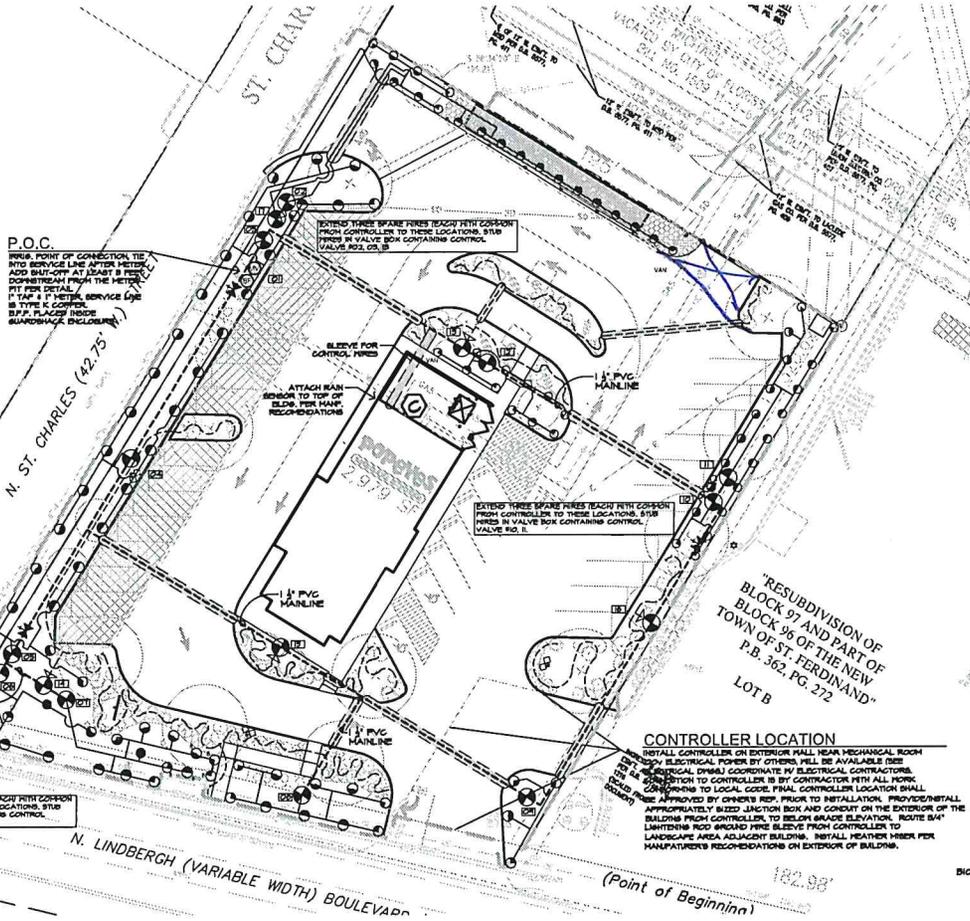
BACKFILL MIX

REM
FOL
BAC

LANDSCAPE NOTES

SITE DEVELOPMENT PLAN SUBMITTAL
POPEYE'S LOUISIANA KITCHEN
 951 N LINDBERGH BOULEVARDE (US HWY 67)
 CITY OF FLORISSANT, ST LOUIS COUNTY, MISSOURI

M/W
 REEDLY PROPERTIES LLC
 D.B. 103669 PG. 2/2200



SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
---	-	CLASS 300 PVC	1 1/2" PVC MAINLINE, BELL END PIPE	
---	-	CL 300 PVC	LATERAL LINE, SIZED AS INDICATED, ALL UNIZED PIPE IS 1"	
---	-	DRUP DISTRIBUTION TUBING	3/4" DIA. (UP TO 200FT RUNS IF FOR LONGER RUNS) (WITH RAINBIRD XEPI-530 EMISSION DEVICES @ EA. PLANT)	
0 0 0	RAINBIRD	IS06-SAM-PRS U-SERIES	6" POP-UP SPRAY HEAD	
0 0 0	RAINBIRD	IS06-SAM-PRS WITH RS ROTARY R-IS-10 NOZ.	6" POP-UP ROTOR SPRAY HEAD	
⊕	IRUTROL	700 SERIES	3/4" - 1" ELECTRIC CONTROL VALVE - TYPE 2-WAY W/ MANUAL BLEED PLUS AND FLOR ADJUSTMENT	
⊕	RAINBIRD	XE2-100-PRB-COM XE2-075-PRP	3/4" 1/2" ELECTRIC CONTROL DRUP VALVE ASSEMBLY - INCLUDES BALL VALVE, 200 PSI LINE FILTER, REMOTE CONTROL VALVE AND PRESSURE REGULATOR	
⊕	RAINBIRD	ESP-LINE27	20 STATION AUTOMATIC CONTROLLER W/ RAINBIRD PR2 RAIN SENSOR	
⊕	BUCKNER / SUPERIOR	1 1/4"	BRASS VALVE (NORMALLY CLOSED) MODEL 9000GGS	
---	-	LINE SIZE	6ATE VALVE - BALL VALVE	
⊕	FERGO	B25 YA	1" BACKFLOW ASSEMBLY IN GUARDSHACK ENCLOSURE	
⊕	-	-	POINT OF CONNECTION ASSEMBLY	
---	-	-	SLEEVINGS - CLASS 300 PVC THREE SIZE OF DISTRIBUTION PIPE	
---	-	LINE SIZE	FLUSH CAP AT ALL END RUNS OF DRUP LINE	

SEE TECHNICAL DETAILS FOR OTHER EQUIPMENT REQUIREMENTS.

LOCK STATION	VALVE #	DN'S	VALVE SIZE	OPERATING PRESSURE	HEAD TYPE	QUANTITY
01	01	NA	1 1/4"	80	MASTER VALVE - BUCKNER SUPERIOR # 3000ZS	
02	02	8.7	3/4"	80	RAINBIRD 1805SAM 1/2" RB U10 SERIES NOZ. - (11" R)	84, 20
04	04	10.8	1"	80	RAINBIRD 1805SAM 1/2" RB R13-18 SERIES NOZ. - (11" R)	124, 20
06	06	8.0	3/4"	80	RAINBIRD 1805SAM 1/2" RB R13-18 SERIES NOZ. - (11" R)	74
08	08	4.8	1"	80	RAINBIRD 1805SAM 1/2" RB R-VAN 174 SERIES NOZ. - (11" R)	1 VAN
07	07	1.8	1"	80	RAINBIRD 1805SAM 1/2" RB U8/10 SERIES NOZ. - (8-11" R)	8PT-2500G (OPT-PR) 1/2"
09	09	51.2	1"	20	RAINBIRD 1805SAM 1/2" RB U18 SERIES NOZ. - (14" R)	84, 40
04	04	8.8	3/4"	20	RAINBIRD 1805SAM 1/2" RB 18 SERIES VAN NOZ. - (14" R)	4 VAN
10	10	4.0	1"	80	RAINBIRD 1805SAM 1/2" RB U10 SERIES NOZ. - (11" R)	124, 20
12	12	1.2	1"	80	RAINBIRD 1805SAM 1/2" RB U10 SERIES NOZ. - (11" R)	20, 84
13	13	NA	3/4"	80	RAINBIRD XE2-LF-075-PRP DRP IRRIGATION	48, 84, 174N
14	14	NA	1"	80	RAINBIRD XE2-100-PRB-COM DRP IRRIGATION	
15	15	NA	3/4"	80	RAINBIRD XE2-LF-075-PRP DRP IRRIGATION	
16	16	NA	3/4"	80	RAINBIRD XE2-LF-075-PRP DRP IRRIGATION	
17	17	8.8	3/4"	80	RAINBIRD 1805SAM 1/2" RB U8 SERIES NOZ. - (8" R)	14, 1-VAN
					ZONE 18-20 ARE SPARES	

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION CENTER OF MISSOURI
 811
 IN METRO ST. LOUIS
CALL 8-DIGIT-811 OR VISIT WWW.811.MO.US FOR MORE INFORMATION. YOU WILL BE CALLED BY THE SERVICE PROVIDER. YOU WILL BE CALLED BY THE SERVICE PROVIDER.

BRUCE K. KEHR
 Sunlit Designs, LLC
 REGISTERED LANDSCAPE ARCHITECT
 MISSOURI
 PLA # 20160781915

NO. DESCRIPTION REVISIONS
 BY DATE

IRRIGATION PLAN
 POPEYE'S FLORISSANT
 HZ PROPS CO. LLC
 955 LINDBERGH BLVD (US HWY 67)
 FLORISSANT, MO 63031

DATE: 12-15-18
 CHECKED: SD
 DESIGNED: BK
 REVISION #:
 DATE:
 2/2200

L2

SECTION 7 - THERMAL AND MOISTURE PROTECTION
SECTION 7.01 SHEET METAL WORK
GENERAL PROVISION
1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNPOUTS, AND GUTTERS.
A. ROOFING MEMBRANE FLASHING IS INCLUDED IN SECTION 10 - MEMBRANE ROOFING.
MATERIALS
1. MATERIALS SHEET METAL: 22 ALUMINUM
2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED STAINLESS STEEL, OR ALUMINUM ROOFING NAILS
3. MAY BE USED FOR FASTENING WOOD OR CONCRETE DECK
4. WOODERS: 1/2" CORROSION RESISTANT SELF-TAPPING HEX HEAD SCREW, 1/4" MINIMUM DIAMETER WITH SUFFICIENT LENGTH TO PENETRATE 1" MINIMUM INTO WOOD OR 1/2" MINIMUM INTO STEEL.
PERFORMANCE
1. INSTALLATION: EXPOSED FLASHING SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES REPRESENTATIVE.

SECTION 10 - STANDING SEAM CANOPY
PART 1 - GENERAL
1.01 SUMMARY
A. QUANTITY REQUIREMENTS
B. COMPPLY WITH GOVERNMENT CODES AND REGULATIONS PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
WARRANTY
METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY COVERING BASE METAL AGAINST PUNCTURE, STRUCTURAL FAILURE AND DISPERFORMANCE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS.

PART 2 - PRODUCTS (UC 4 SERIES, AS MANUFACTURED AND SPECIFIED BY UVA-GLAD, METAL ROOF SYSTEMS)
2.01 MATERIALS
A. METAL ROOF SYSTEM PROFILE
1. UVA-GLAD CLP-1 1/2" MIN BATHENS 1 1/2" RIB FOR 30" (SMALL BATHEN 30)
2. COEGLER FASTENER
B. GAUGE
1. 30 GAUGE - STEEL
C. TEXTURE
1. SMOOTH
D. FINISH
1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 8000 FRESH (20 YEAR WARRANTY)
E. MANUFACTURER
1. UVA-GLAD OR LOCAL

PART 3 - EXECUTION
3.01 INSTALLATION
A. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHER-TIGHT PERFORMANCE.
B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.
C. ISOLATE DISJUNCTION METALS TO PREVENT GALVANIC CORROSION.
DIVISION 8 - FINISHES
SECTION 8.01 EFS
PART 1 - GENERAL
1.01 DESCRIPTION
A. DESCRIBE REQUIREMENTS: THE STRUCTURAL WALL SYSTEM TO WHICH THE EFS IS ATTACHED SHALL MEET LEAD MANUFACTURER'S DEFLECTION CRITERIA AND APPLICABLE BUILDING CODE REQUIREMENTS.
1.02 MATERIALS
A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY OWNER.
1.03 INSTALLATION
A. ALL EFS MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL SEALED CONTAINERS BEARING MANUFACTURER'S NAME AND IDENTIFICATION OF PRODUCT WITH WRITTEN APPLICATION INSTRUCTIONS AND APPROPRIATE HEALTH, HAZARD, AND SAFETY DATA.
B. ALL EFS READY-MADE MATERIALS SHALL BE PROTECTED FROM EXCESSIVE HEAT, SUN AND FROST FACTOR. PROTECTION SHOULD BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT.
1.04 JOINT CONDITIONS
A. ALL EFS MATERIALS SHALL NEVER BE APPLIED IF AMBIENT AND SURFACE TEMPERATURES CANNOT BE KEPT ABOVE 40° F DURING APPLICATION AND DRYING PERIOD. FOR INSTALLATION TEMPERATURES LESS THAN 40° F SUPPLEMENTARY SEAL SHALL BE PROVIDED. THE INSTALLED EFS MATERIALS SHALL BE PROTECTED FROM EXPOSURE TO RAIN AND FREEZING WIND DRY.

1.05 WARRANTY
A. PROVIDE MANUFACTURER'S STANDING LABOR AND MATERIAL WARRANTY.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. STICO SYSTEM, INC.
B. DRYVIT SYSTEM, INC.
2.02 ADHESIVES
A. DISPENSER ADHESIVE - MONOMETHYLENE ACRYLIC BASED ADHESIVE
B. ISOLATION BOARD
A. NOMINAL 1 1/2" THICK (18 MIL) HIGH DENSITY EXPANDED POLYSTYRENE (EPS) INSULATION BOARD COMPLIANCE WITH ASTM C 578 TYPE I REQUIREMENTS AND FEMA GUIDELINE RECOMMENDATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD
2.03 BATTERY
A. ONE COMPONENT POLYMER MODIFIED CEMENTITIOUS BASE COAT WITH FIBER REINFORCEMENT AND LESS THAN 14% PORTLAND CEMENT BY WEIGHT.
2.04 REINFORCING MESH
A. STAINLESS STEEL
1. ST10 MESH - NOMINAL 4.8 mm (18.9 g/m²) MESH, SYMMETRICAL, INTERLOCKED OPEN WEAVE GLASS FIBER FABRIC MADE WITH 100% RESIN BY WEIGHT ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH ST10 MATERIALS
B. HIGH IMPACT MESH
1. ST10 INTERMEDIATE MESH (MESH C) - NOMINAL 11.8 mm (46.9 g/m²) HIGH IMPACT, INTERWOVEN OPEN WEAVE GLASS FIBER FABRIC WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH ST10 MATERIALS

2.05 PRIMER
A. ST10 PRIMER
B. ACRYLIC BASED PRIMER FOR ST10 ACRYLIC BASED FINISHES
2.06 FINISH COAT
A. ST10 ACRYLIC BASED TEXTURED WALL COATING. SEE EFS FINISH FORMULAS FOR FINISH COLOR.
B. WATER CLEANABLE ADHESIVE
C. PORTLAND CEMENT, ASTIC 188, TYPE I
D. WATER, CLEAN AND FRESH
PART 3 - EXECUTION
A. VERIFY ALL JOINTS AND SPACES HAVE ANY OF THE PRODUCTS TO BE ALTERED BY ADDING AN ADHESIVE, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED BY MANUFACTURER. ACCELERATORS, RAPID SETTERS, ETC. ARE PROHIBITED.
B. THE SURFACE TO RECEIVE THE EFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WAXING, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM WITH PROJECTIONS GREATER THAN 1/4" (6.35 mm) SURFACES SHALL BE PROTECTED FOR CLEANLINESS WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EFS:
1. IN WOOD JOINTS, ALL JOINTS MUST MEET A.P.A. (AMERICAN PAINT AND COATINGS ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 G CLASSIFICATION. APPLICABLE CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S STORAGE AND RECOMMENDATIONS SHALL BE FOLLOWED OR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING AND INSTALLATION. PROTECTION: ANY WEATHING NOT IN COMPLIANCE SHALL BE REPAIRED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EFS.
2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MORTAR, FIBER LATHING, PAINT, ETC. SPECIFIED AND ANY OTHER CONTAMINANT. ANY SURFACE 1/4" (6.35 mm) IN COMPLIANCE SHALL BE CORRECTED PER MANUFACTURER RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EFS.
3. AFTER SATISFACTORY INSPECTION OF SURFACES AND CORRECTION OF ANY DEVIATION FROM SPECIFICATION REQUIREMENTS, THE EFS INSTALLATION MAY BE GIVEN BY MANUFACTURERS' INSTRUCTIONS.
D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE TO 1/4" OF MESH ONTO THE WALL BE ABLE TO HURK OVER THE BOARD EDGE AND COVER APPROXIMATELY 1/4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKDRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH THE LEAD MANUFACTURER'S (UVA-GLAD AND COEGLER) RECOMMENDATIONS.
E. ALL APERTURES WHERE THE EFS MEETS DISJUNCTION MATERIALS OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT.
F. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD, STAGGER VERTICAL JOINTS AND INTERLOCK BOARD AT ALL INTERIOR AND EXTERIOR CORNERS. APPLY FINISH PRESSURE OVER ENTIRE SURFACE OF THE BOARD TO INSURE UNIFORM CONTACT. BOARD JOINTS SHALL BE SEAMED TOGETHER WITH THE LEAD MANUFACTURER'S (UVA-GLAD AND COEGLER) RECOMMENDATIONS. ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDING "BACKDRAP" PROCEDURE. APPROPRIATE SEALANT PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORMING THROUGH OR BEHIND THE SYSTEM.
H. USE OF PLASTIC OR METAL CORNER BEADS, STOPS, ETC., IS FORBIDDEN.

I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16" WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40" AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 1/2" AT MESH JOINTS AND OVERWRAP THE MESH AT THE CORNERS OF THE GROUND COAT SHALL BE SURE THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH COAT.
K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. APPLY FINISH SPECIFICALLY OVER THE GROUND COAT OR PRIMER GROUND COAT AFTER THE GROUND COAT DRIES THROUGHOUTLY DRY. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL. COVERS OVER FINISH COAT SHOULD GENERALLY BE USED FOR APPLICATION OF FINISHES ARE AS FOLLOWS:
1. USE CLEAN, RUST FREE, HIGH SPEED MORTAR TROWEL TO APPLY THE FINISH TO A UNIFORM CONSISTENCY (SMALL AMOUNTS OF CLEAN WATER MAY BE ADDED TO WORKABILITY).
2. AVOID APPLICATION IN DIRECT SUNLIGHT.
3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED CURE. COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND MAY REQUIRE ADDED MEASURES OF PROTECTION AGAINST WIND DRY, DIRT, RAIN AND FREEZING.
5. AESTHETIC "V" GROOVES MAY BE DESIGNED INTO THE SYSTEM (IN A MINIMUM OF 3" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).
6. "R" (PULLED TEXTURE) FINISHES MUST BE FLATTED WITH A PLASTIC TROWEL TO ACHIEVE THEIR PULLED TEXTURE.
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE BY SIDE.
L. APPLY FINISH COLOR TO DRY MIX AND APPLY TO WALL. COLOR TO MATCH EXISTING FINISH SOLELY COLORS.
M. ST10 EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM APPLY HIGH IMPACT SYSTEM ADHESIVE TO DOORS FOR ADDITIONAL IMPACT RESISTANCE. USE ST10 INTERMEDIATE MESH OVER THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.

2.05 PRIMER
A. ST10 PRIMER
B. ACRYLIC BASED PRIMER FOR ST10 ACRYLIC BASED FINISHES
2.06 FINISH COAT
A. ST10 ACRYLIC BASED TEXTURED WALL COATING. SEE EFS FINISH FORMULAS FOR FINISH COLOR.
B. WATER CLEANABLE ADHESIVE
C. PORTLAND CEMENT, ASTIC 188, TYPE I
D. WATER, CLEAN AND FRESH
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A. VERIFY ALL JOINTS AND SPACES HAVE ANY OF THE PRODUCTS TO BE ALTERED BY ADDING AN ADHESIVE, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED BY MANUFACTURER. ACCELERATORS, RAPID SETTERS, ETC. ARE PROHIBITED.
B. THE SURFACE TO RECEIVE THE EFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WAXING, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM WITH PROJECTIONS GREATER THAN 1/4" (6.35 mm) SURFACES SHALL BE PROTECTED FOR CLEANLINESS WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EFS:
1. IN WOOD JOINTS, ALL JOINTS MUST MEET A.P.A. (AMERICAN PAINT AND COATINGS ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 G CLASSIFICATION. APPLICABLE CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S STORAGE AND RECOMMENDATIONS SHALL BE FOLLOWED OR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING AND INSTALLATION. PROTECTION: ANY WEATHING NOT IN COMPLIANCE SHALL BE REPAIRED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EFS.
2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MORTAR, FIBER LATHING, PAINT, ETC. SPECIFIED AND ANY OTHER CONTAMINANT. ANY SURFACE 1/4" (6.35 mm) IN COMPLIANCE SHALL BE CORRECTED PER MANUFACTURER RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EFS.
3. AFTER SATISFACTORY INSPECTION OF SURFACES AND CORRECTION OF ANY DEVIATION FROM SPECIFICATION REQUIREMENTS, THE EFS INSTALLATION MAY BE GIVEN BY MANUFACTURERS' INSTRUCTIONS.
D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE TO 1/4" OF MESH ONTO THE WALL BE ABLE TO HURK OVER THE BOARD EDGE AND COVER APPROXIMATELY 1/4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKDRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH THE LEAD MANUFACTURER'S (UVA-GLAD AND COEGLER) RECOMMENDATIONS.
E. ALL APERTURES WHERE THE EFS MEETS DISJUNCTION MATERIALS OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT.
F. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD, STAGGER VERTICAL JOINTS AND INTERLOCK BOARD AT ALL INTERIOR AND EXTERIOR CORNERS. APPLY FINISH PRESSURE OVER ENTIRE SURFACE OF THE BOARD TO INSURE UNIFORM CONTACT. BOARD JOINTS SHALL BE SEAMED TOGETHER WITH THE LEAD MANUFACTURER'S (UVA-GLAD AND COEGLER) RECOMMENDATIONS. ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDING "BACKDRAP" PROCEDURE. APPROPRIATE SEALANT PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORMING THROUGH OR BEHIND THE SYSTEM.
H. USE OF PLASTIC OR METAL CORNER BEADS, STOPS, ETC., IS FORBIDDEN.

I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16" WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40" AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 1/2" AT MESH JOINTS AND OVERWRAP THE MESH AT THE CORNERS OF THE GROUND COAT SHALL BE SURE THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH COAT.
K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. APPLY FINISH SPECIFICALLY OVER THE GROUND COAT OR PRIMER GROUND COAT AFTER THE GROUND COAT DRIES THROUGHOUTLY DRY. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL. COVERS OVER FINISH COAT SHOULD GENERALLY BE USED FOR APPLICATION OF FINISHES ARE AS FOLLOWS:
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2. AVOID APPLICATION IN DIRECT SUNLIGHT.
3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED CURE. COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND MAY REQUIRE ADDED MEASURES OF PROTECTION AGAINST WIND DRY, DIRT, RAIN AND FREEZING.
5. AESTHETIC "V" GROOVES MAY BE DESIGNED INTO THE SYSTEM (IN A MINIMUM OF 3" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).
6. "R" (PULLED TEXTURE) FINISHES MUST BE FLATTED WITH A PLASTIC TROWEL TO ACHIEVE THEIR PULLED TEXTURE.
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE BY SIDE.
L. APPLY FINISH COLOR TO DRY MIX AND APPLY TO WALL. COLOR TO MATCH EXISTING FINISH SOLELY COLORS.
M. ST10 EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM APPLY HIGH IMPACT SYSTEM ADHESIVE TO DOORS FOR ADDITIONAL IMPACT RESISTANCE. USE ST10 INTERMEDIATE MESH OVER THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.

2.05 PRIMER
A. ST10 PRIMER
B. ACRYLIC BASED PRIMER FOR ST10 ACRYLIC BASED FINISHES
2.06 FINISH COAT
A. ST10 ACRYLIC BASED TEXTURED WALL COATING. SEE EFS FINISH FORMULAS FOR FINISH COLOR.
B. WATER CLEANABLE ADHESIVE
C. PORTLAND CEMENT, ASTIC 188, TYPE I
D. WATER, CLEAN AND FRESH
PART 3 - EXECUTION
A. VERIFY ALL JOINTS AND SPACES HAVE ANY OF THE PRODUCTS TO BE ALTERED BY ADDING AN ADHESIVE, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED BY MANUFACTURER. ACCELERATORS, RAPID SETTERS, ETC. ARE PROHIBITED.
B. THE SURFACE TO RECEIVE THE EFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WAXING, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM WITH PROJECTIONS GREATER THAN 1/4" (6.35 mm) SURFACES SHALL BE PROTECTED FOR CLEANLINESS WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EFS:
1. IN WOOD JOINTS, ALL JOINTS MUST MEET A.P.A. (AMERICAN PAINT AND COATINGS ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 G CLASSIFICATION. APPLICABLE CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S STORAGE AND RECOMMENDATIONS SHALL BE FOLLOWED OR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING AND INSTALLATION. PROTECTION: ANY WEATHING NOT IN COMPLIANCE SHALL BE REPAIRED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EFS.
2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MORTAR, FIBER LATHING, PAINT, ETC. SPECIFIED AND ANY OTHER CONTAMINANT. ANY SURFACE 1/4" (6.35 mm) IN COMPLIANCE SHALL BE CORRECTED PER MANUFACTURER RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EFS.
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D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE TO 1/4" OF MESH ONTO THE WALL BE ABLE TO HURK OVER THE BOARD EDGE AND COVER APPROXIMATELY 1/4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKDRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH THE LEAD MANUFACTURER'S (UVA-GLAD AND COEGLER) RECOMMENDATIONS.
E. ALL APERTURES WHERE THE EFS MEETS DISJUNCTION MATERIALS OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT.
F. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD, STAGGER VERTICAL JOINTS AND INTERLOCK BOARD AT ALL INTERIOR AND EXTERIOR CORNERS. APPLY FINISH PRESSURE OVER ENTIRE SURFACE OF THE BOARD TO INSURE UNIFORM CONTACT. BOARD JOINTS SHALL BE SEAMED TOGETHER WITH THE LEAD MANUFACTURER'S (UVA-GLAD AND COEGLER) RECOMMENDATIONS. ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDING "BACKDRAP" PROCEDURE. APPROPRIATE SEALANT PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORMING THROUGH OR BEHIND THE SYSTEM.
H. USE OF PLASTIC OR METAL CORNER BEADS, STOPS, ETC., IS FORBIDDEN.

I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16" WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40" AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 1/2" AT MESH JOINTS AND OVERWRAP THE MESH AT THE CORNERS OF THE GROUND COAT SHALL BE SURE THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH COAT.
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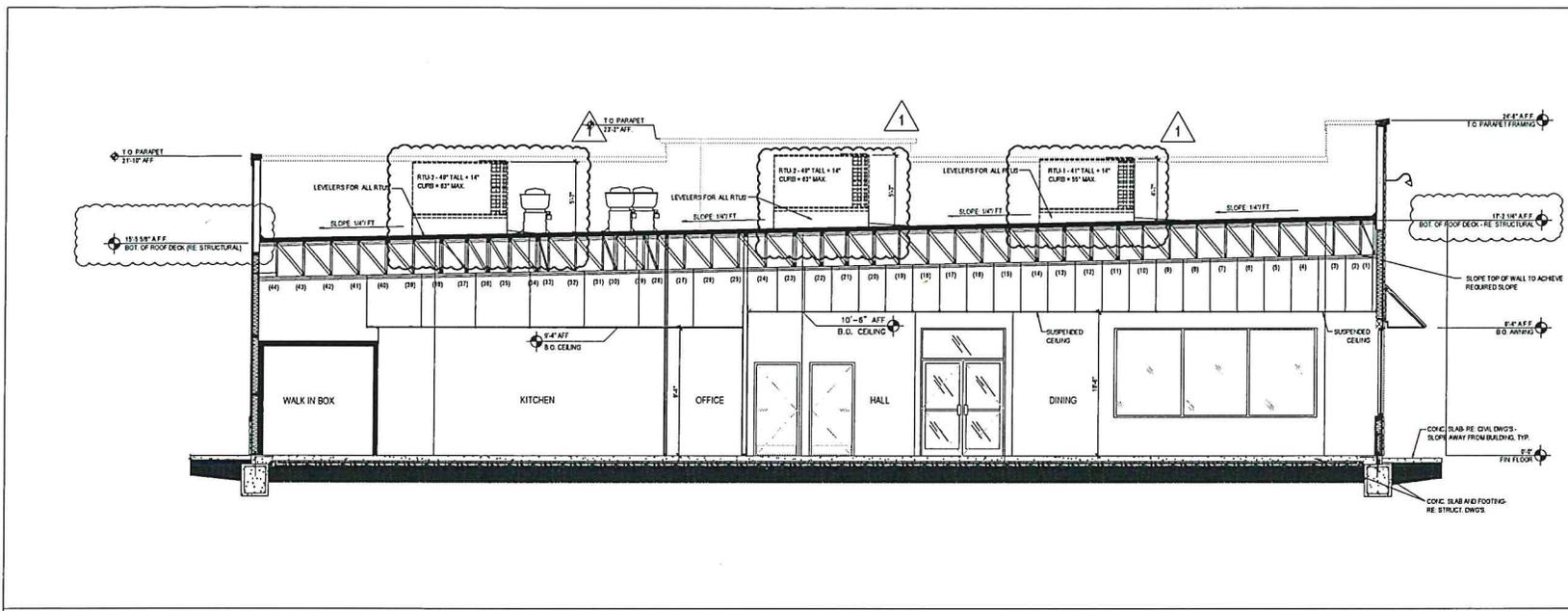
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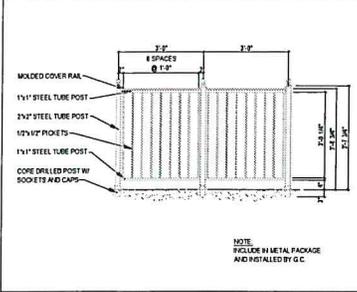
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7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE BY SIDE.
L. APPLY FINISH COLOR TO DRY MIX AND APPLY TO WALL. COLOR TO MATCH EXISTING FINISH SOLELY COLORS.
M. ST10 EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM APPLY HIGH IMPACT SYSTEM ADHESIVE TO DOORS FOR ADDITIONAL IMPACT RESISTANCE. USE ST10 INTERMEDIATE MESH OVER THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.

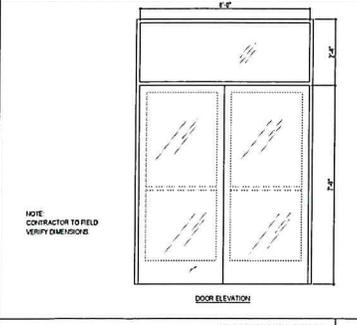
2.05 PRIMER
A. ST10 PRIMER
B. ACRYLIC BASED PRIMER FOR ST10 ACRYLIC BASED FINISHES
2.06 FINISH COAT
A. ST10 ACRYLIC BASED TEXTURED WALL COATING. SEE EFS FINISH FORMULAS FOR FINISH COLOR.
B. WATER CLEANABLE ADHESIVE
C. PORTLAND CEMENT, ASTIC 188, TYPE I
D. WATER, CLEAN AND FRESH
PART 3 - EXECUTION
A. VERIFY ALL JOINTS AND SPACES HAVE ANY OF THE PRODUCTS TO BE ALTERED BY ADDING AN ADHESIVE, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED BY MANUFACTURER. ACCELERATORS, RAPID SETTERS, ETC. ARE PROHIBITED.
B. THE SURFACE TO RECEIVE THE EFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WAXING, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM WITH PROJE



BUILDING SECTION 2



GUARDRAIL DETAIL 1 1/2" x 1 1/2" 18



STOREFRONT DETAIL 1 1/2" x 1 1/2" 17

DIVISION 1: THERMAL AND MOISTURE PROTECTION
SECTION 1A: BUILDING INSULATION
GENERAL PROVISIONS
 1. SCOPE: FURNISH AND INSTALL FIBER-GLASS INSULATION AND ROOF INSULATION TO PROVIDE A COMPLETELY INSULATED THERMAL SHELL WITH NO BREAKS OR PENETRATIONS.
 2. NOTES: INSULATION VALUES SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AND/OR VALUES SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, WHICHEVER REQUIREMENT PROVIDES THE GREATER "R" VALUE.
 3. QUALITY CONTROL: THE OWNER SHALL BE NOTIFIED WHEN THE INSULATION IS IN PLACE, PRIOR TO THE INSTALLATION OF FRESH MATERIALS.
MATERIALS
 1. FIBERGLASS INSULATION EXPOSED IN WALLS BY OWENS CORNING OR JOHNS MANVILLE: 1 1/2" R-18 FIBERGLASS ROLL INSULATION WITH MAXIMUM VAPOR BARRIER ON ROOF FACE.
 2. FIBER GLASS INSULATION COVERED ABOVE CEILING BY OWENS CORNING OR JOHNS MANVILLE: 1 1/2" R-18 FIBERGLASS ROLL INSULATION WITH INTEGRAL FOIL REINFORCED MEMBRANE FACING ON INSIDE FACE WITH FLAME HAMMER RATING OF 1500 OR LESS.
 3. ROOF INSULATION BOARD: CLOSED CELL POLYISOCYANURATE FOAM CORE WITH FACTORY LAMINATED FOLY FACES. FOAM CORES WITH FLAME SPREAD OF 31 OR LESS AND COMPRESSIVE STRENGTH OF 30 PSI OR GREATER (ASTM D 1621) WITH A MINIMUM AGED R VALUE OF 18 OR ONE (1) OF THE FOLLOWING APPROVED MANUFACTURERS:
 A. AG FOAM SUPREME BY ATLAS INDUSTRIES
 B. THERMA-FLEX BY PLAM
 C. THERMO SP BY THE TEMPLE EASTEY
 THE LISTED INSULATORS ARE AVAILABLE THROUGH QUALIFIED ROOFING INSTALLERS. SEE NATIONAL ACCOUNTS HERE.
 4. PERIMETER FOUNDATION INSULATION: MASONRY WALL CAVITY INSULATION WHEN SHOWN SHALL BE STYROFOAM BY DOW CHEMICAL CO. OR APPROVED EQUAL 2" THICK. THERMAL CONDUCTIVITY SHALL BE .028 THROUGH 3" FINCH THICKNESS AT 15 DEG C MEAN TEMPERATURE, R-10 VALUE.
 5. CONCRETE BLOCK CELL INSULATION FOR MASONRY WALLS SHALL BE SILICONE-TREATED PERLITE LOOSE FILL INSULATION BY A MEMBER OF THE PERLITE INSTITUTE.

PERFORMANCE
 1. INSTALLATION:
 A. FIBERGLASS INSULATION: STAPLE AND/OR TAPE IN PLACE WITH VAPOR BARRIER SIDE INWARD. ALL JOINTS SHALL BE LAPPED TO PREVENT MOISTURE VAPOR IMBIBITION. ALL PENETRATIONS AND PLUMBING AND ELECTRICAL BOXES SHALL BE INSULATED ON THE OUTWARD SIDE. ANY JOINTS NOT OVER WOOD FRAMING OR BLOCKING SHALL BE TAPED THOROUGHLY. STUFF AROUND DOOR FRAMES AND CLOSELY SPACED FRAMING MEMBERS.
 B. ROOF INSULATION: USE MECHANICAL FASTENERS WITH STEEL OR WOOD DECK. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OF SIX (6) PER BOARD MINIMUM STAGER PANEL END JOINTS AT ADJACENT PANEL MID POINT.
 C. PERIMETER FOUNDATION INSULATION: INSTALL TOP OF SLAB DOWNWARD 1" WHEN FOUNDATION BOTTOM REINFORCING OTHERWISE INSULATION SHALL EXTEND FROM TOP TO BOTTOM OF SLAB AND THEN HORIZONTALLY UNDER SLAB 1" TOWARD INTERIOR OF BUILDING.
 D. MASONRY CAVITY WALL INSULATION: INSTALL IN CAVITY WHEN SHOWN BETWEEN MASONRY WALL REINFORCING AS WALL IS BEING Laid.
 E. CONCRETE BLOCK CELL INSULATION: INSTALL WHEN SHOWN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SECTION 7B: MEMBRANE ROOFING
GENERAL PROVISIONS
 1. SCOPE: FURNISH AND INSTALL MEMBRANE ROOFING SYSTEM THROUGH THE NATIONAL ACCOUNT PROGRAM DESCRIBED BELOW INCLUDING ALL FLASHING BACK FLASHING INSULATION AND RELATED MATERIALS REQUIRED FOR A COMPLETE, WATERPROOF INSTALLATION.
 2. NOTES:
 A. PAYMENT FOR THIS SECTION WILL BE MADE AFTER RECEIPT OF MANUFACTURER'S FULL REPLACEMENT (NO DOLLAR LIMIT) 10-YEAR WARRANTY FOR MATERIALS AND LABOR.
 B. CAUTION: THE HVAC SYSTEM IS DESIGNED WITH THE THERMAL CHARACTERISTICS OF R-TUFF MEMBRANE AND NO VARIATIONS ARE ALLOWED UNLESS GIVEN PRIOR WRITTEN APPROVAL BY POPEYES ARCHITECTURE AND ENGINEERING DEPARTMENT.
3. NATIONAL ACCOUNTS
 (1) A NATIONAL ACCOUNT HAS BEEN ESTABLISHED WITH JPS ELASTOMERICS CORPORATION FOR PURCHASING R-TUFF ROOFING SYSTEM MATERIALS. REFER TO TITLE SHEET FOR INFORMATION.
 (2) INSTALLATION OF ROOF MEMBRANE SYSTEM BY THE MANUFACTURER APPROVED INSTALLERS USING NON-APPROVED INSTALLERS MAY VOID WARRANTY PROGRAM WITH MANUFACTURER.
 (3) NOTIFY ROOFING CONTRACTOR A MINIMUM OF THREE (3) WEEKS IN ADVANCE OF NEEDED ROOF INSTALLATION DATE.
 (4) MATERIALS AND INSTALLATION FOR ROOFING AND FLASHING SHALL ONLY BE THROUGH THE NATIONAL ACCOUNT PROGRAM DESCRIBED.
 (5) MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE ROOF INSTALLATION IF REQUESTED PRIOR TO ISSUING 10-YEAR MATERIALS AND LABOR WARRANTY.

MATERIALS
SINGLE PLY ROOF
 1. MEMBRANE ROOFING SYSTEM: R-TUFF, MECHANICALLY FASTENED 45 MIL.
 A. ROOF MEMBRANE: 45 MIL. REINFORCED R-TUFF, WHITE, HYPALON ROOF MEMBRANE.
 B. MEMBRANE FLASHING: SAME AS ROOF MEMBRANE. EXCEPT INTERIOR JOINTS REQUIRED.
 C. MOLDED FLASHING: 35 MIL. NONREINFORCED WHITE R-TUFF HYPALON FLASHING MEMBRANE.
 D. METAL FLASHING AND ROOF SCOURERS: HOT-DIP COATED METAL AS REQUIRED.
 E. MEMBRANE FASTENERS: FOR WOOD/STEEL DECK: JPS ELASTOMERICS (OLYMPIC OR 10) FASTENERS WITH EXTRA FLUOROCARBON GLOSS NON-RESISTIVE COATING. FASTENERS ARE NOT TO PROTRUDE BELOW ROOF DECK GREATER THAN 1/4".
 F. INSULATION FASTENERS: FOR WOOD/STEEL DECK STANDARD JPS ELASTOMERICS (OLYMPIC OR 10) FASTENERS WITH CORROSIVE RESISTANT COATING.
 G. MEMBRANE ADHESIVE: JPS ELASTOMERIC BONDING ADHESIVE. SOLVENT BASED CONTACT ADHESIVE PRIMER. SOLVENT BASED SYNTHETIC RUBBER PRIMER USED TO PREPARE MEMBRANE FOR REPAIR.
 H. CALLING: JPS R-TUFF ALL PURPOSE SEALANT OF EXTERIOR GRADE.
 I. TRAFFIC: JPS WALKWAY PAD.
 J. ROOF INSULATION BOARD: CLOSED CELL POLYISOCYANURATE FOAM CORE WITH FACTORY LAMINATED FOLY FACES. FOAM CORES WITH FLAME SPREAD OF 31 OR LESS AND COMPRESSIVE STRENGTH OF 30 PSI OR GREATER (ASTM D 1621) WITH A MINIMUM AGED R VALUE OF 18. AC FOAM SUPREME BY ATLAS OR EQUAL, APPROVED BY JPS ELASTOMERICS, INC.
 3. HALLS: TREATED WOOD.

PERFORMANCE
 1. SURFACE PREPARATION: THE ENTIRE AREA TO BE ROOFED SHALL BE FREE OF DEBRIS AND GROSS IRREGULARITIES.
 2. ROOF FLASHING: FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH JPS ELASTOMERICS' INSTRUCTIONS.
 A. FLASHING MEMBRANE SHALL BE FULLY ADHERED, USING BONDING ADHESIVE, TO VERTICAL SUBSTRATES. IN ADDITION MEMBRANE FLASHINGS SHALL BE MECHANICALLY FASTENED AT 10" O.C. HOT AIR WELDING SHALL BE USED AT THOSE PORTIONS OF THE FLASHING THAT OVERLAP OR CHASE THE FIELD OF THE ROOF MEMBRANE OR CHASE AN ADJACENT FLASHING.
 3. ROOFING SHEET: MEMBRANE SHALL BE UNROLLED IN AN AREA TO BE COVERED. MECHANICAL FASTENERS AND PILES SHALL BE INSTALLED ALONG THE LEADING EDGE OF THE MEMBRANE AND AT THE SEAM. THROUGH THE INSULATION AND INTO THE ROOF DECK. SPACING PATTERN AS DETERMINED BY JPS ELASTOMERICS TO RESIST LOCAL WIND LOADS. ADDITIONAL PILES OF THE MEMBRANE SHALL OVERLAP THE FASTENED EDGE OF THE INSTALLED MEMBRANE BY 4" MINIMUM. SEAM AREA SHALL BE CLEANED AND HOT AIR WELDED WITH AN APPROVED HOT AIR WELDING MACHINE. INSTALL EXTRA LAYER OF MEMBRANE UNDER EQUIPMENT AND SUPPORTS NOT ATTACHED THROUGH ROOF MEMBRANE.
 4. IF R INSULATION BOARDS ARE TO BE FASTENED TO THE DECK WITH A MINIMUM OF SIX (6) FASTENERS PER BOARD, ENSURE FASTENERS DO NOT PENETRATE CONCRETE OR OTHER ITEMS BENEATH THE ROOF DECK. STUCCO PANEL END JOINTS AT ADJACENT PANEL MID POINTS. USE MECHANICAL FASTENERS WITH STEEL OR WOOD DECK.
 5. TRAFFIC PAD: ADHERED TO ROOF WITH CONTACT ADHESIVE COMPATIBLE WITH ROOF MEMBRANE.
 6. CLEANUP: THE ROOFING CONTRACTOR SHALL CLEAN THE CONSTRUCTION AREA OF HIS DEBRIS AND SHALL REMOVE HIS DEBRIS TO A JOB SITE TRASH CONTAINER.
 7. WARRANTY: FURNISH TO THE OWNER THE MANUFACTURER'S (NO DOLLAR LIMIT) 10-YEAR WARRANTY FOR FULL REPLACEMENT OF MATERIALS AND LABOR.
MODIFIED BITUMEN SHEET ROOFING
PART 1 - GENERAL
 101 SUMMARY
 A. PROVIDE THE FOLLOWING:
 1. WHITE OR BLACK MODIFIED BITUMEN ROOFING SYSTEM AND ROOFING SYSTEM AND ROOF INSULATION
 102 SUBMITTALS
 A. SUBMIT FOR APPROVAL: SAMPLES, PRODUCT DATA, WARRANTY, TEST REPORTS, MAINTENANCE DATA.
 103 QUALITY ASSURANCE
 A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHOSE NAMES HAVE BEEN IN A REPUTABLE SOURCE FOR THREE YEARS. USE EVIDENCE TEST RESULTS. DELIVER THESE TEST RESULTS TO THE ARCHITECT WITH MANUFACTURER'S INSTRUCTIONS.
 B. LISTING: UL CLASS (A)(B)(C) EXTERNAL FIRE EXPOSURE AND CLASS (D)(1) WIND UPLIFT REQUIREMENTS.
 C. LISTING: FM CLASS 1 CONSTRUCTION.
 104 WARRANTY
 A. ROOFING WARRANTY: MANUFACTURER'S 10-YEAR WARRANTY.

PART 2 - PRODUCTS
201 MATERIALS
 A. MANUFACTURER'S: FIRESTONE BUILDING PRODUCTS CO. ELSTER CORP. GAF BUILDING MATERIALS. SUPREME ROOFING AND WATERPROOFING OR APPROVED EQUAL. PROVIDE MATERIALS COMPATIBLE WITH ROOFING SPECIFICATIONS FOR SPECIFIC JOB FROM THE FOLLOWING:
 B. MODIFIED BITUMEN SHEET ROOFING
 1. TYPE: FULLY ADHERED
 2. MODIFIER: ATACTIC POLYPROPYLENE (APP)
 3. MODIFIER: STYRENE BUTADIENE STYRENE (SBS)
 C. AUXILIARY MATERIALS
 1. VAPOR BARRIER: BITUMINOUS VAPOR BARRIER
 2. INSULATION: GLASS FIBER BOARD
 3. INSULATION: PERLITE BOARD
 4. INSULATION: POLYISOCYANURATE FOAM BOARD
 5. INSULATION: COMPOSITE INSULATION BOARD
 6. INSULATION: PERIFLEX FOAM BOARD
 7. INSULATION: CELLULOSE GLASS BOARD
 8. INSULATION: FIBERBOARD
 9. INSULATION: EXTRUDED POLYSTYRENE BOARD
 10. WALKWAY PROTECTION BOARD: COMPATIBLE WITH SYSTEM
 11. SHEET METAL ACCESSORIES: SIMCOH AND HICA.
RECOMMENDATIONS
PART 3 - EXECUTION
 201 INSTALLATION
 A. INSPECT SUBSTRATE AND REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGIN WORK MENING ACCEPTANCE OF SUBSTRATE. COORDINATE INSTALLATION WITH OTHER TRADES INCLUDING CARPENTRY, FLASHING AND MECHANICAL WORK.
 B. COMPLY WITH HICA ROOFING AND WATERPROOFING MANUAL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 C. CLEAN, PRIME AND PREPARE SUBSTRATE.
 D. INSTALL INSULATION WITH PROPERLY BUTTED JOINTS AND SEAMS FITTED AROUND PENETRATIONS.
 E. BEGIN ROOF INSTALLATION ON A DRY PRESENCE OF MANUFACTURER'S REPRESENTATIVE.
 F. INSTALL WALKWAY PROTECTION MEMBRANE AT LOCATIONS INDICATED AND WHERE REQUIRED TO PROTECT ACCESS TO ROOF MOUNTED EQUIPMENT.
 G. RESTORE OR REPLACE DAMAGED COMPONENTS. PROTECT WORK FROM DAMAGE.

CORALIC ARCHITECTURE
 3031 LOCUST STREET
 ST. LOUIS, MISSOURI 63103
 TEL: 314.578.4953
 coralic@coralic.com

STRUCTURAL ENGINEER
 KREHER ENGINEERING, INC.
 208 N. MAIN STREET
 COLUMBIA, MISSOURI 65201
 TEL: 616.281.8005
 kreher@krehereng.com

CORPORATE CERTIFICATE OF AUTHORITY
 ARCHITECT NO. 20732-0239

CLIENT:
 Z & H FOODS, INC.
 3100 MAIN STREET, SUITE 301
 DALLAS, TEXAS 75226
 INFO@ZFH.COM

LOUISIANA ARCHITECTS

POPEYES

POPEYES FLORISSANT MISSOURI
 951 N. HIGHWAY 67
 HIGHWAY 67
 FLORISSANT, MISSOURI 63031

CLIENT: Z & H FOODS, INC.
 3100 MAIN STREET, SUITE 301
 DALLAS, TEXAS 75226

SPECIFICATIONS 1

17031.00

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, August 27, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Permit to Knights of Columbus Duchesne Council #2951 to allow for a digital sign face change in an existing 'HR' Historic Residential District for the property located at 50 rue St. Francois (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 50 Rue St. Francois street, Florissant, MO 63031
Property Owners Name: Scott Musgrave Phone #: 314-220-2246
Property Owners Address: 104 Rosebrook Florissant, MO 63031
Business Owners Name: Knight of Columbus / Paul Manganeli Phone #: 314-606-6578
Business Owners Address: 50 Rue St. Francois st Florissant, MO 63031
DBA (Doing Business As) _____

Authorized Agents Name: Anthony Lewis CO. Name: Mason Sign Co.
(Authorized Agent to Appear Before The Commission)

Agents Address: 9324 St. Charles Rock Rd Phone #: 314-239-6446

Request To change an existing, manually changeable copy sign into an electronic (LED) changable cope sign.
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

Anthony D. J.
Applicant's Signature

6-20-18
Date

Received by: Jed Receipt # 610204 OFFICE USE ONLY Amount Paid: \$125.00 Date: 6/22/18

STAFF REMARKS: County Highway Plans indicate v.o.w. location - see staff report
COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 7/26/18
SIGNATURE OF STAFF WHO REVIEWED APPLICATION: Philip E. [Signature]

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: [Signature] DATE: 8-6-18

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

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

SPECIAL PERMIT FOR change out existing sign panel for a new LED sign panel.
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR Updated Signage
ordinance # _____ Statement of what the amendment is for.

LOCATION 50 Rue St Francois street Florissant, MO 63031
Address of property.

1) Comes Now Maason Sign Co. Paul Manganello Grand Knight
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) lessor of property from Duchesne Home Association
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 meeting and events and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

40 The property to the East is a vacant property in a 'HB' District. The properties to the
41 North are 1 Rue St. Francois, 575 Rue St. Charles and 601 Rue St. Charles located in the
42 'HR' District and it is also bounded by the creek to the West and Washington Street to
43 the South.

44

45 **IV. STAFF ANALYSIS:**

46 Under the Building Code and definition of a ground sign:

47

48 *SECTION 520.050: GROUND SIGNS*

49 *Location. No ground sign shall be nearer than two (2) feet to any other sign, building or*
50 *structure. No ground sign shall be nearer the street than the building line established by*
51 *law. Ground signs are prohibited in shopping centers and all existing ground signs in a*
52 *shopping center shall be removed by July 31, 1973; however, a special permit*
53 *authorizing the location of a ground sign may be issued by the Council if the Council*
54 *finds that the issuance of such permit shall alleviate a hardship and is not simply for the*
55 *convenience of the applicant, that such proposed sign would be consistent with good*
56 *planning practices, can be maintained in a manner which is visually compatible with the*
57 *use of the property in the surrounding area and other signstructures within the*
58 *surrounding area and is not located in the historic district.*

59

60 In addition, this sign is in the Historic District therefore a review of the sign code was in
61 order for commercial signs, however, digital signs are not specifically covered by this
62 section of the sign code and LHDC does not regulate digital signs, but only regulates
63 signs that are internally illuminated and/or :

64 *520.330 Signs On Property Used For Commercial Purposes.*

65 *[Code 1980 §23-43; CC 1990 §5-235; Ord. No. 6366, 2-14-2000]*

66 *A. The following regulations shall govern all signs on property used for commercial*
67 *purposes:*

68 *1. Size. The total gross sign area per use for all permitted signs, exclusive of parking*
69 *direction and parking regulation signs, shall not exceed twenty-five (25) square feet.*
70 *However, the total gross sign area may be increased to forty (40) square feet if the*
71 *building frontage of the part of the building occupied by the business exceeds twenty (20)*
72 *feet and may be increased to eighty (80) square feet if such frontage exceeds ninety (90)*
73 *feet.*

74 *2. Types of signs permitted. The following types of signs are permitted:*

75 *a. Real estate signs as provided in Section 520.020(1)(a).*

76 *b. Construction signs as provided in Section 520.020(10).*

77 *c. Identification signs.*

78 *(1) Each ground-floor occupant shall be permitted one (1) identification sign facing each*
79 *street upon which such business fronts. A freestanding identification sign shall be*
80 *permitted only on the major street and only when the street frontage of the use exceeds*
81 *one hundred fifty (150) feet. Freestanding signs shall not exceed the building height or a*
82 *maximum height of twenty-two (22) feet, whichever is the lower, and shall not be located*
83 *within five (5) feet of any public right-of-way.*

84 *(2) A shopping center or group of businesses may erect one (1) collective business*
85 *identification sign for all of the uses in the center or grouping. The gross sign area of*

86 such a collective sign shall not be deducted from the gross sign area allotted to the
87 individual uses. Such collective sign shall not exceed ninety (90) square feet in
88 gross sign area, shall not exceed the building height or a maximum height of twenty-two
89 (22) feet, whichever is the lower, and shall not be located within five (5) feet of any
90 public right-of-way.
91 d. Accessory signs. Accessory signs, not exceeding three (3) square feet each in
92 gross sign area, shall be permitted if they comply with the other provisions of this
93 Section. Accessory signs may be wall signs or window signs.
94 e. Parking direction signs. One (1) freestanding parking direction sign shall be permitted
95 for each driveway. The sign shall not exceed five (5) square feet in gross sign area and
96 shall not project higher than five (5) feet.
97 f. Parking regulation signs. One (1) parking regulation sign shall be permitted for each
98 parking lot plus one (1) additional sign for each twenty-five (25) parking spaces.
99 Such sign shall not exceed five (5) square feet in gross sign area, shall not be located
100 within five (5) feet of any public right-of-way and shall not be illuminated. It may only
101 contain parking regulations, rates, time of use and other pertinent parking information.
102 g. Opened lettered window signs stating the name of the business are permitted.
103 h. Projecting signs which hang perpendicular to a building are permitted if they are at
104 least eight (8) feet above the ground level, do not project more than five (5) feet from the
105 building and are at least two (2) feet from the edge of the public right-of-way.
106 i. Portable signs as provided in Section 520.020(1)(c).
107 3. Character of signing. All signs shall be so designed as to enhance the historic
108 character of the Old Town area. The Landmark and Historic District Commission shall
109 develop a series of performance-design criteria which shall serve as guidelines
110 for signing of property used for commercial purposes. These regulations shall be
111 published by the Commission and shall be on file in the office of the City Clerk and the
112 Building Commissioner.

- 113
114 1. The application is accompanied by a Drawings of the existing and proposed sign
115 built within the same cabinet 78"x 34" about 18 s.f. The digital portion of the sign
116 is within regulations otherwise at 2'-7" tall and 6'-9" wide or about 18.4 s.f.
117 2. Mason Sign company obtained a detailed site plan from St. Louis County
118 Highways that indicates that the sign is on private property and about 17 feet from
119 the right-of-way. Therefore the sign is not illegally located.
120
121
122

123 **VI. STAFF RECOMMENDATIONS:**

124
125
126 **Suggested Motion to approve a digital ground sign face change of 18.4 s.f:**

127
128 I move to approve the sign presented, according to the proposal prepared by the petitioner
129 as described related documents presented **and according to the sign drawing entitled,**
130 **LED Displays, all as prepared by Mason Sign Co 5/15/18.** Approval is subject to

131 the regulations of the City of Florissant building code, and the following additional
132 requirements:

133
134 **1. GENERAL DEVELOPMENT CONDITIONS.**

- 136 a. Unless, and except to the extent, otherwise specifically provided, the sign
137 shall be effected only in accordance with all ordinances of the City of
138 Florissant.
- 139 b. The existing sign is located as shown on the aerial site plan, with the
140 distance from the property line approximately 17 feet.
- 141 c. The digital sign shall conform to the City's ordinance regarding digital
142 sign code once adopted.
- 143 d. The digital sign shall display only static, non-moving messages for 10
144 second intervals minimum and shall change instantaneously to the next
145 message without scrolling, flashing or animation.
- 146 e. The digital sign shall display no glare, flashing, scrolling or animation.
- 147 f. The digital sign shall be automatically dimmed at night.

148
149
150 **2. PROJECT COMPLETION.**

151
152 Construction shall start within 30 days of the issuance of building permits for
153 the project and shall be installed in accordance of the approved construction
154 plan within 90 days of start of construction.

155 (End of suggested motion)

157



9324 St. Charles Rock Road
St. Louis, MO 63114
314-423-1608

--	--

Address: **25 West Washington**

City: **Florissant**

State: **MO 63031**

Account Rep: **Tony**

Sales Rep: _____

APPROVALS

CLIENT _____

DESIGN _____

PROD. _____

Designer: _____

Design No. _____

DATE: **5/15/18**

Rev. Date: _____

DESCRIPTION
LED DISPLAYS

The purchaser agrees to hold the seller harmless against any cause for action for damage which may result from the use of the sign, including but not limited to, gas lines or any underground obstacles which the purchaser or others may deem valuable.

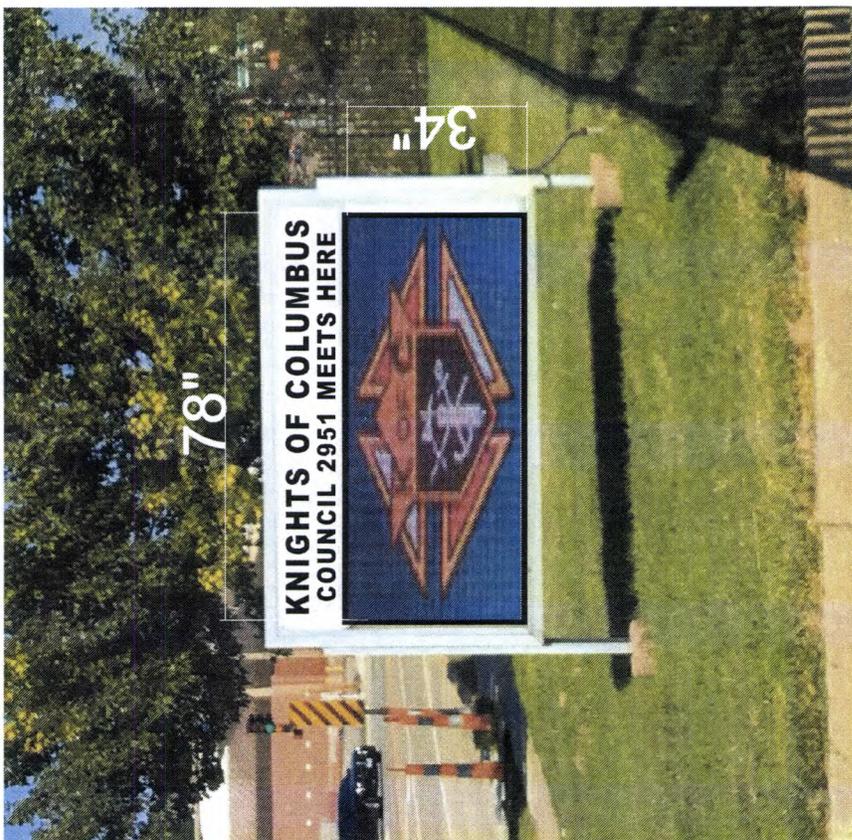
USING THE EXISTING SIGN CABINET

Full Color 10mm Wireless Controlled LED Displays Retro Fitted & Installed on existing Sign Cabinet

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: 

DATE: **8-6-18**



THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION.

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, August 13, 2018 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. #8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace & Mercy Adult Program to allow for the addition of an Adult Day Care to a Banquet/Event Center in an B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



*Amend
ORD 8223*

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: 11 Patterson Plaza, Florissant MO 63031

Property Owners Name: Cozad Commercial Real Estate Ltd Phone/email: (314) 781-3000/info@cozadgroup.com

Property Owners Address: 16 Sutton Dr., Suite 164 St Louis MO 63143

Business Owners Name: Sonja Dulick Phone/email: 314 724-1451/underwsr81@yahoo.com

Business Owners Address: 105 Kendl Ct., Florissant MO 63031

DBA (Doing Business As) Grace & Mercy Adult Program

Authorized Agents Name: Juanita Gullet Co. Name: Same as above
(Authorized Agent to Appear Before The Commission)

Agents Address: 15420 Forte De France Lane, Florissant MO 63034 Phone/email: 314 443-5171/jlove5172@yahoo.com

Request (review and approval of the Planning and Zoning Commission for compliance with regulations.

Applicant had no intentions of remodeling and construction plans are not applicable.)

State complete request (print or type only). ADULT DAY CARE

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

Sonja Dulick
Applicant's Signature Date 5/21/18

Received by: [Signature] Receipt # 10598 OFFICE USE ONLY Amount Paid: 300.00 Date: 7-5-18

STAFF REMARKS: Cindy Pezzimentis is Owner, COZAD is Property management.
COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 7/14/18 see staff report.

[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 7-16-18

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



**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN. [Signature]

DATE: 7/16/15
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 Zoning

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

SPECIAL PERMIT FOR to operate as an Adult Daycare Provider
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 11 Patterson Plaza, Florissant MO 63031
Address of property.

1) Comes Now Sonja Dulick Grace & Mercy Adult Program II, LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) COZAD Commercial Real Estate Ltd 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 Metropolitan Events/ Event Planning 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 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)

Sonja Dulick *Sonja Dulick* / underwsr81@yahoo.com/314 724-1452
PRINT NAME SIGNATURE email and phone

FOR Partnership
(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):

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

b. 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 *Juanita Gullet*

ADDRESS 15420 Forte De France Lane, Florissant MO 63034
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314 443-5171 / jlove5172@yahoo.com
BUSINESS

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

Sonja Dulick
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 _____ Partnership X Corporation _____

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners Sonja Dulick, 105 Kendl Ct., Florissant, MO 63031, Juanita Gullet, 15420 Forte De France Ln., Florissant MO 63034, Mark Gullet, 15420 Forte De France Ln., Florissant, MO 63034

(2) Telephone numbers Sonja/314 724-1452, Juanita/314 443-5171, Mark/314 398-9829

(3) Business address 11 Patterson Plaza, Florissant MO 63031

(4) Name under which business is operated Grace & Mercy Adult Program II, LLC

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration. Grace & Mercy Adult Program II LLC, 9 May 2018 – LC001590794

(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 Metropolitan Events, LLC

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Sonja Dulick

Address 105 Kendl Ct., Florissant MO 63031

Property Owner Cozad Commercial Real Estate Ltd

Location of property 11 Patterson Plaza, Florissant MO 63031

Dimensions of property 0415 / 0550 – IRR / 0350

Property is presently zoned C Requests Rezoning To N/A

Proposed Use of Property Adult Daycare Provider

Type of Sign N/A Height N/A

Type of Construction Wood Frame, Jost and Beam Number Of Stories One

Square Footage of Building Approx 4800 sq ft Number of Curb Cuts _____

Number of Parking Spaces Total area 135,000 sq ft Sidewalk Length _____

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

Fence: Type N/A Length N/A Height N/A

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.
6. 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

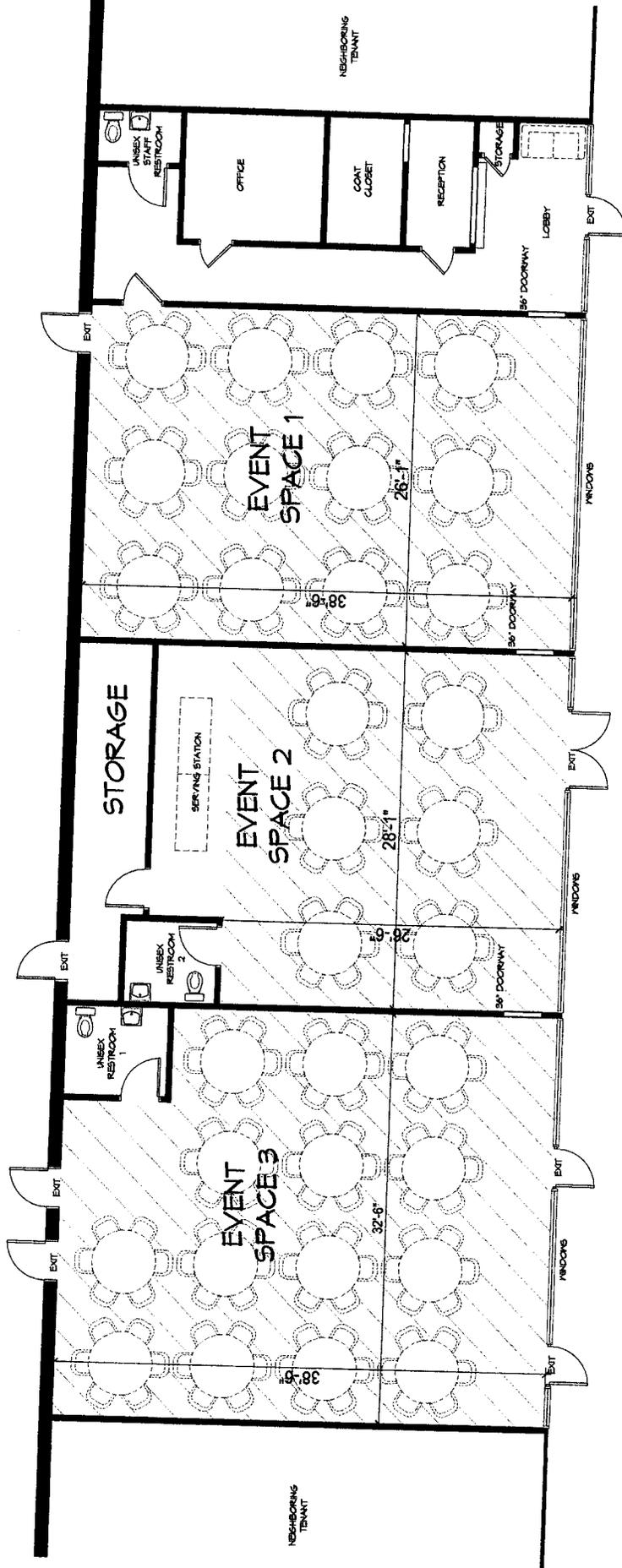
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

▼ Example: 41 S Central Ave 🔍





EVENT SPACE = 2928 SQFT
 2928 SQFT / 15 = 195 OCCUPANCY



OCCUPANCY CALCULATIONS

DRAWN BY:
 JOE DIMARTINO 314-497-4634

SCALE: 1/8" = 1'-0"

MARCH 17, 2016

11 PATTERSON PLAZA
 FLORISSANT, MO 63031

1

MEMORANDUM



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CITY OF FLORISSANT- Building Department

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"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."

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To: Planning and Zoning Commissioners Date: July 11, 2018

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

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Subject: Request Recommended Approval to amend a Special Use at **11 Patterson Plaza** to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District.

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STAFF REPORT

CASE NUMBER PZ-071618-2

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I. PROJECT DESCRIPTION:

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This is a Request for Recommended Approval for a Special Use at **11 Patterson Plaza**, to amend a Special Use at **11 Patterson Plaza** to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District.

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II. SITE CONDITIONS:

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The existing property at **11 Patterson Plaza** is an existing Shopping Center built in 1965 according to County records.

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The existing property is currently occupied by several tenants. The site meets the definition of a Shopping Center having two or more establishments under separate management.

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The subject property has two buildings which are an approximate 50'x 360' strip center and a retail facility (formerly Nagle's) approximately 120'x130' feet the total area of both building is approximately 33,600 square feet and constructed of masonry. The walls of the buildings have aluminum and glass storefront, with brick and flat roofs.

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The number of existing parking is derived from aerial photos and appears to be (252). Per the parking ordinance for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f. Required parking is estimated:
11 Patterson Plaza Event Center Parking: 1 parking per 4 seats, estimated 50
18 Patterson Plaza BBQ: 10
20 Patterson Plaza Dance Studio: estimated 26
All other s.f. 4/1000= 64
Total estimated 64+86= 150 total

III. SURROUNDING PROPERTIES:

The properties to the North and East are in an 'R-4 Single' Family Dwelling District and include 2190 Patterson, 530, 550, 560, 580 Wren, 505 Humes, 2085, 2095, 2125, 2135, 2145, 2145, 2155, 2165 Rivoli and the adjacent Gas Station in the Southwest corner of the site, 2020 Patterson, is in a 'B-3' Zoning District.

IV. STAFF ANALYSIS:

Special Uses for this zoning district includes Adult Day Care and Assembly Hall.
The application is accompanied by a revised floor plan showing 3 gathering spaces with overall dimensions of 40' x 86' approx. = 3440 s.f. noted as Assembly Hall Use with no changes in plan expected.
The applicant indicates a hall for hire type business only with no cooking equipment.
No exterior changes to the site are anticipated. No outside equipment is anticipated.
Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.
Occupant Load: The architectural plan shows one room with 11 tables and the other 2 rooms have 6 tables of 6 people. This would result in 138 plus staff. The building code would require a maximum of occupants pertaining to the area of the space, however, which could be a different number based on tables/chairs or without tables or chairs. Therefore the total number of occupants likely is up to 200 per the building code for the same table/chair arrangement.

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion.

Suggested Motion for 11 Patterson Plaza

I move to recommend approval to amend a Special Use to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District, ~~with the following stipulations:~~

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PROJECT COMPLETION

Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

(end of Suggested Motion and Memo)

MEMORANDUM



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."

Memo To: Council Members

Date: July 25, 2018

Copy: Mayor Thomas P. Schneider
Todd Hughes, P.E., Director of Public Works

Through: Karen Goodwin, City Clerk

From: Philip E. Lum- AIA, Building Commissioner

Subject: 11 Patterson Plaza, proposed Adult Day Care Public Hearing for Metropolitan Events, LLC.

For your information, after review of ordinance no. 8223, I report the following- The P&Z Application states that the presenter is Ms. Juanita Gulley, the Owner's Agent. The petitioner is listed as Sonja Dulick, who currently has ordinance 8223 for Metropolitan Events, LLC.

- Ms. Gulley testified at P&Z that the current use of the Event Center is only on weekends.
- Ordinance No. 8223, however, states hours of operation of the Event Center as 7 days a week 7 a.m. to 1 a.m.
- The petition states that an Adult Day Care is requested M-F, 7 a.m. to 4 p.m.
- P&Z recommended approval, largely based upon the testimony of the petitioner that there were no conflicts anticipated.
- FYI, a State License is required to operate an Adult Day Care from DHSS requirements:
 - Licensure type, with or without Disabilities, Alzheimers patients, etc.
 - Auditing of Medicare payments
 - Staffing, including background checks
 - Program Policies
 - Fire Safety and Physical Environment
 - <https://health.mo.gov/seniors/nursinghomes/pdf/ADCProgramManual.pdf>

Obviously, there is a conflict in hours of operation and these activities cannot operate simultaneously in the same space. If a motion to approve is made, Staff recommends that the hours of operation be adjusted in ordinance no. 8223, in order to coordinate both operations.

*cc to Council / Mayor
Jesse
PH - 8 PH - 11 Patterson*

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 26TH, 2016

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5 BILL NO. 9182

ORDINANCE NO. 8223

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
8 **METROPOLITAN EVENTS, LLC TO ALLOW FOR AN**
9 **EVENT/BANQUET CENTER FOR THE PROPERTY LOCATED AT**
10 **11 PATTERSON PLAZA SHOPPING CENTER.**

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

15 WHEREAS, an application has been filed by Sonja Dulick d/b/a Metropolitan Events,
16 LLC to allow for the location and operation of an event/banquet center on the property known
17 as 11 Patterson Plaza Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of April 18th, 2016, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 16-04-013 on said application to be held on
21 the 26th of April, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
25 would be in the best interest of the City of Florissant.

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

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29 Section 1: A Special Use Permit is hereby granted to Sonja Dulick d/b/a Metropolitan
30 Events, LLC for the location and operation of an event/banquet center on the property known as
31 11 Patterson Plaza Shopping Center with the following stipulations:

- 32 1. Hours of operation to be 7 days a week from 7:00 am until 1:00 am
33 2. No liquor will be served unless catered by a licensed catering with a
34 valid liquor license.
35 3. Any trash container over 90 cubic feet shall be screened and screen
36 shall be constructed compatible with the construction of the building

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as approved by the Building Commissioner. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.

PROJECT COMPLETION.

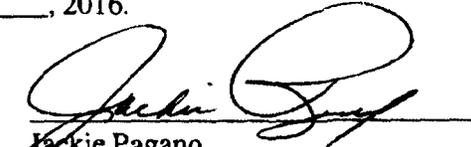
Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

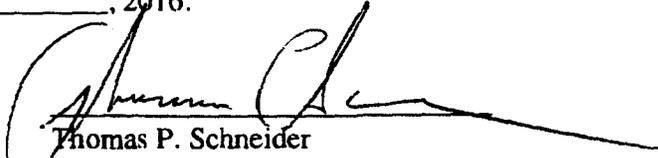
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

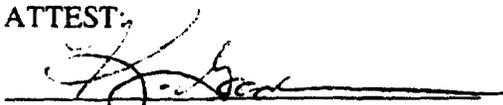
Adopted this 9 day of May, 2016.

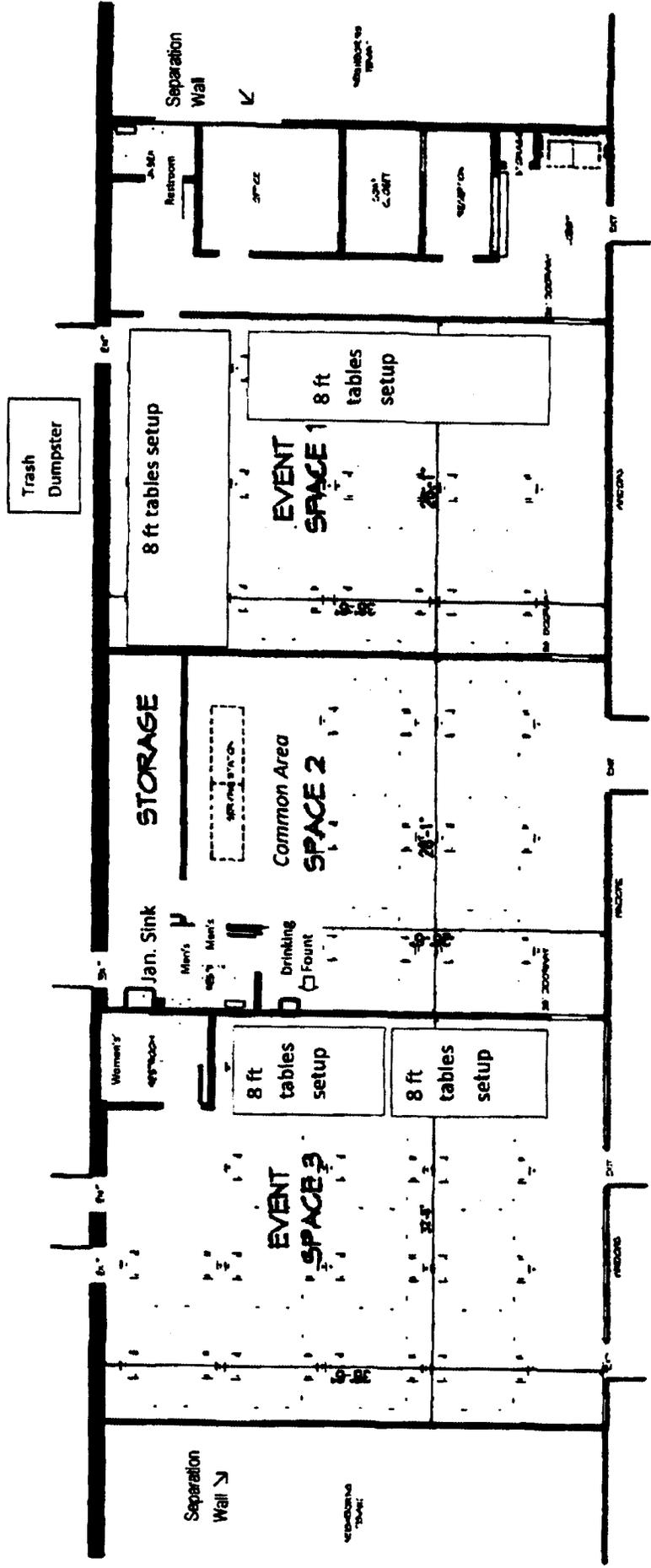

Jackie Pagano
President of the Council
City of Florissant

Approved this 10 day of May, 2016.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



EVENT SPACE = 2250 SQFT
 2250 SQFT / 15 = 150 OCCUPANCY



OCCUPANCY CALCULATIONS

RUNN BY: CE D/MARTINO 314-647-4634 SCALE: 1/8" = 1'-0" MARCH 17, 2016

**11 PATTERSON PLAZA
 FLORISSANT, MO 63031**

8228

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

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4 BILL NO. 9413 ORDINANCE NO.

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6 **ORDINANCE TO AUTHORIZE A TRANSFER OF \$15,000 FROM**
7 **ACCOUNT NO. 09-5-09-51470 "PARK PAVEMENT REPAIRS" TO**
8 **ACCOUNT NO. 09-5-09-29000 "BUILDING MAINTENANCE AND**
9 **REPAIRS" FOR THE PURPOSE OF SUPPLEMENTING VARIOUS**
10 **BUILDING REPAIRS BEFORE THE END OF THE FISCAL YEAR.**

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

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15 Section 1: There is hereby authorized transfer of \$15,000 from account no. 09-5-09-
16 51470 "Park Pavement Repairs" to account no. 09-5-09-29000 "Building Maintenance and
17 Repairs for the purpose of supplementing various building repairs before the end of the fiscal
18 year.

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

21
22 Adopted this _____ day of _____, 2018.

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26 _____
27 Jeff Caputa
28 President of the Council
29 City of Florissant

30 Approved this _____ day of _____, 2018.

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35 Thomas P. Schneider
36 Mayor, City of Florissant

37 ATTEST:
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39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
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**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: September 4, 2018

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Amended Memo for Request of Transfer Funds for Building Maintenance Repairs

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

Cheryl A. Thompson 9/4/18

I am respectfully requesting the transfer of \$15,000 from the Park Improvement Fund "Park Pavement Repairs" Account (5-09-514700) to the Park Improvement Fund "Building Maintenance and Repairs" Account (5-09-29000) for the purpose of supplementing building repairs to install a new hot water heater that will cost approximately \$10,000.

In addition it should be noted until these funds are transferred the hot water for showers, restrooms and kitchens will not be available at the James J. Eagan Civic Center

A considerable amount of unexpected repairs taken from this account such \$10,000 in boiler repair at JFK, replacing a hot tub water heater, and a number of repairs close to \$6,000 for the aging Zamboni machine have caused a very low balance. Thus, this account may not sustain building repairs to the end of the fiscal year. Thus, the additional \$5,000 in funds is requested to cover cost through the end of the year.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within these two Park Improvement Accounts.

Please advise if additional information is required. Thank you for your consideration.

*cc to Council
9/11/18
Reynolds*

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 SUBSTITUTE BILL NO. 9414 ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF \$70,000 FROM**
7 **ACCOUNT NO. 01-5-44-10000 “SALARIES- COMMUNITY & CIVIC**
8 **CENTER” TO ACCOUNT NO. 5-47-10000 “SALARIES-RECREATION-**
9 **PARKS” AND A TRANSFER OF \$7000 FROM ACCOUNT NO. 01-5-44-**
10 **13000 “BENEFITS COMMUNITY & CIVIC CENTER” TO 01-5-47-13000**
11 **“BENEFITS RECREATION-PARKS” FOR THE PURPOSE OF**
12 **SUPPLEMENTING PAYROLL AND BENEFITS FOR THE REMAINDER**
13 **OF THE FISCAL YEAR.**

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

18
19 Section 1: There is hereby authorized a transfer of \$70,000 from account no. 01-5-44-
20 10000 “Salaries- Community & Civic Center” to account no. 5-47-10000 “Salaries-Recreation-
21 Parks” for the purpose of supplementing payroll for the remainder of the fiscal year.

22 Section 2: There is hereby authorized a a transfer of \$7000 from account no. 01-5-44-
23 13000 “Benefits Community & Civic Center” to 01-5-47-13000 “Benefits Recreation-Parks” for
24 the purpose of supplementing benefits for the remainder of the fiscal year.

25 Section 3: This ordinance shall become in force and effect immediately upon its passage
26 and approval.

27 Adopted this _____ day of _____, 2018.

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31 _____
32 Jeff Caputa
33 President of the Council
34 City of Florissant

35 Approved this _____ day of _____, 2018.

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39 Thomas P. Schneider
40 Mayor, City of Florissant

41 ATTEST:
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43 _____
44 Karen Goodwin, MMC/MRCC
45 City Clerk

FLORISSANT CITY COUNCIL

9414

AGENDA REQUEST FORM

Date: September 4, 2018

Mayor's Approval: _____

Agenda Date Requested: | 10-Sep-18

Description of request: Transfer of \$70,000 funds from the Salaries Community & Civic Center Account (5-44-10000) to Salaries Recreation- Parks Payroll Account (5-47-10000) for the purpose of supplementing the remainder of this year's payroll.

+ 7000 Benefits

Department: Parks and Recreation

Recommending Board or Commission: _____

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*CC to Council
Agenda
9/7/18*



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: September 4, 2018

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Amended Request of Transfer Funds for Salaries Recreation Division

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

Cheryl A. Thompson
9/4/18

I am respectfully requesting the transfer of \$70,000 Salaries Community & Civic Center Account (5-44-10000) to the Salaries Recreation – Parks Payroll Account (5-47-10000) for the purpose of supplementing the remainder of the year's payroll.

An additional \$7,000 is requested to move from (5-44-13010) Benefits Community & Civic Center to (5-47-13010) Benefits Recreation.

These transfers are required to cover the expense of the former Director's salary, vacation and sick time that was paid out of this account earlier in the year. If this money is not transferred the current Acting Director, Administrative Assistant, Head Park Ranger and various hours for the Park Rangers will not be funded for the remainder of this fiscal year.

Please advise if additional information is required. Thank you for your consideration.

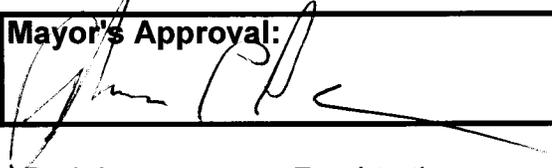
FLORISSANT CITY COUNCIL

9414

AGENDA REQUEST FORM

Date: August 9, 2018

Mayor's Approval:



Agenda Date Requested: | 27-Aug-18

Description of request: Appropriate \$15,000 from the Park Improvement Fund to the Building Maintenance and Repairs Account #5-09-29000 from the Park Improvement Fund Park Pavement Repairs 5-09-514700

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No NO 3 readings?: Yes / No YES

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

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

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

Handwritten notes:
 11/24/18
 CC to Council 11/27/18
 11/27/18



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 9, 2018

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Request of Transfer Funds

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

[Handwritten signatures and date]
8/9/18

I am respectfully requesting the transfer of \$15,000 from the Park Improvement Fund "Park Pavement Repairs" Account (5-09-514700) to the Park Improvement Fund "Building Maintenance and Repairs" Account (5-09-29000) for the purpose of supplementing various building repairs that need to be done.

We have had to do a considerable amount of unexpected repairs from this account such \$10,000 in boiler repair at JFK, replacing a hot tub water heater, and a number of repairs close to \$6,000 for the aging Zamboni machine. Thus, this account will not be able to fund the purchase of a new hot water heater for the Eagan Center which may be close to \$10,000.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within these two General Fund Golf Accounts.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

3
4 BILL NO. 9414

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF \$61,000 FROM**
7 **ACCOUNT NO. 01-5-44-10000 "SALARIES- COMMUNITY & CIVIC**
8 **CENTER" TO ACCOUNT NO. 5-47-10000 "SALARIES-RECREATION-**
9 **PARKS" AND A TRANSFER OF \$6000 FROM ACCOUNT NO. 01-5-44-**
10 **13000 "BENEFITS COMMUNITY & CIVIC CENTER" TO 01-5-47-13000**
11 **"BENEFITS RECREATION-PARKS" FOR THE PURPOSE OF**
12 **SUPPLEMENTING PAYROLL AND BENEFITS FOR THE REMAINDER**
13 **OF THE FISCAL YEAR.**

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

18
19 Section 1: There is hereby authorized a transfer of \$61,000 from account no. 01-5-44-
20 10000 "Salaries- Community & Civic Center" to account no. 5-47-10000 "Salaries-Recreation-
21 Parks" for the purpose of supplementing payroll for the remainder of the fiscal year.

22 Section 2: There is hereby authorized a a transfer of \$6000 from account no. 01-5-44-
23 13000 "Benefits Community & Civic Center" to 01-5-47-13000 "Benefits Recreation-Parks" for
24 the purpose of supplementing benefits for the remainder of the fiscal year.

25 Section 3: This ordinance shall become in force and effect immediately upon its passage
26 and approval.

27 Adopted this _____ day of _____, 2018.

28
29
30
31 _____
32 Jeff Caputa
33 President of the Council
34 City of Florissant

35 Approved this _____ day of _____, 2018.

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

41 ATTEST:

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

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 SUBSTITUTE BILL NO. 9415 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER A TOTAL OF \$40,000 OF**
7 **WHICH \$8,000 IS TRANSFERRED FROM ACCOUNT NO. 09-5-09-3247**
8 **“OFFICE SUPPLIES-PARKS” AND \$25,000 FROM ACCOUNT NO. 09-5-**
9 **09-13010 “PARK IMPROVEMENT-BENEFITS” AND \$7000 FROM**
10 **ACCOUNT NO. 5-09-54440 “ PAK IMPROVEMENT PUBLICITY” TO**
11 **ACCOUNT NO. 5-09-10000 “SALARIES” FOR THE PURPOSE OF**
12 **SUPPLEMENTING SALARIES THROUGH THE END OF THE FISCAL**
13 **YEAR.**

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

17
18 Section 1: There is hereby authorized a transfer of \$8,000 from account no. 09-5-09-
19 3247 “Office Supplies-Parks” to account number 09-5-09-10000 “Salaries” for the purpose of
20 supplementing salaries through the end of the fiscal year.

21 Section 2: There is hereby authorized a transfer of \$25,000 from account no. 09-5-09-
22 13010 “Park Improvement-Benefits” to account no. 5-09-10000 “Salaries” for the purpose of
23 supplementing salaries through the end of the fiscal year.

24 Section 3: There is hereby authorized a transfer of \$7,000 from account no. 5-09-54440
25 “Park Improvement Publicity” to account no. 5-09-10000 “Salaries” for the purpose of
26 supplementing salaries through the end of the fiscal year.

27 Section 3: This ordinance shall become in force and effect immediately upon its passage
28 and approval.

29 Adopted this _____ day of _____, 2018.

30
31
32 _____
33 Jeff Caputa
34 President of the Council
35 City of Florissant

36 Approved this _____ day of _____, 2018.

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

41 ATTEST:

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

FLORISSANT CITY COUNCIL

9/15

AGENDA REQUEST FORM			
Date: September 4, 2018		Mayor's Approval:	
Agenda Date Requested:		10-Sep-18	
Description of request: <i>VARIOUS accts</i> Transfer of \$40,000 from the Civic Center Salaries Account (5-44-10010) to the Park Improvement Fund Salaries Account (5-09-10010) to supplement this account for the remainder of this fiscal year.			
Department: Parks and Recreation			
Recommending Board or Commission:			
Type of request:	Ordinances	X	Other
	Appropriation	X	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		NO	3 readings? : Yes / No
Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	
<p>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.</p>		<p>For City Clerk Use Only:</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p>	



CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum

0413

Date: September 4, 2018
To: The Florissant City Council
Copy: Kimberlee Johnson
Director of Finance
Thru: Mayor Thomas P. Schneider
Karen Goodwin
City Clerk
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Amended Memo for Request of Transfer Funds for Park Improvement Salaries

I am respectfully requesting the transfer of \$8,000 from the Park Improvement account Office Supplies – Parks (5-09-3247) and \$25,000 from Park Improvement Benefits (5-09-13010) and \$7,000 from Park Improvement Publicity for a total of \$20,000 to the Park Improvement Fund “Salaries” Account (5-09-10010). (5-09-54440)

This transfer is required to supplement salaries due to the retirement incentives paid out to the former Superintendent and Foreman for their retirement incentives. If these monies are not transferred it would require layoffs of the Superintendent, Foreman and two “A” men off for the remainder of this fiscal year. Which would result in: no grass cutting in parks and city facilities, no daily or weekend maintenance on parks and no extra help for the Fall Festival.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within these two Park Improvement Accounts.

Please advise if additional information is required. Thank you for your consideration.

FLORISSANT CITY COUNCIL

9415

AGENDA REQUEST FORM

Date: August 20, 2018

Mayor's Approval:

Agenda Date Requested: | 27-Aug-18



Description of request: Tranfer of \$61,000 from Salaries Community & Civic Center Acct. to Salaries Recreation salaries account. To transfer \$6,000 from Benefits Community Center to Recreation benefits account to supplement both accounts for the remainder of the year.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No NO 3 readings? : Yes / No YES

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

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

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

*CC to Council / Mayor
8/27/18
Kessie*



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 20, 2018
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Request of Transfer Funds

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

Cheryl A. Thompson
8/21/18

I am respectfully requesting the transfer of \$61,000 Salaries Community & Civic Center Account (5-44-10000) to the Salaries Recreation – Parks Payroll Account (5-47-10000) for the purpose of supplementing the remainder of the year’s payroll.

In addition I request the transfer of \$6,000 from Benefits Community & Civic Center Account (5-44-13000) to Recreation – Parks Benefits (5-47-13000) for the purpose of supplementing the remainder of the year’s benefits.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

3
4 BILL NO. 9416 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN TRANSFER OF \$1000 FROM 09-5-09-**
7 **42450 “DUES, TRAVEL, AND TRAINING” TO ACCOUNT NO. 09-5-09-**
8 **14000 “INCENTIVE PROGRAM” FOR THE PURPOSE OF**
9 **SUPPLEMENTING THE RESIDENCY INCENTIVE PROGRAM**
10 **THROUGH THE REMAINDER OF THE FISCAL YEAR.**

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

14
15 Section 1: There is hereby authorized a transfer of \$1000 from 09-5-09-42450 “Dues,
16 Travel, and Training” to account no.09-5-09-14000 “Residency Incentive Program” for the
17 purpose of supplementing the residency incentive program through the remainder of the fiscal
18 year.

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

21
22 Adopted this _____ day of _____, 2018.

23
24
25
26 _____
27 Jeff Caputa
28 President of the Council
29 City of Florissant

30 Approved this _____ day of _____, 2018.

31
32
33
34 _____
35 Thomas P. Schneider
36 Mayor, City of Florissant

37 ATTEST:
38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

FLORISSANT CITY COUNCIL

9414

AGENDA REQUEST FORM

Date: August 21, 2018 Mayor's Approval:

Agenda Date Requested: | 27-Aug-18 *[Signature]*

Description of request: Transfer of \$5,000 from the Park Improvement Fund Gasoline Account # 5-09-27470 to Salaries #5-09-10010 and move \$5,000 from Park Pavement repairs 5-09-51470 to Salaries #5-09-10010 to supplement salaries for the remainder of the fiscal year.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:	Ordinances	X	Other	X
	Appropriation	X	Liquor License	
	Transfer		Hotel License	
	Zoning Amendment		Special Presentations	
	Amendment		Resolution	
	Special Use Transfer		Proclamation	
	Special Use		Subdivision	
	Budget Amendment			

Public Hearing needed: **Yes / No** NO **3 readings? : Yes / No** YES

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*cc to Council/m/A
8/23/18
NA*



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 21, 2018
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Request of Transfer Funds

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

Cheryl A. Thompson
8/21/18

I am respectfully requesting the transfer of \$5,000 from the Park Improvement Fund "Gasoline" Account (5-09-27470) to the Park Improvement Fund "Salaries" Account (5-09-10010) and to move an additional \$5,000 from "Park Pavement Repairs to Salaries Account (5-09-10010) for the purpose of supplementing salaries for the remainder of this fiscal year.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within these two Park Improvement Accounts.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 SUBSTITUTE BILL NO. 9417 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$20,000 FROM**
7 **ACCOUNT NO. 01-5-46-10030 “BANGERT SALARIES” TO ACCOUNT**
8 **NO. 01-5-06-10000 “SALARIES” TO SUPPLEMENT PAYROLL**
9 **THROUGH THE END OF THE FISCAL YEAR FOR THE GOLF**
10 **COURSE.**

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

14
15 Section 1: There is hereby authorized a transfer of \$20,000 from account no. 01-5-46-
16 10030 “Bangert Salaries” to account no. 01-5-06-10000 “Salaries” to supplement payroll through
17 the end of the fiscal year for the golf course.

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

20
21 Adopted this _____ day of _____, 2018.

22
23
24 _____
25 Jeff Caputa
26 President of the Council
27 City of Florissant

28
29 Approved this _____ day of _____, 2018.

30
31
32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant

35
36 ATTEST:
37
38 _____
39 Karen Goodwin, MMC/MRCC
40 City Clerk
41

9417
9418

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: September 4, 2018

Mayor's Approval:

Agenda Date Requested: | 10-Sep-18

Description of request: Transfer of \$20,000 funds from the ~~Playground~~ ^{Bambert} Salaries Account (5-46-10030) to the Golf Course Salaries Account (5-06-10000) for the purpose of supplementing the remainder of this year's payroll.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		

Public Hearing needed: Yes / No NO 3 readings?: Yes / No

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

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

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

cc to Council
9/7/18
KGR

947



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: September 4, 2018
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Amended Request of Transfer Funds for Golf Course Salaries

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

[Handwritten signature]
9/4/18

I am respectfully requesting a transfer of \$20,000 from the Bangert Salaries Account (5-46-10000) to the Golf Course Salaries Account (5-06-10000) for the purpose of supplementing the remainder of the year's payroll. The golf course has added additional tournaments this year so to cover the cost of staffing the tournaments along with additional league play these funds will be needed.

If these funds were not transfer it would cause the golf course to cancel the tournaments and leagues for the rest of this fiscal year. It is projected that these will bring in a potential of \$35,000 along with up to \$5,000 in concession revenue for this fiscal year.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

3
4 BILL NO. 9417 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$10,000 FROM**
7 **ACCOUNT NO. 01-5-06-28020 "CONCESSIONS" TO ACCOUNT NO. 01-**
8 **5-06-10000 "SALARIES" TO SUPPLEMENT PAYROLL THROUGH THE**
9 **END OF THE FISCAL YEAR FOR THE PARKS DEPARTMENT.**

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

13
14 Section 1: There is hereby authorized a transfer of \$10,000 from account no. 01-5-06-
15 28020 "Concessions" to account no. 01-5-06-10000 "Salaries" to supplement payroll through the
16 end of the fiscal year for the Parks Department.

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

19
20 Adopted this _____ day of _____, 2018.

21
22
23
24 _____
25 Jeff Caputa
26 President of the Council
27 City of Florissant

28 Approved this _____ day of _____, 2018.

29
30
31 _____
32 Thomas P. Schneider
33 Mayor, City of Florissant

34
35 ATTEST:

36
37 _____
38 Karen Goodwin, MMC/MRCC
39 City Clerk
40

FLORISSANT CITY COUNCIL

9417

AGENDA REQUEST FORM

Date: August 21, 2018

Mayor's Approval:

Agenda Date Requested: | 27-Aug-18

Description of request: Transfer of \$1,000 from the Park Improvement Fund Dues, Travel and Training account # 5-09-42440 to Incentive Program account # 5-09-14000 to supplement this account for the remainder of this fiscal year.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: **Yes / No** NO 3 readings? : **Yes / No** YES

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

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

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

*attached / Mike Hand
 KA
 8/23/18*



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 21, 2018

To: The Florissant City Council

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Request of Transfer Funds

Cheryl A. Thompson 8/22/18

I am respectfully requesting the transfer of \$1000 from the Park Improvement Fund "Dues, Travel and Training" Account (5-09-42440) to the Park Improvement Fund "Incentive Program" Account (5-09-14000) for the purpose of supplementing the incentive program due to new employees being hired that live in the city for the remainder of this fiscal year.

PLEASE NOTE: This **is not** a request for an appropriation of additional funds, but simply a transfer within these two Park Improvement Accounts.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

3
4 BILL NO. 9418 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$10,000**
7 **FROM THE GENERAL REVENUE FUND TO ACCOUNT NO. 01-5-**
8 **06-10000 “GOLF COURSE SALARIES” TO COVER ADDITIONAL**
9 **SALARY REQUIREMENTS DUE TO ADDITIONAL**
10 **TOURNAMENTS THROUGH THE END OF THE FISCAL YEAR.**

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

14
15 Section 1: There is hereby appropriated the amount of \$10,000 from the General
16 Revenue Fund to account no. 01-5-06-10000 “Golf Course Salaries” to cover additional salary
17 requirements due to additional tournaments through the end of the fiscal year.

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

20
21
22 Adopted this ____ day of _____, 2018.

23
24
25 _____
26 Jeff Caputa
27 President of the Council
28 City of Florissant
29

30
31 Approved this ____ day of _____, 2018.

32
33
34 _____
35 Thomas P. Schneider
36 Mayor, City of Florissant
37

38
39 ATTEST:
40
41 _____
42 Karen Goodwin, MMC/MRCC
43 City Clerk
44

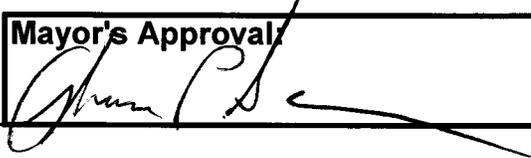
9418

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: August 9, 2018

Mayor's Approval



Agenda Date Requested: | 27-Aug-18

Description of request: Transfer of \$10,000 from the concessions account # 5-06-028020 to the salaries account #5-06-1000 to supplement payroll for the remainder of the year.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No NO 3 readings? : Yes / No YES

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

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

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

*CC to Council / Mayor Head
8/23/18
DS*



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 21, 2018
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Request of Transfer Funds

Cheryl A. Thompson
8/21/18

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

I am respectfully requesting the transfer of \$10,000 from the concessions account for the golf course , Account (5-06-28020)to the Salaries Account (5-06-10000) for the purpose of supplementing the remainder of the year's payroll.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

3
4 BILL NO. 9419 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$40,000 FROM**
7 **ACCOUNT NO. 03-5-03-52000 “STREET CONTRACTS” OF WHICH**
8 **\$10,000 IS TRANSFERRED TO ACCOUNT NO. 03-5-03-29000**
9 **“BUILDING MAINTENANCE AND SUPPLIES” AND \$30,000 IS**
10 **TRANSFERRED TO ACCOUNT NO. 03-5-03-30010 “EQUIPMENT**
11 **REPAIRS –VEHICLES” FOR EQUIPMENT AND BUILDING**
12 **MAINTENANCE THROUGH THE END OF THE FISCAL YEAR.**

13
14 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
15 COUNTY, MISSOURI, AS FOLLOWS:

16
17 Section 1: There is hereby authorized a transfer of \$10,000 to account no. 03-5-03-
18 29000 “Building maintenance and Supplies” for building maintenance through the end of the
19 fiscal year.

20 Section 2: There is hereby authorized a transfer of \$30,000 to account no. 03-5-03-
21 30010 “Equipment Repairs –Vehicles” for equipment maintenance through the end of the fiscal
22 year.

23 Section 3: This ordinance shall become in force and effect immediately upon its passage
24 and approval.

25 Adopted this _____ day of _____, 2018.

26
27
28
29 _____
30 Jeff Caputa
31 President of the Council
32 City of Florissant

33 Approved this _____ day of _____, 2018.

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

39
40
41 ATTEST:
42 _____
43 Karen Goodwin, MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

9419

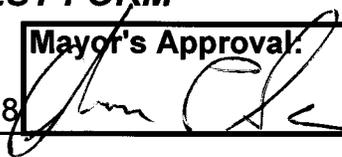
AGENDA REQUEST FORM

Date: August 9, 2018

Mayor's Approval:

Agenda Date Requested: |

27-Aug-18



Description of request: Appropriation of \$10,000 for the golf course salaries account #5-06-10000 to cover additional cost that will be incurred due to the additional of many tournament in September that have been added.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: **Yes / No**

NO

3 readings? : **Yes / No**

YES

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*City Council
8/23/18
WA*



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 21, 2018

To: The Florissant City Council

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Appropriation of Funds

Cheryl A. Thompson 8/21/18

I am respectfully requesting an additional appropriation of \$10,000 to the Golf Course Salaries Account (5-06-10000) for the purpose of supplementing the remainder of the year's payroll. The golf course has added additional tournaments in September so to cover the cost of staffing the tournaments these funds will be needed.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 27, 2018

3
4 BILL NO. 9420 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF**
7 **\$210,910.00 FROM THE SEWER LATERAL FUND TO ACCOUNT**
8 **NO. 04-5-80-50000 “PROFESSIONAL SERVICES” TO FUND THE**
9 **JOINT PROJECT BETWEEN THE CITY AND THE**
10 **METROPOLITAN SEWER DISTRICT FOR THE INSTALLATION**
11 **OF BACK-UP PREVENTION DEVICES FOR SEVERAL**
12 **RESIDENCES.**

13
14 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
15 COUNTY, MISSOURI, AS FOLLOWS:

16
17 Section 1: There is hereby appropriated the amount of \$210,910.00 from the Sewer
18 Lateral Fund to account no. 04-5-80-50000 “Professional Services” to fund the joint project
19 between the city and the Metropolitan Sewer District for the installation of back-up prevention
20 devices for several residences.

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

23 Adopted this ____ day of _____, 2018.

24
25 _____
26 Jeff Caputa
27 President of the Council
28 City of Florissant
29

30
31 Approved this ____ day of _____, 2018.

32
33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant
36
37

38 ATTEST:
39
40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk
43

**FLORISSANT CITY COUNCIL
AGENDA REQUEST FORM**

9420

Date: 8/21/2018		Mayor's Approval:	
Agenda Date Requested: 8/27/2018			
Description of request: Budget transfer for Building and Equipment Maintenance			
Transfer of Funds from 03-5-03-52000 to 03-5-03-29000 and 03-5-03-30010			
(See Attached Memo)			
Department: Public Works			
Recommending Board or Commission: N/A			
Type of request:	Ordinances	X	Other
	Appropriation		Liquor License
	Transfer	X	Hotel License
	Zoning Amendment		Special Presentations
	Amendment		Resolution
	Special Use Transfer		Proclamation
	Special Use		Subdivision
	Budget Amendment		
	Y/N		Y/N
Public Hearing needed: Yes / No		3 readings?: Yes / No	Yes
Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	
<p>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.</p>		<p>For City Clerk Use Only.</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p>	

KGR 8/22/2018

*cc to Council
8/22/18
[Signature]*



Memo To: City Council

Date: August 21, 2018

Thru: Mayor Thomas P. Schneider

From: Todd M. Hughes, P.E.
Director of Public Works and Health

Copy: Kimberlee Johnson

Subject: Budget Transfer for Building and Equipment Maintenance

Due to higher than forecasted expenditures the Building Maintenance and supplies account and the Equipment Repairs – Vehicles account need more money to cover anticipated repair costs. The higher costs to the Building Maintenance account include \$5,000 for an elevator repair and \$11,000 to replace a heat exchanger. The higher costs for the Equipment Repairs account include approximately \$5,000/month for Auto parts,\$5,000 every two months to Danmark Tire, \$3,000 for repair to the emergency generator, \$3,200 to attempt to repair a Chevy hybrid pick up, and approximately \$4,000 in repairs to the police motorcycles.

Therefore, I respectfully request that \$40,000 be transferred from Capital Improvement Fund Account 03-5-03-52000 – Street Contracts. Of that \$40,000, \$10,000 is to be transferred to Account 03-5-03-29000 – Building Maintenance and supplies and \$30,000 is to be transferred to Account 03-5-03-30010 –Equipment Repairs - Vehicles.

Thank you in advance.

Respectfully submitted,



Todd M Hughes, P.E.

1 INTRODUCED BY COUNCILMAN HENKE
2 SEPTEMBER 10, 2018

3
4
5 BILL NO. 9411

ORDINANCE NO.

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL PERMIT TO KNIGHTS OF**
8 **COLUMBUS DUCHESNE COUNCIL #2951 TO ALLOW FOR A DIGITAL**
9 **SIGN FACE CHANGE IN AN EXISTING “HR” HISTORIC RESIDENTIAL**
10 **DISTRICT FOR THE PROPERTY LOCATED AT 50 RUE ST. FRANCOIS.**

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

14 WHEREAS, an application has been filed by the Knights of Columbus Duchesne Council #2951
15 to allow for the location of a digital sign face change located at 50 Rue St. Francois; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
17 August 6th, 2018 has recommended that the said Special Use Permit be denied; and

18 WHEREAS, due notice of public hearing no. 18-08-028 on said application to be held on August
19 27, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded;
20 and

21 WHEREAS, the Council, following said public hearing, and after due and careful consideration,
22 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best
23 interest of the City of Florissant.

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 Permit is hereby approved for a ground sign face change of 18.4
28 square foot according to the proposal prepared by the petitioner as described in related documents
29 presented and according to the sign drawing entitled, LED Displays, all as prepared by Mason Sign Co.
30 5/15/18. Approval is subject to the regulations of the City of Florissant building code and the following
31 additional requirements:

32
33 1. GENERAL DEVELOPMENT CONDITIONS.

- 34 • Unless, and except to the extent otherwise specifically provided, the sign shall be effected
35 only in accordance with all ordinances of the City of Florissant.

- 36 • The existing sign is located as shown on the aerial site plan, with the distance from the
- 37 property line approximately 17 feet.
- 38 • The digital sign shall conform to the City’s Ordinance regarding digital sign code once
- 39 adopted.
- 40 • The digital sign shall display only static, non-moving messages for 10 second intervals
- 41 minimum and shall change instantaneously to the next message without scrolling,
- 42 flashing or animation.
- 43 • The digital sign shall display no glare, flashing, scrolling or animation.
- 44 • The digital sign shall be automatically dimmed at night.

45
46 2. PROJECT COMPLETION.

47 Construction shall start within 30 days issuance of building permits for the project and
48 shall be installed in accordance of the approved construction plan within 90 days of start
49 of construction.

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

51
52
53 Adopted this _____ day of _____, 2018.

54
55
56
57 _____
58 Jeff Caputa
59 President of the Council
60 City of Florissant

61 Approved this _____ day of _____, 2018.

62
63
64
65 _____
66 Thomas P. Schneider
67 Mayor, City of Florissant

68
69 ATTEST:

70
71 _____
72 Karen Goodwin, MMC/MRCC
73 City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 SEPTEMBER 10, 2018

3
4 BILL NO. 9424

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO CHAPTER 125**
7 **“PERSONNEL” SUBSECTION 125.220 “PROMOTION LISTS” BY**
8 **REMOVING THE LIMIT FOR OFFICERS TO REMAIN ON THE**
9 **PROMOTION LIST.**

10
11 WHEREAS the current code provides for an exception for Sergeant, Lieutenant and
12 Captain stating that these positions remain on the promotion list for no longer than four (4)
13 years; and

14 WHEREAS the city council believes that if an officer has successfully completed all
15 written tests and other steps of the promotional process, they should remain on the list
16 permanently and not be required to retest after four years; and

17 WHEREAS the City Council feels it is in the best interest of the city to eliminate the
18 exception for remaining on the promotion list as it applies to the Sergeant, Lieutenant and
19 Captain positions in the police department.

20
21 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.**
22 **LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

23
24 Section 1: Chapter 125.220 “Promotion Lists” is hereby deleted in it’s entirety and
25 replacing it with the following:

26
27 Section 125.220 Promotion Lists.

28
29 The Personnel Officer shall prepare and keep available a promotion list of persons
30 who are in classified positions and who desire promotion to higher-rated positions.
31 Such lists shall show the employee's name, department, title, rating of his/her
32 supervisor (numerically rated on the same scale as for personnel interview of an
33 applicant), length of service in present title and period of continuous service with
34 the City. Such an employee shall be required to take the tests provided for
35 applicants, and his/her test results and earned ratings shall appear on the list. No
36 time limitation applies to promotion lists Names from the promotion lists may be
37 removed in the manner set forth in Section 125.225. It shall be the responsibility of
38 the department heads to keep the Personnel Officer advised of the names of
39 employees seeking promotion, but nothing in this Section shall prevent any
40 employee from requesting the Personnel Officer to place his/her name on such a
41 list. Nothing herein shall be deemed to require that promotions be limited to
42 employees who have requested promotion or who have placed or caused their
43 names to be placed on such a list.
44
45

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

48
49
50
51
52

Adopted this _____ day of _____, 2018.

53
54
55

Jeff Caputa
President of the Council

56 Approved this _____ day of _____, 2018.

57
58

Mayor Thomas P. Schneider

59
60 ATTEST:

61 _____
62 Karen Goodwin, MMC/MRCC
63 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 8-28-2018

Mayor's Approval: 

Agenda Date Requested: 9-10-18

Description of request: Ordinance Change - Promotional Lists
Section 125.220

Department: Police Department

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment	X	Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: **Yes / No**

3 readings? : **Yes / No**

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	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: _____

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

8-29-18

Date: 08-28-2018

To: Mayor Schneider

APPROVED 

From: Chief Timothy Lowery

Subject Ordinance Change-Promotional Lists Section 125.220

Sir;

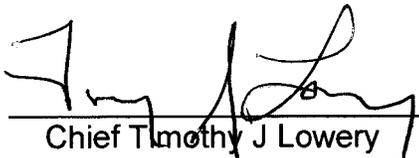
I am requesting a change to the City of Florissant Ordinance Section 125.220. In this section I would like to remove the exception wording that states that a promotion list for the position of Sergeant, Lieutenant and Captain shall not exceed four (4) years. At that time an Officer applying for one of these positions would have to retest to again be placed on the promotion list.

I would like to remove this wording so when an Officer applies for these positions and has successfully completed all written tests and other steps of the promotional process they are placed on the promotion list. The Officer would then permanently stay on the promotion list and not have to retest.

I feel this change would expand our list of promotional candidates. It would reduce the costs associated with the constant repeated testing of employees. Most importantly I think it would improve our promotional process.

I have attached a copy of the Ordinance with the wording highlighted that would need to be removed.

Respectfully



Chief Timothy J Lowery

City of Florissant, MO
Tuesday, August 28, 2018

Chapter 125. Personnel

ARTICLE III. Employment Procedures and Examinations — Lists

Division 4. Lists

Section 125.220. Promotion Lists.

[Ord. No. 7328 §1, 8-28-2006]

The Personnel Officer shall prepare and keep available a promotion list of persons who are in classified positions and who desire promotion to higher-rated positions. Such lists shall show the employee's name, department, title, rating of his/her supervisor (numerically rated on the same scale as for personnel interview of an applicant), length of service in present title and period of continuous service with the City. Such an employee shall be required to take the tests provided for applicants, and his/her test results and earned ratings shall appear on the list. No time limitation applies to promotion lists (with the exception of the promotion lists for Police sergeants, lieutenants and captains, which such promotion lists shall be maintained for a period of not to exceed four (4) years.) Names from the promotion lists may be removed in the manner set forth in Section 125.225. It shall be the responsibility of the department heads to keep the Personnel Officer advised of the names of employees seeking promotion, but nothing in this Section shall prevent any employee from requesting the Personnel Officer to place his/her name on such a list. Nothing herein shall be deemed to require that promotions be limited to employees who have requested promotion or who have placed or caused their names to be placed on such a list.

Section 125.225. Maintenance and Review of Lists — Removal of Names.

[Ord. No. 7328 §1, 8-28-2006]

- A. Maintenance of employment, re-employment and promotion lists shall be the responsibility of the Personnel Officer. To the extent appropriate, he/she shall review the lists, determine eligibility and interest status of applicants listed thereon and remove names for the following reasons, among others:
1. Refusal to accept appointment or report after appointment, unless a satisfactory reason is established which justifies continuance of his/her name on the list;

1 INTRODUCED BY COUNCILMAN HENKE
2 September 10, 2018

3
4 BILL NO. 9425

ORDINANCE NO.

5
6 **ORDINANCE AMENDING ORDINANCE NO. 8251 GRANTED TO HZ**
7 **PROPS RE, LTD D/B/A POPEYE'S TO ALLOW FOR CHANGES IN THE**
8 **DEVELOPMENT PLAN IN AN EXISTING B-5 ZONING DISTRICT**
9 **INCLUDING SITE AND MATERIAL CHANGES FOR THE PROPERTY**
10 **LOCATED AT 955 N. HWY 67.**

11
12 WHEREAS the City Council passed and approved B-5 Ordinance No. 8251 which
13 authorized a B-5 Development of a restaurant located at 955 Hwy 67; and

14 WHEREAS, a building plan was approved and building permits issued by staff according
15 to plans submitted; and

16 WHEREAS, it was determined after the building was completed, that the plans submitted
17 were different from the plans approved by the Planning and Zoning Commission and the City
18 Council; and

19 WHEREAS, HZ Props RE, LTD has applied for changes to the original site plans to
20 bring them into compliance with Ordinance no. 8251; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
22 recommended to the City Council at their meeting of July 16, 2018 that Ordinance No. 8251 be
23 amended to allow for the changes in the building plans; and

24 WHEREAS, due and lawful notice of public hearing no. 18-08-026 on said proposed
25 change was duly published, held and concluded on 13th day of August, 2018 by the Council of
26 the City of Florissant; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 deliberation, has concluded that the amendment of Ordinance No. 8251, as hereinafter set forth,
29 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

30
31 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
32 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

33
34
35 Section 1: B-5 Ordinance No. 8251 is hereby amended as follows:

36

37 1. Omit Section 2, paragraphs 1 and 2, change paragraph 3 to be paragraph 1 to read:

38
39 The proposed post sign shall be located where shown on the final development
40 plan, but the digital sign board shall be limited to 10 second static images with no
41 affects between images and shall be dimmed at night.

42
43 2. Add the following revised paragraph 2 to Section 2:

44
45 The Landscape plan shall be revised to include continuous burning bushes and
46 thornless honey locust trees at 20’ centers along the frontage.

47
48 3. Section 2, paragraph 5 shall be amended to read:

49
50 A final site development plan shall be submitted to the Building Commissioner to review for
51 compliance to this ordinance and other city ordinances prior to issuance of land
52 disturbance permits or building permits. Final Development Plan shall include improvements
53 as shown on Drawings C1 of 7 (Cover Sheet), C2 of 7 (Demo Existing), C3 of 7 (Site
54 Development Plan), C4 of 7 (Site Grading Plan), CS of 7 (Erosion Control Plan) C6 of 7 (Site
55 Profiles) and C7 of 7 (Site Utilities), L1 dated 8/22/18, ATTACHMENT ‘B’ dated 9/5/18 and
56 L2 dated 12/19/17, L3, L4, and PH1, dated 5/27/16, ~~A2-1 and A2-2 dated 5/24/16~~, Color
57 sign package, pages 1-19 dated 5/26/16 by Loren Industries, for “as-built” sewer work only-
58 MSD2 dated 2/17/17, “Attachment ‘A’ dated 9/5/18 (revision of C3 of 7 dated 5/23/16), A100,
59 A300 and A301, dated 6/7/17 and A400 revised 7/13/17 all attached.

60
61 Section 2: Except as herein amended Ordinance No. 8251 shall remain in full force and
62 effect.

63 Section 3: This ordinance shall become in full force and effect immediately upon its
64 passage and approval.

65 Adopted this _____ day of _____, 2018.

66
67
68 _____
69 Jeff Caputa
70 President of the Council

71 Approved this _____ day of _____, 2018.

72
73
74 _____
75 Thomas P. Schneider
76 Mayor, City of Florissant

77 ATTEST:

78
79 _____
80 Karen Goodwin, MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

9426

AGENDA REQUEST FORM

Date: 9/7/18

Mayor's Approval:

Agenda Date Requested:

9/10/2018

Description of request:

Ordinance authorizing an appropriation of \$27,000 from the Public Safety Fund of which \$20,000 is transferred to account no. 17-5-17-26000 "Utilities-Court" and \$7,000 is transferred to account no. 17-5-17-29000 "Building Maintenance & Supplies-Court"

Department: City Clerk

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	x	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No

Y/N

3 readings? : Yes / No

Y/N

Yes

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo	x	Memo	
Draft Ord.		Draft Ord.	

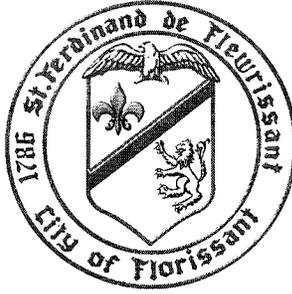
Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*cc to Council
9/7/18
K*



Memo To: City Council

Date: September 5, 2018

Thru: Mayor Thomas P. Schneider

From: Kimberlee Johnson
Director of Finance

Subject: Public Safety Fund Ongoing Utilities and Building Supplies \$27,000

Recently the City built the Municipal Court Florissant Division and Police Annex. The building will need funds to pay for utilities and building supplies. Please consider this for an emergency-reading due to the fact that the accounts are necessary for the functioning of the new building.

Therefore, it is requested that \$27,000.00 be appropriated from the Public Safety Fund Revenues and distributed as follows:

Creation of account 17-5-17-26000 – Utilities for \$20,000.00

Creation of account 17-5-17-29000 – Building Maintenance & Supplies for \$7,000.00

Thank you in advance.

Respectfully submitted,

Kimberlee Johnson, Director of Finance

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 BILL NO. 9426 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$27,000 FROM**
7 **THE PUBLIC SAFETY FUND OF WHICH \$20,000 IS APPROPRIATED**
8 **TO ACCOUNT NO. 17-5-17-26000 “UTILITIES-COURT” AND \$7,000 IS**
9 **APPROPRIATED TO ACCOUNT NO. 17-5-17-29000 “BUILDING**
10 **MAINTENANCE & SUPPLIES-COURT” TO ALLOW TO COVER**
11 **UTILITIES AND MAINTENANCE COSTS FOR THE NEW COURT**
12 **BUILDING AND POLICE ANNEX.**

13
14
15 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
16 COUNTY, MISSOURI, AS FOLLOWS:

17
18 Section 1: There is hereby authorized an appropriation of \$20,000 to account no. 17-5-
19 17-26000 “Utilities-Court” for utility expenses through the end of the fiscal year.

20 Section 2: There is hereby authorized an appropriation of \$7,000 to account no. 17-5-17-
21 29000 “Building Maintenance & Supplies-Court” for equipment maintenance through the end of
22 the fiscal year.

23 Section 3: This ordinance shall become in force and effect immediately upon its passage
24 and approval.

25 Adopted this _____ day of _____, 2018.

26
27
28
29 _____
30 Jeff Caputa
31 President of the Council
32 City of Florissant

33 Approved this _____ day of _____, 2018.

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

39 ATTEST:
40
41 _____
42 Karen Goodwin, MMC/MRCC
43 City Clerk

FLORISSANT CITY COUNCIL

9427

AGENDA REQUEST FORM

Date: 9/7/18

Mayor's Approval:

Agenda Date Requested:

9/10/2018

Description of request:

Ordinance authorizing an appropriation of \$40,000 from the Public Safety Fund to account no. 17-5-17-61000 "Capital Additions" to cover utility costs for the Municipal Court Division and Police Annex.

Department:

Public Works

Recommending Board or Commission:

Type of request:

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

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo	x	Memo	
Draft Ord.		Draft Ord.	

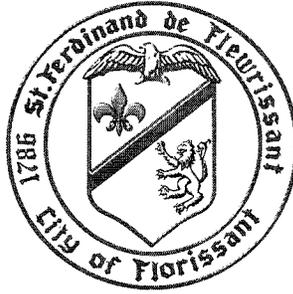
Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*deborah
9/7/18*



Memo To: City Council

Date: September 5, 2018

Thru: Mayor Thomas P. Schneider

From: Kimberlee Johnson
Director of Finance

Subject: Public Safety Fund Construction Utilities \$40,000

Recently the City built the Municipal Court Florissant Division and Police Annex. The utilities used during the construction phase of this building are considered construction costs and should be recorded as such. Erroneously utility charges to date were recorded under the Public Works Department.

This appropriation will allow the utility charges to date and charges through August 31, 2018 (not yet invoiced) to be charged to the correct account.

Please consider this for an emergency reading due to the fact that the error is causing the Public Works Utility account to be short of funds.

Therefore, it is requested that \$40,000 be appropriated from the Public Safety Fund Reserve and distributed as follows:

Account 17-5-17-61000 - Capital Additions

Thank you in advance.

Respectfully submitted,

Kimberlee Johnson, Director of Finance

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 BILL NO. 9427 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$40,000 FROM**
7 **THE PUBLIC SAFETY FUND TO ACCOUNT NO. 17-5-17-61000**
8 **“CAPITAL ADDITIONS” TO COVER UTILITY COSTS FOR THE**
9 **MUNICIPAL COURT DIVISION AND POLICE ANNEX.**

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

14
15 Section 1: There is hereby authorized an appropriation of \$40,000 from the Public
16 Safety Fund to account no. 17-5-17-26000 “Utilities-Court” for utility expenses through the end
17 of the fiscal year for the Municipal Court Division and Police Annex.

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

20 Adopted this _____ day of _____, 2018.

21
22
23 _____
24 Jeff Caputa
25 President of the Council
26 City of Florissant

27
28 Approved this _____ day of _____, 2018.

29
30 _____
31 Thomas P. Schneider
32 Mayor, City of Florissant

33 ATTEST:

34
35 _____
36 Karen Goodwin, MMC/MRCC
37 City Clerk
38

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 BILL NO. 9428 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$200,000 FROM**
7 **ACCOUNT NO. 49-10000 "POLICE-SALARIES" TO ACCOUNT NO. 40-**
8 **10000 "ADMINISTRATION-SALARIES" AND A TRANSFER OF \$200,000**
9 **FROM ACCOUNT NO. 49-13000 "POLICE BENEFITS" TO COVER**
10 **VARIOUS ADMINISTRATIVE SALARY EXPENSES THROUGH THE**
11 **END OF THE FISCAL YEAR.**

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

15
16 Section 1: There is hereby authorized a transfer of \$200,000 from account no. 49-10000
17 "Police-Salaries" to account no. 40-10000 "Administration-Salaries" to cover administrative
18 salaries through the end of the fiscal year.

19 Section 2: There is hereby authorized a transfer of \$200,000 from account no. 49-
20 13000 "Police Benefits" to cover various administrative salary expenses through the end of the
21 fiscal year and distributed as follows:

22	Court Salaries	41-10000	25,000
23	Media Salaries	70-10000	10,000
24	Prosecuting Attorney Salaries	35-10000	50,000
25	Housing Salaries	37-10000	25,000
26	Administration Salaries	40-10000	77,000
27	Administration Benefits	40-13000	13,000

28 Section 3: This ordinance shall become in force and effect immediately upon its passage
29 and approval.

30 Adopted this _____ day of _____, 2018.

31
32
33 _____
34 Jeff Caputa
35 President of the Council
36 City of Florissant

37 Approved this _____ day of _____, 2018.

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

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

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 BILL NO. 9429 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$42,000 FROM**
7 **ACCOUNT NO. 45-10000 “PLAYGROUND-SALARIES” TO ACCOUNT**
8 **NO. 36-10000 “IT-SALARIES” AND \$6,000 FROM ACCOUNT NO. 45-**
9 **13000 “PLAYGROUND-BENEFITS” TO ACCOUNT NO’S 36-10000 “IT-**
10 **SALARIES” AND 36-13000 “IT-BENEFITS” TO COVER IT SALARIES**
11 **AND BENEFITS THROUGH THE END OF THE FISCAL YEAR.**

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

15
16 Section 1: There is hereby authorized a transfer of Ordinance authorizing a transfer of
17 \$42,000 from account no. 45-10000 “Playground-Salaries” to account no. 36-10000 “IT-
18 Salaries” to cover IT Salaries through the end of the fiscal year.

19 Section 2: There is hereby authorized a transfer of \$6,000 from account no. 45-13000
20 “Playground-Benefits” to cover IT salaries and benefits through the end of the fiscal year and
21 distributed as follows:

22	Account no. 36-10000 “IT-Salaries”	\$3,000
23	Account no. 36-13000 “IT-Benefits”	\$3,000

24
25 Section 3: This ordinance shall become in force and effect immediately upon its passage
26 and approval.

27 Adopted this _____ day of _____, 2018.

28
29
30 _____
31 Jeff Caputa
32 President of the Council
33 City of Florissant

34 Approved this _____ day of _____, 2018.

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

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 9-6-18 9/10/18 Mayor's Approval: _____
 Agenda Date Requested: 6/11/2018

Description of request:

Transfer Salaries and Benefits in General Fund between Departments to cover projected salaries and benefits

Department: City Clerk

Recommending Board or Commission:

Type of request:	Ordinances	X	Other	X
Appropriation			Liquor License	
Transfer		X	Hotel License	
Zoning Amendment			Special Presentations	
Amendment			Resolution	
Special Use Transfer			Proclamation	
Special Use			Subdivision	
Budget Amendment				
		Y/N		Y/N

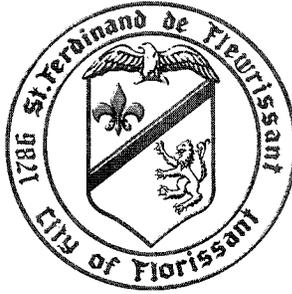
Public Hearing needed: Yes / No 3 readings? : Yes / No

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

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

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

cc to CC [unclear] + Mayor



Memo To: City Council

Date: September 6, 2018

Thru: Mayor Thomas P. Schneider

From: Kimberlee Johnson
Director of Finance

Subject: Transfer between Departments within General Fund to cover projected salaries and benefits

Requesting (3) readings. Currently there are insufficient funds budgeted for Salaries and Benefits in Admin, IT and Housing Departments due to Retirement Payouts. Other departments listed below will be over budget in October.

The Salary and Benefit projections are complete for 2018 Budget Year and after transferring these amounts, there will be sufficient salaries & benefits available for the Police, Health, Public Works and Civic Centers for payroll contingencies.

Transfer \$200,000 from Police Salaries 49-10000 to Admin Salaries 40-10000

Transfer \$200,000 from Police Benefits 49-13000, distributed as follows:

Court Salaries	41-10000	25,000
Media Salaries	70-10000	10,000
Pros Attny Salaries	35-10000	50,000
Housing Salaries	37-10000	25,000
Admin Salaries	40-10000	77,000
Admin Benefits	40-13000	13,000

Transfer \$42,000 from Playground Salaries 45-10000 to IT Salaries 36-10000

Transfer \$6,000 from Playground Benefits 45-13000, distributed as follows:

IT Salaries	36-10000	3,000
IT Benefits	36-13000	3,000

Respectfully submitted,

Kimberlee Johnson, Director of Finance

1 INTRODUCED BY COUNCILMAN CAPUTA
2 SEPTEMBER 10, 2018

3
4 BILL NO. 9430 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$10,000 FROM**
7 **ACCOUNT NO. 46-1000 TO ACCOUNT NO. 36-32000 “OFFICE**
8 **SUPPLIES & SOFTWARE” FOR THE PURCHASE OF TIMEKEEPING**
9 **SOFTWARE AND INTERFACE.**

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

13
14 Section 1: There is hereby authorized a transfer of \$10,000 from account no. 46-1000 to
15 account no. 36-32000 “Office Supplies & Software” for the purchase of timekeeping software
16 and interface.

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

19 Adopted this _____ day of _____, 2018.

20
21 _____
22 Jeff Caputa
23 President of the Council
24 City of Florissant

25 Approved this _____ day of _____, 2018.

26
27 _____
28 Thomas P. Schneider
29 Mayor, City of Florissant

30 ATTEST:

31
32 _____
33 Karen Goodwin, MMC/MRCC
34 City Clerk

9430

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 9-6-18

Mayor's Approval:

Agenda Date Requested: 9/17/18
6/11/2018

Description of request:
Transfer Bangert Salaries to IT Office Supplies to increase PlanIt 2018 Subscription to include City Wide Timekeeping and Scheduling and Tyler Techonologies to provide Incode Interface

Department: City Clerk

Recommending Board or Commission:

Type of request:	Ordinances	X	Other	X
	Appropriation		Liquor License	
	Transfer	X	Hotel License	
	Zoning Amendment		Special Presentations	
	Amendment		Resolution	
	Special Use Transfer		Proclamation	
	Special Use		Subdivision	
	Budget Amendment			
		Y/N		Y/N

Public Hearing needed: Yes / No 3 readings? : Yes / No

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

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

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

cc to council
9/17/18
[Signature]



Memo To: City Council

Date: September 6, 2018

Thru: Mayor Thomas P. Schneider

From: Kimberlee Johnson
Director of Finance

Subject: Transfer from Bangert Salaries to IT Office Supplies to increase subscription to PlanIt to provide City Wide Scheduling and Timekeeping \$6,000 and Tyler Technologies to provide interface with current Incode Financial and Payroll System \$4,000.

Request (3) readings. This Implementation will take 4-6 weeks to schedule and another 4-6 weeks to implement. Having this system up and running prior to December 1st will not only enable the City to process payroll more effectively and efficiently throughout all departments but also address the audit recommendation of review by a 2nd person prior to payroll processing. This review is not feasible currently and would require departments to create lengthy detailed spreadsheet of each employee and totals when PlanIt can import directly into the Payroll system for final review and processing.

Transfer \$10,000 from Bangert Salaries 46-10000 to IT 36-32000 Office Supplies

Respectfully submitted,

Kimberlee Johnson, Director of Finance