



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, June 28, 2021
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of June 14, 2021

IV. BEAUTIFUL HOME AWARDS

V. PROCLAMATIONS

- Parks and Recreation Month

VI. HEARING FROM CITIZENS

VII. COMMUNICATIONS

VIII. PUBLIC HEARINGS

None		
------	--	--

IX. OLD BUSINESS

A. BILLS FOR SECOND READING

9688 Memo	Ordinance approving the Community Development Block Grant (CDBG) FY2021-FY2025 5-Year Consolidated Plan and the FY2021 Annual Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development.	2 nd Reading Council as a Whole
9689	Ordinance to approve the rezoning of 130 Howdershell from R-4 “Residential Zoning District” to a B-5 “Planned Commercial District for the location of a utility substation.	2 nd Reading Eagan

9690	Ordinance to amend an existing B-5 “Planned Commercial District” to allow for changes in the recorded development plan to include an addition, exterior changes and signage located at 3500 Patterson Road.	2 nd Reading Caputa
9691 Memo	Ordinance authorizing the mayor of the City of Florissant to enter into a program agreement for the federal funding for project number STP-5622 (603) for the improvement of rue St. Denis street phase II.	2 nd Reading Council as a Whole

X. NEW

XI. BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9692	Ordinance re-adopting a procedure to disclose potential conflict of interest and substantial interest for certain officials as set forth in title 1, section 105.130 “Compliance with State Conflict of Interest” law in the Florissant Code of Ordinances.	Council as a Whole
9693	Ordinance authorizing the city of Florissant, Missouri, to enter into a lease purchase agreement, as lessee, with BOKF, N.A., as lessor, to prepay outstanding lease obligations of the city; and approving the execution of certain documents and authorizing certain actions in connection therewith.	Council as a Whole
9694	Ordinance authorizing an amendment to Article XIV, “Miscellaneous Offenses” to prohibit bars on windows of commercial establishments.	Council as a Whole
9695	Ordinance authorizing an amendment to Article XVII, “Residential Rental Real Estate” to prohibit short term rentals.	Parson

XII. COUNCIL ANNOUNCEMENTS

XIII. MESSAGE FROM THE MAYOR

XIV. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JUNE 25TH, 2021 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, JUNE 28, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

June 14, 2021

The Florissant City Council met in regular session in the Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, June 14, 2021 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Mulcahy, Pagano, Parson, Siam, Harris, Manganelli, Caputa, and Schildroth. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Manganelli moved to approve the City Council Minutes of May 24, 2021, seconded by Siam. Motion carried.

The next item on the Agenda was *Hearing from Citizens*.

Marvin Tobias, 1826 Woodridge Ln, thanked the Finance Department for updating the quarterly finance report on the city website and stated he thinks it would be important to upload the entire budget to the website as well to help convince residents to vote for the use tax. Mr. Tobias continued to state the Citizen's Review Board should have the ability to review body cam footage for the police department.

Caleb Gentry, 7520 York Dr, thanked the council for serving the City of Florissant. He stated he is an intern for a current state representative and is working to become a policy hub for municipal governments. Mr. Gentry continued he has contact information for the State Representative regarding the policy hub and encouraged the Council to contact them if they have any questions.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 21-06-014 for the request to approve the rezoning of 130 Howdershell from R-4 "Residential Zoning District" to a B-5 "Planned Commercial District" for the location of a utility substation. The Chair declared the Public Hearing to be open.

Roxanne Young, Ameren Missouri Real Estate Representative, stated this substation will be consolidated into an adjacent lot which is being used as a substation currently. Councilman Eagan stated he has no objection to the rezoning of the property in his ward. Roxanne Young stated the Planning and

32 Zoning Commission noticed a lack of vegetation which is now to be completed on the property by the
33 fall.

34 Being no further comments, Councilman Eagan moved to close the Public Hearing, seconded by
35 Pagano. Motion carried.

36 The City Clerk reported Public Hearing 21-06-015 for the request to amend an existing B-5
37 “Planned Commercial District” to allow for changes in the recorded development plan to include an
38 addition, exterior changes and signage located at 3500 Patterson Road. The Chair declared the Public
39 Hearing to be open.

40 Scott Elpers, petitioner, stated there will be an exterior renovation to reface the canopy, resurface
41 the building, and change signage on the outside of the building. He stated the ‘V’ and ‘T’ portion of the
42 canopy will be removed. The initial large standing road sign will be moved farther back from the road
43 and allow for a price sign to be added to the canopy. Mr. Elpers stated the location is adding food service
44 and is the reason the additional signage is being requested. The signs were verified to be static and digital
45 signs for the gas prices. Mr. Elpers stated the building will have all the bricks removed to the studs and
46 completely replaced.

47 Being no further comments, Councilman Caputa moved to close the Public Hearing, seconded by
48 Parson. Motion carried.

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

50 Councilman Harris moved Bill No. 9684 an Ordinance authorizing a special use permit to
51 Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a B-3
52 “Extensive Business District” for the property located at 8 & 9 Mullanphy Gardens Shopping Center be
53 read for a second time, seconded by Schildroth.

54 Councilman Harris moved that Bill no. 9684 be read for a third time, seconded by Mulcahy.
55 Motion carried and Bill No. 9684 was read for a third time and placed upon its passage.

56 On roll call the Council voted: Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes,
57 Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes.

58 Whereupon the Chair declared Bill No. 9684 to have passed and become Ordinance No. 8697.

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

60 Councilman Manganelli moved to appoint Melissa Adney, 1450 Estes Drive, to the Citizens
61 Participation Board with a term expiring on 6/14/2024. Seconded by Eagan, motion carried and the
62 appointment was made.

63 Councilman Mulcahy moved to appoint Thomas Friedhoff Jr., 620 Van Asche Ct, to the Parks
64 and Recreation Advisory Board with a term expiring on 6/14/2024.

65 Councilman Schildroth moved to accept the Mayor's appointments of Jason Epersole, 1400
66 Balmoral Dr, to the Citizen's Corp Council Emergency Management Commission with a term expiring
67 on 6/14/2024. Seconded by Caputa, motion carried and the appointment was made.

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

69 Councilman Mulcahy moved to accept the application for a Request to approve to keep chickens
70 for Sara Weber located at 534 Aubuchon St, seconded by Schildroth. Motion carried.

71 Councilman Mulcahy moved to approve the application for a Request for a Full Liquor by the
72 Drink license for Boykins Family LLC d/b/a FlyZone located at 620 N. Hwy 67, seconded by Schildroth.

73 Councilman Mulcahy moved to suspend the rules to allow for discussion, seconded by Pagano. Motion
74 carried.

75 Corwin Boykins, petitioner, stated the business will be a fashion bar for women to shop and enjoy
76 a cocktail at the same time. He stated many stores in other countries have the same concept and is
77 expecting about \$400k in revenue in the first year. Mr. Boykins stated the company is moving to a larger
78 location in the same shopping center due to a large customer base of customers who fly in from other
79 states to shop at her store. He informed the Council the store will be about 3 times the size and allow the
80 business to hold fashion shows inside the store and a circle bar to be attached to the catwalk. Mr. Boykins
81 stated the drinks would be cocktails rather than just beer and wine. Corwin Boykins stated the hours
82 would be 10am to 8pm Monday through Saturday and would like to add Sundays to do bridal showers or
83 special event fashion shows. Mr. Boykins stated the business would be primarily geared towards women
84 and there is a simple speaker system without live entertainment. Corwin Boykins stated the music type
85 would not change or disrupt the neighbors in the area and they continue to have only 4-5 employees.
86 Madeline Boykins stated they do work with Good Will and At Risk Youth to show them different job
87 options and as well as bring in part-time employees. Mr. Boykins stated they are hoping to increase the
88 number of employees based on the increased size of the business and have scheduled to move on July
89 18, 2021. Ms. Boykins stated this idea is similar to nail shops allowing customers to have a cocktail or
90 drink while they are shopping for clothing and the drinks are for shopping customers not for people to
91 just sit down and enjoy a drink. Mr. Boykins stated the current FlyZone location will be turning into a
92 men's clothing store location. Mr. Boykins stated the only employees serving alcohol are over the age of
93 21 and one employee is currently being trained to check IDs as well as make drinks.

94 Mr. Hessel clarified this request is not a special use permit and does not require a public hearing
95 or Planning and Zoning Commission recommendation.

96 Councilman Mulcahy made a motion to postpone to the meeting scheduled June 28, 2021,
97 seconded by Pagano. On roll call the Council voted: Mulcahy yes, Pagano yes, Parson no, Siam yes,
98 Harris no, Manganelli yes, Eagan no, Caputa no, and Schildroth no. Motion failed.

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

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

102 The Council as a whole introduced Bill No. 9688 an Ordinance approving the Community
103 Development Block Grant (CDBG) FY2021-FY2025 5-Year Consolidated Plan and the FY2021 Annual
104 Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such
105 plan to the United States Department of Housing and Urban Development was read for the first time.

106 Councilman Eagan introduced Bill No. 9689 an Ordinance to approve the rezoning of 130
107 Howdershell from R-4 “Residential Zoning District” to a B-5 “Planned Commercial District” for the
108 location of a utility substation was read for the first time.

109 Councilman Caputa introduced Bill No. 9690 an Ordinance to amend an existing B-5 “Planned
110 Commercial District” to allow for changes in the recorded development plan to include an addition,
111 exterior changes and signage located at 3500 Patterson Road was read for the first time.

112 The Council as a whole introduced Bill No. 9691 an Ordinance authorizing the Mayor of the City
113 of Florissant to enter into a program agreement for the federal funding for project number STP-5622
114 (603) for the improvement of rue St. Denis street phase II was read for the first time.

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

116 Councilman Schildroth thanked the Daughters of the American Revolution for the ceremony at
117 City Hall and disposing of the flags.

118 Councilman Caputa reminded residents to lock up firearms in their homes and to join their
119 Neighborhood Watch.

120 Councilman Manganelli stated Friday, June 18 is the first Florissant Food Truck Nights for the
121 year and will have a food collection for the TEAM food pantry.

122 The next item was *Mayor Announcements*.

123 Mayor Lowery stated the plaque dedication for Lt. Jay Noser would be held on Wednesday, June
124 23rd at 5:30pm at 619 St. Francois St and to follow will be the second Night Out at Korte’s Custom

125 Framing at Jefferson and St. Francois. Mayor Lowery stated the July 4th celebration will be taking place
126 at the Eagan Center starting at 7:30pm with the Midnight Piano band playing and the fireworks at 9:15pm.

127 The Council President stated that the next regular City Council Meeting will be Monday, June
128 28, 2021 at 7:00 pm.

129 Councilman Parson moved to adjourn the meeting, seconded by Manganelli. Motion carried.
130 The meeting was adjourned at 7:56 p.m.

131

132

133


134

135 The following Bills were signed by the Mayor:

136

Bill No. 9688

Ord. 8697



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

- WHEREAS: Parks and recreation programs are an integral part of communities throughout this country, including Florissant; and*
- WHEREAS: Our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and*
- WHEREAS: Parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and*
- WHEREAS: Parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and*
- WHEREAS: Parks and recreation areas are fundamental to the environmental well-being of our community; and*
- WHEREAS: Parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and*
- WHEREAS: Our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and*
- WHEREAS: The U.S. House of Representatives has designated July as Parks and Recreation Month.*
- WHEREAS: Florissant recognizes the benefits derived from parks and recreation resources.*

NOW, THEREFORE, I Timothy J. Lowery, Mayor of the City of Florissant, MO and members of the Florissant City Council do hereby recognized July 2021 as Parks and Recreation month in the City of Florissant.

*In Witness Whereof I hereunto Set My Hand
And Cause To Be Affixed The Seal Of The City
Of Florissant, Missouri, this 28th day of June
2021.*

Timothy J. Lowery, Mayor

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 14, 2021

3
4 BILL NO. 9688 ORDINANCE NO.

5
6 **AN ORDINANCE APPROVING THE COMMUNITY DEVELOPMENT**
7 **BLOCK GRANT (CDBG) FY2021-FY2025 5-YEAR CONSOLIDATED PLAN**
8 **AND THE FY2021 ANNUAL ACTION PLAN FOR THE CITY OF**
9 **FLORISSANT, MISSOURI AND AUTHORIZING AND DIRECTING THE**
10 **MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES**
11 **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

12
13 **WHEREAS**, the Mayor and City Council Members of the City of Florissant, Missouri being
14 first duly assembled at a regular City Council meeting on the 10TH day of May, 2021, and

15 **WHEREAS**, as a Metropolitan City and an Entitlement Community, and in accordance with
16 24 CFR 91, the City of Florissant, Missouri is required to prepare a 5 Year Consolidated Plan
17 and an Annual Action Plan for use of CDBG funds; and

18 **WHEREAS**, the City of Florissant must submit the CDBG Consolidated and Annual Action
19 Plan to the United States Department of Housing and Urban Development (HUD) no later than
20 August 16, 2022; and

21 **WHEREAS**, the City Council has reviewed the CDBG Consolidated and Annual Action
22 Plan, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by
23 reference as if fully set forth.

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

27
28 Section 1. The City Council of the City of Florissant, Missouri does hereby approve
29 the CDBG Consolidated and Annual Action Plan marked Exhibit A, and does hereby authorize
30 and direct the Mayor of the City of Florissant, Missouri, to execute the CDBG Consolidated and
31 Annual Action Plan and to submit it to the United States Department of Housing and Urban
32 Development.

33
34 PASSED AND APPROVED THIS ____ DAY OF _____, 2021.

35
36
37
38
39 _____
40 Keith Schildroth
41 President of the Council
42 City of Florissant

43 Approved this ____ day of _____, 2021.

44
45
46 _____
47 Timothy J. Lowery
48 Mayor, City of Florissant

49 ATTEST:
50
51 _____
52 Karen Goodwin, MPPA/MMC/MRCC
City Clerk



PUBLIC NOTICE CITY OF FLORISSANT

**Public Hearing for the Community Development Block Grant (CDBG)
Fiscal Year (FY) 2021-2025 5-Year Consolidated Plan
Fiscal Year (FY) 2021 Annual Action Plan**

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, May 10, 2021, at 7:00 p.m. VIA THE ZOOM PLATFORM concerning the Fiscal Year 2021-2025 Consolidated Plan and the Fiscal Year 2021 Annual Plan for the Florissant Community Development Block Grant Program.

DUE TO COVID-19 PANDEMIC AND BY ORDER OF THE GOVERNOR OF THE STATE OF THE MISSOURI AND BY ORDER OF THE ST. LOUIS COUNTY EXECUTIVE, THE COUNCIL MEETING WILL BE HELD VIRTUALLY AND IS OPEN TO THE PUBLIC TO ATTEND VIA THE ZOOM PLATFORM, IF YOU WOULD LIKE TO ATTEND THE MEETING, PLEASE CONTACT THE CITY CLERK VIA EMAIL AT KGOODWIN@FLORISSANTMO.COM TO OBTAIN ACCESS INFORMATION

For additional information, contact Carol O'Mara, Director Housing & Community Development

Posted this 22nd day of April, 2021



**M. Carol O'Mara, Director
Housing and Community Development
3147.839.7680**

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 4/26/21

Mayor's Approval: 

Agenda Date Requested: 21-Jun-21

Description of request: 2nd & 3rd Reading for
Fiscal Year 2021 Annual
Plan for the Florissant
Community
Development Block
Grant Program (CDBG)

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

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			

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

FLORISSANT CITY COUNCIL

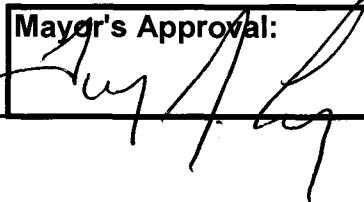
AGENDA REQUEST FORM

4/26/2021

Mayer's Approval:

Agenda Date Requested:

7-Jun-21



Description of request: 1st Reading for Fiscal Year 2021 Annual Plan for the Florissant Community Development Block Grant Program (CDBG)

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

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			

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

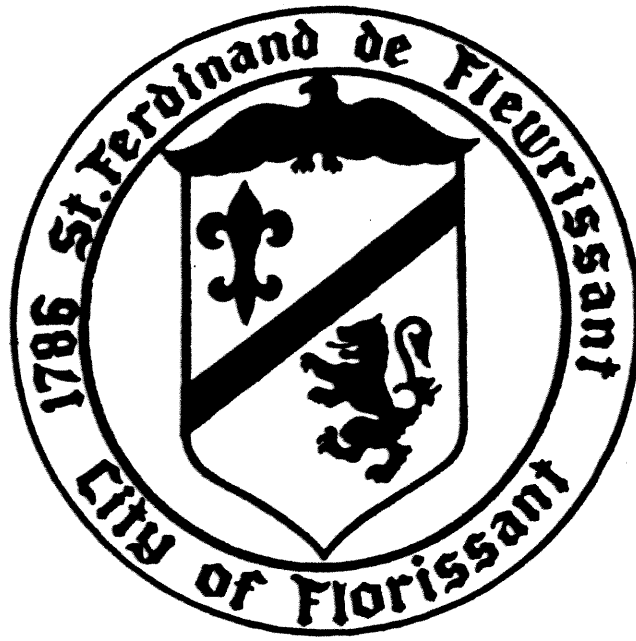
Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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: _____

CDBG

ANNUAL ACTION PLAN FY2021



DRAFT

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a strategic planning instrument required by the Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) Program. The Consolidated Plan helps the City of Florissant identify key community issues and the resources to deal with those issues.

This Consolidated Plan outlines the use of Community Development Block Grant (CDBG) funds for FY2021 through FY2025. This document will serve as a five-year Consolidated Plan.

This document also includes the required FY2021 Annual Action Plan. The Annual Action Plan process requires that the grantee outline an action plan, which addresses the priority needs and local objectives of the community over a one-year period.

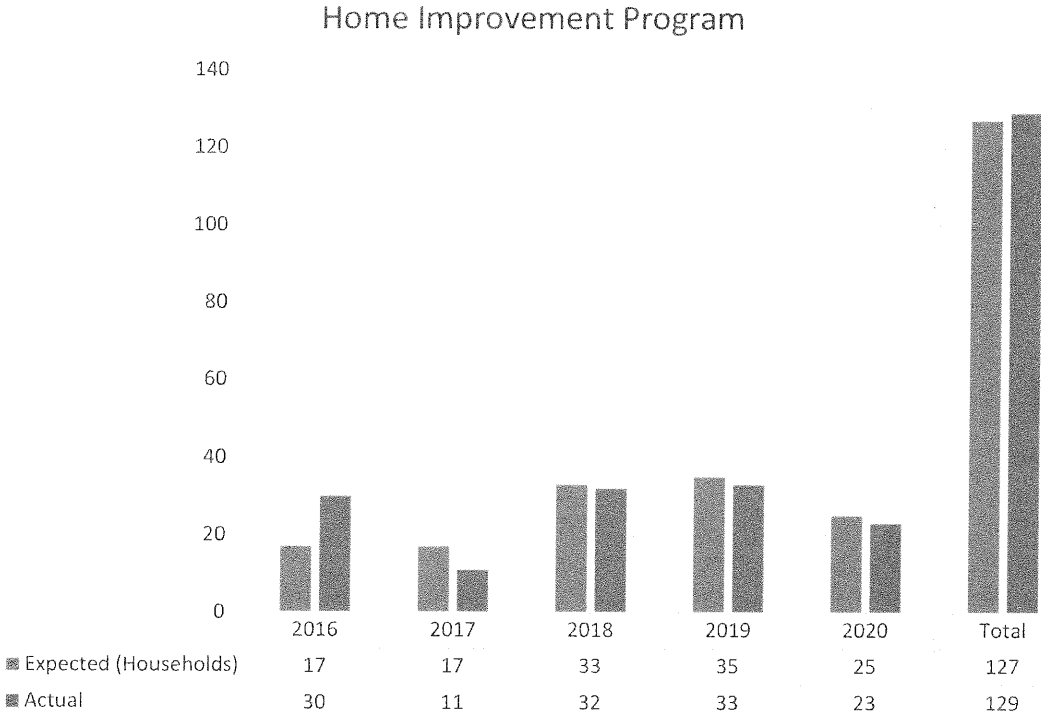
2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As an entitlement community, the City of Florissant has determined, through a need's assessment, market analysis, and public participation process that it is in the best interest of the community to continue to concentrate limited CDBG funds in a few areas of primary concern over the next five years. Housing, Public Services, and the Removal of Architectural Barriers have been the focus in the past and will remain the focus over the next five years. There continues to be a need and concern regarding the preservation and maintenance of existing structures, homeownership, lead, and emergency repair throughout the City. The programs addressing these issues that the City currently funds have been very popular and have met a great need in the community. In addition, Public Services programs such as programs for emergency mortgage, rental, and utility assistance have been identified through the needs assessment and public participation process as important strategies for serving City residents.

3. Evaluation of past performance

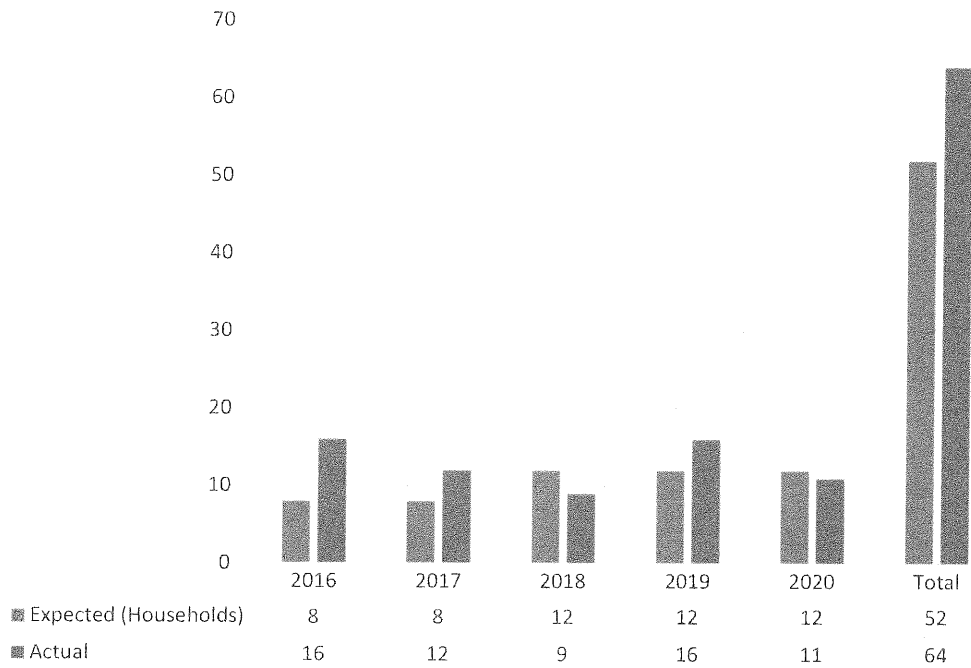
The City of Florissant has an excellent performance record and, as of the end of 2020, is on track to meet or exceed performance goals for four out of the five CDBG funded activities from the last Consolidated Plan (covering FY2016-FY2020). Currently, the only one of the five CDBG funded activities from the last Consolidated Plan that has not met the estimated goal is the MRU Assist program. The MRU Assist program was a new program that was created in 2016 to meet a need for rental assistance but some time to get it off the ground. The program is relatively new for the City, and the first year of

any new program can be difficult. In other words, not meeting the goal for the MRU Assist program is an issue of ambitious goal-setting in the first year it was offered rather than an issue of poor performance. The charts below visualize the City's performance in each performance goal area from the FY2016-FY2021 Consolidated Plan.



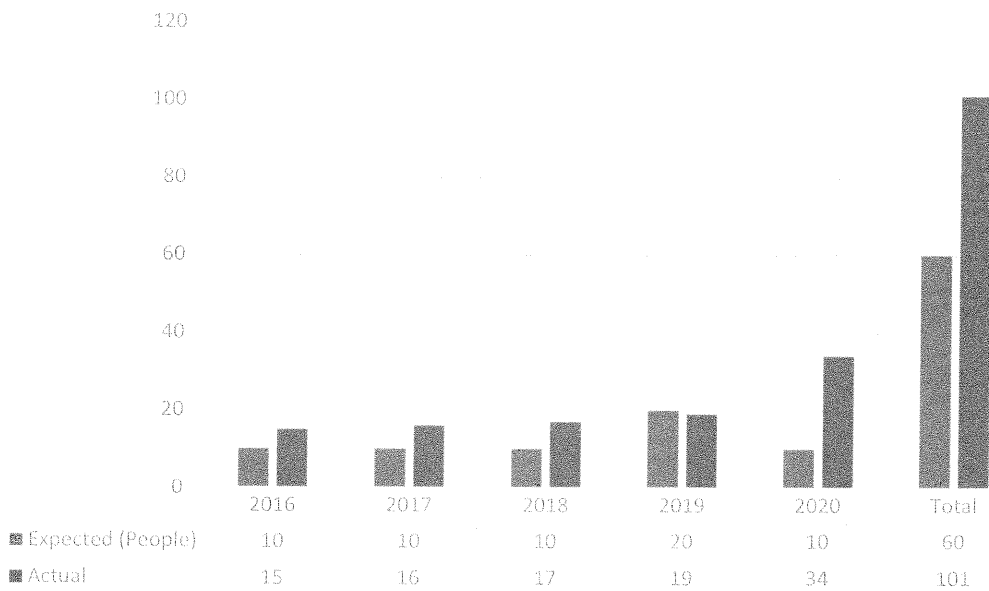
ES-05-Chart-1

Home Improvement Program - Mechanical



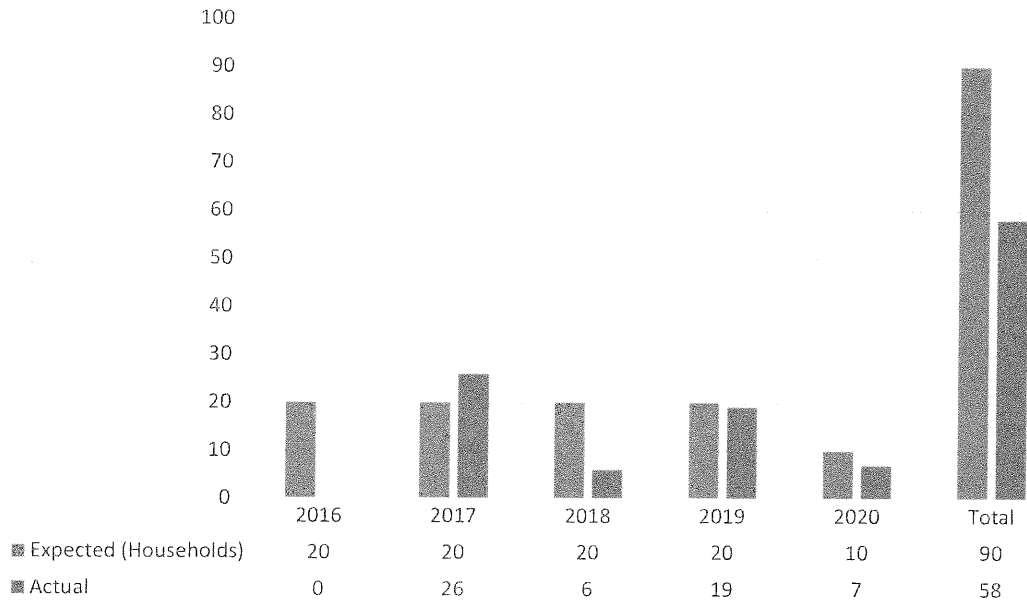
ES-05-Chart-2

Project Impact



ES-05-Chart-3

Mortgage, Rent, and Utility Assistance



ES-05-Chart-4

4. Summary of citizen participation process and consultation process

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council.

In accordance with our Citizen Participation Plan, our 2021—2025 Consolidated Plan and 2021 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on May 10, 2021 at 7:00 p.m. via the Zoom platform. Public hearing notices were posted on the City’s cable television channel and the City’s website, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our website and all of our other media outlets. The summary described the contents of the plan and the entire Consolidated Plan could be reviewed on line and at the City’s Government Center or by written request. The plan was available for public comment for 30 days starting on May 10, 2021. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

5. Summary of public comments

At this point in time, there have been no public comments beyond the discussion at the May 10, 2021 Public Hearing and Citizen Participation Committee meeting. Discussion of the 5-year consolidated plan and data at that meeting revealed that the City's priority need is still single-family housing but with the continued increase in rental dwelling there is a need in this area that is currently going unmet. In response to this unmet need, the City of Florissant will continue to fund the Mortgage, Rental and Utility Assistance Program for FY2021. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

After a need's assessment market analysis and public participation process the City of Florissant identified four main goals for 2021-2025. The five main goals include Home Improvement, Home Improvement Program-Mechanical, Project I.M.P.A.C.T., and Mortgage Rental and Utility Assistance.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FLORISSANT	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Florissant has always been proactive in its communications with residents and we have many mechanisms for public input in place. We publish and mail a quarterly newsletter directly to residents. We also produce our own cable television channel. We have had an active Citizens Participation Committee (CPC) for many years. It was developed as part of the City of Florissant's effort to include as many citizens as possible in the community development planning process. The CPC is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC is the major mechanism whereby the citizens of Florissant have an opportunity to express their needs as well as to be kept aware of the performance of the city's community development programs.

The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. It:

- Conducts regular meetings on the second Thursday of each month, except June, July and August
- Evaluates and recommends priorities regarding community development needs
- Evaluates existing CDBG programs
- Evaluates and recommends programs for possible inclusion in future Annual Plans
- Evaluates any amendments to approved CDBG projects, except those for urgent need activities
- Evaluates suggested uses of any CDBG funds earmarked for contingency activities
- The CPC may recommend against such expenditures.
- Reviews the draft Consolidated Plan prior to its being made available for public comment
- Recommends changes in the draft Consolidated Plan.
- Reviews the Citizen Participation Plan annually
- Provides assistance and information to interested individuals and/or groups within Florissant

As a Metropolitan City entitlement community, our goal is to educate the community on the Community Development Block Grant (CDBG) program and to encourage citizen participation in the local consolidated planning process. Our long-term goal is to keep the public involved in our community and to provide opportunities to participate in the consolidated planning process on an annual basis.

In accordance with our Citizen Participation Plan, our process included a public hearing. The CPC committee met and a public hearing for the FY2021—2025 Consolidated Plan was held on May 10, 2021 at 7:00 p.m. via the ZOOM platform. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.

A summary of the draft plan was posted on our website, cable TV channel and social media sites. The summary described the contents of the plan and the entire Consolidated Plan could be reviewed on line, at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on May 10, 2021. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

Consolidated Plan Public Contact Information

Mrs. M. Carol O'Mara
Director of Housing and Community Development
Florissant Government Building
1055 rue St. Francois
Florissant, Missouri 63031
(314) 839-7680

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Citizen Participation Committee
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. In accordance with our Citizen Participation Plan, our 2021-2025 Consolidated Plan and 2021 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on May 10, 2021 at 7:00 p.m. via the ZOOM platform. Public hearing notices were posted on the City website, cable television channel and social media sites, soliciting comments and participation in the process.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Florissant coordinates with various St. Louis County departments and is a member of the St. Louis County Housing Consortium.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council.

In accordance with our Citizen Participation Plan, our 2021—2025 Consolidated Plan and 2021 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on May 10, 2021 at 7:00 p.m. via the ZOOM platform. Public hearing notices were posted on the City's cable television channel and the City's website, and social media sites soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.

A summary of the draft plan was posted on our website, cable TV channel and social media sites. The summary described the contents of the plan and the entire Consolidated Plan could be reviewed on line, at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on May 10, 2021. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

At this point in time, there have been no public comments beyond the discussion at the May 10, 2021 Public Hearing and Citizen Participation Committee meeting. Discussion revealed that the City's priority need is still single-family housing but with the continued increase in rental dwelling there is a need in this area that is currently going unmet. In response to this unmet need, the City of Florissant will continue to fund the Mortgage, Rental and Utility Assistance Program for FY2021. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

Citizen Participation Outreach

Consolidated Plan

FLORISSANT

10

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

Consolidated Plan

FLORISSANT

1	Public Hearing	Non-targeted/broad community	<p>In accordance with our Citizen Participation Plan, our 2021-2025 Consolidated Plan and 2021 Annual Action Plan process included a public hearing. The Citizen Participation Plan committee met and a public hearing was held on May 10, 2021 at 7:00 p.m. via the ZOOM platform. Public hearing notices were posted on the City's cable television channel, the City's website and social media sites, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.</p>		
---	----------------	------------------------------	--	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	<p>In accordance with our Citizen Participation Plan, our 2021-2025 Consolidated Plan and 2021 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on May 10, 2021 at 7:00 p.m. via the ZOOM platform. Public hearing notices were posted on the City's cable television channel, the City's website and social media sites, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.</p>			

Consolidated Plan

FLORISSANT

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Cable Television	Non-targeted/broad community	A summary of the draft plan was posted on our cable TV channel. The summary described the contents of the plan and the entire Consolidated Plan could be reviewed on line, at the City Government Center or by written request.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As of the 2019 American Community Survey, Florissant was home to 50,952 people, a rate of -2.3% since 2010. The majority of the population was White (52.1% as of 2019) and almost half was Black/African American (40.1% as of 2019). No other minority group made up more than 4% of the City's population. Median household income in Florissant (\$54,978) was slightly lower than that of the State of Missouri (\$55,461) according to the 2019 American Community Survey.

Florissant had an unemployment rate of approximately 8.6% prior to the Covid-19 recession. As the economy reopens, it could be estimated that the economy of Florissant will return to a similar level.

Like in many other communities throughout the St. Louis region, some households in the City of Florissant are housing cost burdened. HUD considers a household housing cost burdened if their rent or home ownership costs exceeds 30% of their household income. In Florissant, 48.2% of renter households and 18.5% of owner households face housing cost burden.

The development of the City's land is now almost complete and the major issues facing the City are a mature housing stock, and aging population, and a changing economic environment. Yet Florissant remains a viable, prosperous community of opportunity that offers its residents a variety of services and activities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	52,158	50,952	-2.3%
Households	21,577	19,710	-8.7%
Median Income	\$51,673.00	\$54,978.00	6.3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2019 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI
Total Households	1,350	2,050	3,160	7,280
Small Family Households	420	785	1,165	3,600
Large Family Households	30	135	145	715
Household contains at least one person 62-74 years of age	225	340	585	405
Household contains at least one person age 75 or older	280	445	465	149
Households with one or more children 6 years old or younger	155	360	239	480

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	70	70	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	4	0	24	20	0	15	75	110
Housing cost burden greater than 50% of income (and none of the above problems)	485	335	80	0	900	385	160	15	0	560

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	45	510	380	0	935	215	420	475	135	1,245
Zero/negative Income (and none of the above problems)	35	0	0	0	35	35	0	0	0	35

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	530	860	465	70	1,925	615	580	500	220	1,915
Having none of four housing problems	35	155	765	670	1,625	105	455	1,425	1,305	3,290
Household has negative income, but none of the other housing problems	35	0	0	0	35	35	0	0	0	35

Table 8 – Housing Problems 2

Data 2019 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	300	495	175	970	180	300	255	735
Large Related	10	75	20	105	20	4	40	64
Elderly	50	80	110	240	175	185	60	420
Other	170	140	160	470	155	90	130	375
Total need by income	530	790	465	1,785	530	479	485	1,494

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	275	180	0	455	135	210	0	345
Large Related	10	15	0	25	20	4	0	24
Elderly	50	65	80	195	160	50	15	225
Other	150	70	0	220	90	40	0	130
Total need by income	485	330	80	895	405	304	15	724

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	20	0	0	20	20	0	0	79	99

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	4	0	4	0	0	15	4	19
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	4	0	24	20	0	15	83	118

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

The Economic and Market Analysis Division of the US Department of Housing and Urban Development makes Special Tabulations of American Community Survey data, including the presence of housing problems based on household size, available at <http://www.huduser.org/portal/ast/index.htm> at the County level only (i.e., St. Louis County). Based on the 5-year 2013-2017 American Community Survey. Although the number of single person households in need of housing assistance in Florissant is unknown, approximately 45% of single person households in St. Louis County are in need of some sort of housing assistance. If the percent of single person households in Florissant in need of housing assistance is similar, then there are an estimated 3,252 single person households in need of assistance. Although 2020 data is not yet available, due to the Covid-19 Pandemic it is likely that this number has increased.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The number of Florissant families who are victims of domestic violence, dating violence, sexual assault and stalking is unknown. However, regional resources for these families exist and planning for housing for these families falls under the purview of the St. Louis County Continuum of Care. City of Florissant

staff will keep in close communication with the St. Louis Continuum of Care in order to be able to direct Florissant residents to appropriate assistance.

What are the most common housing problems?

Housing Cost Burden, or housing affordability, is the most common housing problem in the City of Florissant and households of all types (small related, large related, elderly, other) experience housing cost burden. HUD defines a household as being housing cost burdened if rent or home ownership costs are over 30% of a household's income. In Florissant, 48.2% of renter households and 18.5% of owner households face housing cost burden.

Are any populations/household types more affected than others by these problems?

Housing Cost Burden is a measure of affordability that considers both households income and the rent or home ownership costs of housing. Therefore, lower income households tend to experience housing cost burden more frequently. In the City of Florissant, a vast majority of extremely low-income households (less than 30% AMI), or are housing cost burdened with almost 50% of Florissant's population working in middle-low wage occupations. In addition, Sections NA-15 through NA-30 of this document detail proportionately greater needs than the income category as a whole.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Homeless needs assessments and services, including rapid re-housing assistance, are provided through the St. Louis County Continuum of Care. The City of Florissant does not provide estimates of populations at risk of homelessness. However, the City of Florissant does participate in St. Louis County Continuum of Care coordination meetings to ensure that City staff is aware of resources so that if at-risk individuals and families ask the City for help, they can be directed to appropriate services. In addition, the City of Florissant has previously offered and plans to offer emergency mortgage, rental, and utility assistance to prevent instability and increased risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problem at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a housing problem by the total of households with a housing problem and those without a housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1100	185	35
White	520	135	35
Black / African American	500	50	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	0	0

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	930	1115	0
White	355	590	0
Black / African American	485	465	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	20	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% AMI Disproportionately Greater Needs

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	585	2570	0
White	285	1430	0
Black / African American	294	980	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	95	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% AMI Disproportionately Greater Needs

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	1,975	0
White	130	1030	0
Black / African American	145	975	0
Asian	15	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	75	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

In the City of Florissant, housing issues are felt at an almost universal rate among the races. The vast majority of Florissant’s population is either white or black, without having statistical outside of the margin of error, it is difficult to adequately quantify issues that could affect other ethnic groups. However, it is encouraging to see that major statistical discrepancies do not exist surrounding race in the city of Florissant.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience severe housing problem at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all low-income households within a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a severe housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a severe housing problem by the total of households with a severe housing problem and those without a severe housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	890	395	60
White	585	240	0
Black / African American	405	95	0
Asian	0	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	65	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

0%-30% AMI Disproportionately Greater Needs

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	510	1485	0
White	185	765	0
Black / African American	330	625	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	80	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% AMI Disproportionately Greater Needs

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	115	3,045	0
White	90	1630	0
Black / African American	19	1255	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	95	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% AMI Disproportionately Greater Needs

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	115	2,110	0
White	85	1075	0
Black / African American	55	965	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

In the City of Florissant, one group experiences severe housing problems at a disproportionately greater rate:

1. Black/African American households at 30%-50% AMI

In the City of Florissant, housing issues are felt at an almost universal rate among the races with one exception, the African American households earning 30%-50% of AMI. These homeowners were significantly more likely to have housing issues than their white counterparts and were less likely to live in a home without issue. The vast majority of Florissant’s population is either white or black, without having statistical outside of the margin of error, it is difficult to adequately quantify issues that could affect other ethnic groups.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionately greater need exists when the members of racial or ethnic group at experience housing cost burden at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all households within a jurisdiction are housing cost burdened and 70% of Hispanic households are housing cost burdened. In this case, Hispanic households have a disproportionately greater need. The percent of housing cost burdened households is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with housing cost burden by the total of households. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following table.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9860	2190	1475	70
White	6350	900	695	60
Black / African American	3290	1165	780	0
Asian	35	0	0	0
American Indian, Alaska Native	15	0	4	0
Pacific Islander	0	0	0	10
Hispanic	170	125	0	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS
Source:

Discussion:

In the City of Florissant, housing issues are felt at an almost universal rate among the races. The vast majority of Florissant’s population is either white or black, without having statistical outside of the margin of error, it is difficult to adequately quantify issues that could affect other ethnic groups. However, it is encouraging to see that major statistical discrepancies do not exist surrounding race in the city of Florissant.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As detailed in table 18, above, there is one income category where several racial or ethnic groups have disproportionately greater needs than the income category as a whole. Black/African American households have disproportionately greater severe housing problems (NA-20) at the income level of 30%-50% AMI. Given that the population of Florissant is 40.1% Black/African American, that no other minority group makes up more than 3% of the population, and that Black/African American households face disproportionately greater needs at one particular income level, the needs of these households are the focus of the remaining discussion below.

A disproportionate amount of whites currently falls into the cost burden territory of below 30% according to table 21. This can probably be explained by Florissant's aging population and that more white have retired or rely upon social security payments as a main source of income.

If they have needs not identified above, what are those needs?

Key household needs include high housing cost burden and occasionally poor housing quality/safety. High housing cost burden occurs when households are spending a high percentage of their income on rent or mortgage costs and can theoretically be solved through either lower rent/mortgage costs (via affordable housing development or housing vouchers) or higher household incomes (via, for example, job training services). Housing quality/safety can sometimes become an issue when households do not have the funds necessary to complete needed home repairs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As the portion of the black population grows, a roughly 20% increase in the past 9 years neighborhoods in Florissant have changed a lot. It is noteworthy that other minority groups are vastly underrepresented in Florissant's demographics which is closely becoming 50:50 white - black.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Florissant does not have an independent public housing authority, but rather lies within the jurisdiction of the St. Louis County Housing Authority. The data for the entire St. Louis County Housing Authority is included in this Consolidated Plan for the sole purpose of giving a general sense of the demographics of households served by public housing and housing choice vouchers. The City of Florissant does not have any public housing within its boundaries. According to the 2020 HUD Picture of Subsidized Households data, the City of Florissant has an estimated 2,448 persons (754 households) utilizing Housing Choice Vouchers and 145 persons (142 households) living in Section 8 housing. The majority of Housing Choice Voucher households are families with children, and the average household size is 3.2 people per unit. The majority of Section 8 households are seniors, with an average household size of 1 person per unit.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers		Special Purpose Voucher			
# of units vouchers in use	0	63	341	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
				5,933	1	5,661	0	169	93

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod- Rehab	Public Housing	Vouchers			Special Purpose	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,445	10,852	10,743	6,240	10,776	0	9,702
Average length of stay	0	4	5	6	8	6	0	4
Average Household size	0	1	2	2	4	2	0	3
# Homeless at admission	0	0	1	3	0	2	0	1
# of Elderly Program Participants (>62)	0	10	125	374	0	345	0	2
# of Disabled Families	0	8	79	1,219	0	1,123	0	29
# of Families requesting accessibility features	0	63	341	5,933	1	5,661	0	169
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Consolidated Plan

FLORISSANT

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Race	Certificate	Mod- Rehab	Public Housing	Program Type				Special Purpose Voucher		
				Vouchers			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
				Total	Project - based	Tenant - based				
White	0	13	40	422	0	345	0	46	30	
Black/African American	0	50	298	5,505	1	5,311	0	122	63	
Asian	0	0	2	0	0	0	0	0	0	
American Indian/Alaska Native	0	0	0	5	0	4	0	1	0	
Pacific Islander	0	0	1	1	0	1	0	0	0	
Other	0	0	0	0	0	0	0	0	0	

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Table 24 – Race of Public Housing Residents by Program Type

Ethnicity of Residents

Ethnicity	Certificate	Mod- Rehab	Public Housing	Program Type			Special Purpose Voucher		
				Vouchers			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
				Total	Project - based	Tenant - based			
Hispanic	0	0	3	23	0	22	0	0	1
Not Hispanic	0	63	338	5,910	1	5,639	0	169	92

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Table 25 – Ethnicity of Public Housing Residents by Program Type

Consolidated Plan

FLORISSANT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Not applicable (public housing is the jurisdiction of the St. Louis County Housing Authority).

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Not applicable (public housing is the jurisdiction of the St. Louis County Housing Authority).

How do these needs compare to the housing needs of the population at large

Not applicable (public housing is the jurisdiction of the St. Louis County Housing Authority).

Discussion

Not applicable (public housing is the jurisdiction of the St. Louis County Housing Authority).

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Florissant does not receive Emergency Shelter Grant funding to address homeless needs. Instead, the City of Florissant falls within the boundaries of the St. Louis County Continuum of Care. Saint Louis County residents, including Florissant residents, who are homeless or experiencing a housing crisis can seek assistance by calling the Emergency Shelter Hotline. The Hotline is a centralized intake and referral system that can be accessed by calling a single number (314-802-5444). The caller is interviewed by an intake specialist, and if in crisis, is referred to either emergency shelter or rent/mortgage/utility assistance.

Based on staff knowledge, there are an estimated one (1) homeless persons currently residing within the City of Florissant. The number of days these homeless persons have been experiencing homelessness is not known, as resources are provided through the St. Louis County Continuum of Care. City of Florissant staff has made an effort to connect this individual to services available through the Continuum.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Based on staff knowledge, there are an estimated one (1) homeless persons currently residing within the City of Florissant. The number of days these homeless persons have been experiencing homelessness is not known, as resources are provided through the St. Louis County Continuum of Care. City of Florissant staff has made an effort to connect this individual to services available through the Continuum

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Not applicable. The City of Florissant does not receive Emergency Shelter Grant funding to address homeless needs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Not applicable. The City of Florissant does not receive Emergency Shelter Grant funding to address homeless needs.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Not applicable. The City of Florissant does not receive Emergency Shelter Grant funding to address homeless needs.

Discussion:

Not applicable. The City of Florissant does not receive Emergency Shelter Grant funding to address homeless needs.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

According to 2014-2019 American Community Survey data on disability rates, 5,248 Florissant residents, or 10.3% of civilian, non-institutionalized persons under the age of 65, have a disability. For the purposes of the American Community Survey, residents who report having any one (or multiple) of six disability types (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty) are considered to have a disability. Additionally, according to the 2020 HUD Picture of Subsidized Households data, approximately 11% of persons utilizing the Housing Choice Voucher program, or an estimated 269 persons, have a disability.

What are the housing and supportive service needs of these populations and how are these needs determined?

The City of Florissant does not receive HOPWA funding to specifically address housing and supportive service needs of the population with HIV/AIDS.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Florissant does not receive HOPWA funding to specifically address housing and supportive service needs of the population with HIV/AIDS.

Discussion:

The City of Florissant does not receive HOPWA funding to specifically address housing and supportive service needs of the population with HIV/AIDS.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Florissant does not intend to use its limited CDBG funding for public facilities within the next five years. Public facilities needs within the City of Florissant are determined by the Department of Public Works, which utilizes City funding and other competitive grants to complete high priority projects.

How were these needs determined?

Public facilities needs within the City of Florissant are determined by the Department of Public Works, which utilizes City funding and other competitive grants to complete high priority projects.

Describe the jurisdiction's need for Public Improvements:

The City of Florissant does not intend to use its limited CDBG funding for public improvements within the next five years. Public improvements needs within the City of Florissant are determined by the Department of Public Works, which utilizes City funding and other competitive grants to complete high priority projects.

How were these needs determined?

Public improvements needs within the City of Florissant are determined by the Department of Public Works, which utilizes City funding and other competitive grants to complete high priority projects.

Describe the jurisdiction's need for Public Services:

High priority public services needs were determined during the Consolidated Plan process through a needs assessment, market analysis, and discussions with community stakeholders via a public hearing and Citizens Participation Committee (CPC) meeting. High priority public service needs include services for persons with disabilities in Florissant (based on American Community Survey data, approximately 5,248 persons under the age of 65 in Florissant have a disability) and emergency mortgage, rental, and utility assistance (especially given that there are approximately 4,590 renter households who cannot benefit from the other home repair-focused programs conducted through the CDBG program). The emergency mortgage, rental, and utility assistance program has been provided by the City of Florissant in past years and proved to be a valuable public service to the community.

How were these needs determined?

High priority public services needs were determined during the Consolidated Plan process through a needs assessment, market analysis, and discussions with community stakeholders via a public hearing and Citizens Participation Committee (CPC) meeting.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Florissant remains an attractive and desirable place to live, with a relatively strong housing market despite the recent foreclosure crisis that affected much of North St. Louis County, the St. Louis region, and the nation as a whole. According to the 2019 American Community Survey 5-Year estimates, Florissant contains a total of 19,710 housing units, of which the majority are single-family detached units (78.4%). The homeownership rate was 65.2%. Vacancy rates in the City were roughly equivalent for ownership units (2.5%) than for rental units (2.8%). The vast majority of Florissant's housing stock was built between 1950 and 1979. The overall quality of housing in Florissant is good, which is attributable in part to the City's residential code enforcement efforts. The success of the City's occupancy permit process and code enforcement efforts means that many homes 30 to 50 years old are in good condition.

However, despite the strength of the City of Florissant's housing stock, housing markets are affected by a variety of large-scale trends. When the City of Florissant is viewed within a regional context, it is clear that maintaining the stability of the current housing market and property values will be just as important as providing affordable housing options over the next five years, which points to a strategy focused on maintaining and rehabilitating existing housing units.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,137	78.4%
1-unit, attached structure	923	4.2%
2-4 units	847	3.9%
5-19 units	2,252	10.3%
20 or more units	656	3%
Mobile Home, boat, RV, van, etc	46	0%
Total	21,861	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2019 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	14	0%	13	0%
1 bedroom	162	1%	1,469	26%
2 bedrooms	2,631	16%	2,073	37%
3 or more bedrooms	13,221	82%	1,994	36%
Total	16,028	99%	5,549	99%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the 2020 HUD Picture of Subsidized Households data, the City of Florissant has an estimated 2,448 persons (754 households) utilizing Housing Choice Vouchers and 145 persons (142 households, primarily seniors) living in Section 8 housing. Additionally, according to HUD databases, there is one Low Income Housing Tax Credit (LIHTC) development within the City of Florissant, Charbonier Manor, which was placed in service in 2002 and has 71 low income two-bedroom units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to HUD databases, Charbonier Manor, referenced above, is the only LIHTC development within the City of Florissant and contains 71 low income two-bedroom units. It was placed in service in 2002, which means that its' initial 15-year compliance period has come to an end, prior to the time period covered by this Consolidated Plan. These 71 units could theoretically be lost from the affordable housing inventory. However, just because a unit (or units) is/are at risk of being lost from the affordable housing inventory, doesn't mean that the owner will choose to operate the unit(s) as a market rate property. Furthermore, and more importantly, HUD-mandated affordable rents do not always differ significantly from the maximum rents a property owner might be able to get on the open market.

The Missouri Housing Development Commission requires a 30-year period of affordability for LIHTC projects, starting the year the projects are placed in service. The 30-year affordability period is split into two portions: a 15-year compliance period and a 15-year extended affordability period that owners can technically "opt out" of. While MHDC currently strongly encourages owners to waive their "opt out" rights ahead of time when initially applying for tax credits, 15 years ago many owners did not pre-opt out.

At Year 14 of the initial 15-year compliance period, owners of LIHTC properties can apply to the Missouri Housing Development Commission (MHDC) to "opt out" of the extended 15-year affordability requirement. There is an extensive application process to opt out of the extended affordability requirement, and MHDC must market the property for one year to potential new owners who will agree to operate the property as affordable housing. If the property is not sold to a new owner (and it is unlikely that it will be, due to the formula MHDC uses to determine the required sale price of the LIHTC property), the original owner can then convert the property to market rate, although there is a 3-year period wherein the original owner cannot evict any of the existing low-income tenants. Despite being past the compliance period, the owner has not opted out of the LIHTC status.

The HUD Section 8 Contract database does not show any Section 8 contracts expiring from 2015 to 2019, the years covered by this Consolidated Plan. There are three Section 8 properties with addresses listed as "Florissant" addresses; however, when the location of these properties were verified, they were found to be outside the City of Florissant borders.

Does the availability of housing units meet the needs of the population?

As a general rule, the housing units in Florissant meet the needs of the current population.

Describe the need for specific types of housing:

The most critical needs are related to housing cost burden/affordability, continued home repair and maintenance, and accessibility improvements for existing structures.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	115,000	97,600	-15%
Median Contract Rent	646	1,034	60%

Table 28 – Cost of Housing

Data Source: 2010 Census (Base Year), 2014-2019 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	231	3.5%
\$500-999	2,863	42.8%
\$1,000-1,499	2,857	42.7%
\$1,500-1,999	711	10.6%
\$2,000 or more	24	0.3%
Total	6,686	100.0%

Table 29 - Rent Paid

Data Source: 2019 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	205	No Data
50% HAMFI	1,355	1,530
80% HAMFI	3,675	4,809
100% HAMFI	No Data	7,223
Total	5,235	13,562

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	671	731	938	1,224	1,440
High HOME Rent	671	731	938	1,224	1,440
Low HOME Rent	671	731	938	1,103	1,231

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

As is the case in many communities, there is not sufficient housing for renter households at the less than 30% AMI income level. There are 205 housing units affordable to renters making less than 30% AMI, but HUD data shows that there are 705 renter households in that income level. Renter households at this income level are incredibly difficult to house. It is estimated that a household making 30% of AMI can afford monthly rent of \$503, which is below the HOME rents for even an efficiency apartment.

Additionally, HUD data shows that there are 820 owner households making less than 30% AMI. Although very few – if any – homes would be affordable to these households were they to try and purchase a new home in Florissant, it is likely that many of these households have paid off their mortgage and own their home in full (senior citizens living alone are an example of who might fall into this category of home owners making less than 30% AMI). For these owner households making less than 30% AMI, home repair programs that allow them to perform needed maintenance are critical to ensuring there is sufficient housing available.

How is affordability of housing likely to change considering changes to home values and/or rents?

While the Cost of Housing table above shows an increase in median contract rents and a decrease of median home values between 2011 and 2019, and thus suggests a decrease of affordability. The general population decrease of the city reduced the number of homeowners and renters alike but resulted in a larger net loss of homeowners. This trend will allow for new homeowners who might not have been able to afford property in the City ten years ago, the opportunity to buy and renovate older homes. When the City of Florissant is viewed within a regional context, it is clear that maintaining the stability of the current housing market and property values will be just as important as providing affordable housing options over the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent starts at \$671 for an efficiency apartment. Additionally, nearly all renter households in Florissant pay \$1,000 per month for rent. However, these households are likely renting units of varying sizes, including 3-bedroom units, and the Fair Market Rent for a 3-bedroom unit is \$1,224 per month, more than the majority of renter households are currently paying. Florissant's housing stock is mostly comprised of single detached units not 1- or 2-bedroom apartments, thus Florissant's median rent might seem high but the properties themselves are competitively priced.

In other words, as is the case in many communities within the St. Louis region, affordable housing rents are actually very similar to market rate rents. For this reason, and because the City of Florissant does not have a large enough CDBG allocation to effectively catalyze large-scale housing developments, City strategies will focus on the preservation and repair of existing housing stock.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

The City of Florissant does not have a formal definition of substandard condition but the City of Florissant does employ inspectors to evaluate each structure before CDBG funds are allocated to ensure the building is suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,883	24%	2,442	44%
With two selected Conditions	117	1%	111	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,028	75%	2,996	54%
Total	16,028	100%	5,549	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	125	1%	0	0%
1980-1999	550	6%	725	16%
1960-1979	4,345	47%	2,285	50%
Before 1960	4,235	46%	1,575	34%
Total	9,255	100%	4,590	100%

Table 33 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,130	99%	3,865	84%
Housing Units built before 1980 with children present	1135	12%	740	20%

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 CHAS

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The overall quality of housing in Florissant is good, which is attributable in part to the City’s residential code enforcement efforts. The success of the City’s occupancy permit process and code enforcement efforts means that many homes 30 to 50 years old are in good condition. Each year, inspectors do a property maintenance drive around to identify homes in need of exterior repair. Homeowners are cited with violations and must fix the violations. The City will continue to administer the Home Improvement Program in an effort to assist low- to moderate-income families with rehabilitation projects.

Despite the fact that overall housing quality is good, there is still a significant need for owner rehabilitation of housing within the City of Florissant. 78.4% of housing units within the City are single unit, detached homes and 65.2% of housing units are owner-occupied. The vast majority of Florissant’s housing stock was built between 1950 and 1979, and many homes have routine maintenance and rehabilitation needs that may not be affordable to the existing home owners.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD-provided CHAS data shows that there are 9,715 low- to moderate-income households living in Florissant. As the vast majority of Florissant’s housing stock was built before 1980, it should be assumed that these low- to moderate-income households are at risk for lead based paint hazards unless their homes have already been tested and known to be clear of lead-based paint hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As described in NA-35, The City of Florissant does not have an independent public housing authority, but rather lies within the jurisdiction of the St. Louis County Housing Authority. The data in Table 36 below is for the entire St. Louis County Housing Authority and is included for the sole purpose of giving a sense of the number of public housing units and vouchers available for the entire County. The City of Florissant does not have any public housing within its boundaries. According to the 2020 HUD Picture of Subsidized Households data, the City of Florissant has an estimated 2,448 persons (765 households) utilizing Housing Choice Vouchers and 145 persons (145 households, primarily seniors) living in Section 8 housing.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	67	370	6,401	0	6,401	0	1,643	872
# of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Table 36 – Total Number of Units by Program Type

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments within the City of Florissant.

Consolidated Plan

FLORISSANT

45

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments within the City of Florissant.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not Applicable.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Florissant does not receive an Emergency Solutions Grant allocation for homeless facilities and services and there are not facilities or housing targeted to homeless households within Florissant. Instead, the City of Florissant falls within the boundaries of the St. Louis County Continuum of Care (CoC), which promotes a regional approach to addressing homelessness. Saint Louis County residents, including Florissant residents, who are homeless or experiencing a housing crisis can seek assistance by calling the Emergency Shelter Hotline. The Hotline is a centralized intake and referral system that can be accessed by calling a single number (314-802-5444). The caller is interviewed by an intake specialist, and if in crisis, is referred to either emergency shelter or rent/mortgage/utility assistance.

The facilities in the tables below are not located in the City of Florissant, but are part of the larger St. Louis County Continuum of Care. The data is current as of April 2021 and was reported to HUD by the CoC.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	133	87	46	205	0
Households with Only Adults	30	0	118	104	0
Chronically Homeless Households	34	0	0	0	0
Veterans	5	0	4	0	0
Unaccompanied Youth	14	0	21	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A variety of regional and St. Louis County mainstream services are available to City of Florissant residents. City staff are in close contact with these service providers so that they can effectively refer residents to providers when needed. Examples of providers include the St. Louis County Career Center and the St. Louis County Mayfair Plaza WIC Nutrition Services Office, both located nearby the City of Florissant.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

St. Louis County Continuum of Care facilities (and the providers running those facilities) targeted to homeless households and represented in table 43 above include:

- Loaves & Fishes (Loaves & Fishes, Inc.)
- Room at the Inn (Providence Min. Corp)
- Weinman Shelter (St. Louis County)
- Family Haven (Salvation Army)
- Youth Emergency Services (Epworth Children & Family Services)
- Youth in Need Emergency Shelter (Youth in Need)
- Stratford Commons (Salvation Army)
- Epworth Transitional Housing (Epworth Children & Family Services)
- Humanitri (Humanitri)
- VADOM (VA Medical Center)
- Evangelical Children Transitional Housing (Evangelical Children & Family Services)
- Saint Vincent Home for Children (St. Vincent Home for Children)
- Queen of Peace (Department of Mental Health/Community Alternatives)
- Places for People (Department of Mental Health/Community Alternatives)
- St. Louis County Community Alternatives (Department of Mental Health/Community Alternatives)
- Project Homecoming (Employment Connection)
- Homes of Hope (Salvation Army)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Florissant does not receive ESG or HOPWA allocations to address special needs facilities and services. Instead, these services are covered by the St. Louis County Continuum of Care and its partner providers. The City of Florissant continues to develop relationships with the various service organizations serving the community. Staff works to enhance communication with the public and educate residents on services available both from the City and from other entities within the St. Louis County Continuum of Care.

In addition, because of the disability needs within the City of Florissant as outlined in Section NA-45, the City of Florissant plans to assist residents with disabilities using CDBG funding. The City will continue to provide Home Improvement Loans to assist residents in making ADA improvements to their homes and will continue to fund Project IMPACT program that provides wheelchair ramps to Florissant residents with disabilities. By allocating CDBG funds to these programs the City is able to address the needs of Florissant residents with disabilities that would otherwise go unmet.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Florissant does not receive ESG or HOPWA allocations to address special needs facilities and services. Instead, these services are covered by the St. Louis County Continuum of Care and its partner providers.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Florissant does not receive ESG or HOPWA allocations to address special needs facilities and services. Instead, these services are covered by the St. Louis County Continuum of Care and its partner providers.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Florissant does not receive ESG or HOPWA allocations to address special needs facilities and services. Instead, these services are covered by the St. Louis County Continuum of Care and its partner providers.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Florissant does not receive ESG or HOPWA allocations to address special needs facilities and services. Instead, these services are covered by the St. Louis County Continuum of Care and its partner providers.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Florissant, along with the City of O’Fallon and St. Louis County, recently retained Mosaic to conduct a joint Analysis of Impediments to Fair Housing Choice, with specific recommendations for each of the three participating jurisdictions.

Many of the Impediments to Fair Housing identified by Mosaic as being applicable to the City of Florissant are also Barriers to Affordable Housing. These barriers are largely systemic and will require effort from both private sector and public sector actors across the region to correct. These include:

- 1) Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes
- 2) Lack of access to transportation services in some areas of the region limits housing choices and access to employment, services, and resources
- 3) Insufficient housing for people with disabilities
- 4) Limited access to quality schools disproportionately impacts residents of color
- 5) Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity
- 6) Ongoing need for fair housing outreach, education, and enforcement.
- 7) Continued need for neighborhood investment and expanding opportunity in north St. Louis County.
- 8) NIMBYism and prejudice reduce housing choice for protected classes

While all of these barriers affect the City of Florissant, many are regional issues that the City of Florissant cannot address on its own. However, as described in sections SP-55 and AP-75, the City of Florissant will encourage broader access to affordable housing and fair housing to the extent possible within the larger context of St. Louis County and the St. Louis Region.

Additional background information and findings from the Florissant Executive Summary: Mosaic Analysis of Impediments to Fair Housing can be found in the Mosaic Analysis of Impediments.

Additional Mosaic AI Findings

The Mosaic Analysis of Impediments to Fair Housing Choice found that:

- Racial diversity in Florissant increased substantially from 2012-2019, with the Black/African American population growing by 50%
- According to the 2019 ACS, Florissant has a population of 50,952, and is 52.1% White and 40.1% Black/African American, with no other minority group making up more than 4% of the population
- The City of Florissant is well served by highway access
- The graduation rates for local schools are in line with state graduation rates
- Opportunity levels in Florissant (areas with low poverty, high school proficiency, and high labor market engagement) tend to be above those of many areas in north St. Louis County, but behind those of the central and southern portions of the County
- Florissant land use and zoning policies were reviewed against a set of fair housing criteria and assigned a “risk score” to indicate their potential to result in housing discrimination. Florissant’s overall risk score was 1.7, indicating a moderate risk of its zoning and land use regulations impeding fair housing choice. Provisions with the greatest risk of restricting housing choice are those concerning the means by which people with disabilities may make modifications to their homes and provisions restricting the placement of alcohol and/or drug abuse treatment centers.
- Florissant is served by several local fair housing, affordable housing, and homeless services organizations (Equal Housing Opportunity Council, Legal Services of Eastern Missouri, Community Action Agency of St. Louis County, and Catholic Charities among them)
- 8 housing discrimination complaints were settled in St. Louis County between 2016-2020 (the time period for which the data was collected)

Mosaic used a statistical analysis – referred to as dissimilarity – to evaluate how residential patterns vary by race and ethnicity, and how these patterns have changed since 1990. The Dissimilarity Index (DI) indicates the degree to which two groups living in a region are similarly geographically distributed. Dissimilarity Index values range from 0 (complete integration) to 100 (complete segregation). HUD identifies a DI value below 40 as low segregation, a value between 40 and 54 as moderate segregation, and a value of 55 or higher as high segregation.

While demographic data indicate low but increasing levels of segregation within Florissant from 1990 to 2010, segregation at the level of the Consortium’s study area is high among Black and white populations. At the regional level, the DI value for the Black/white pairing increased slightly since 1990 to a value of 70.7 in 2010. The DI value of 25.2 calculated for the Hispanic/white pairing is an increase of about 10 points since 1990.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less Workers %
Agriculture, Mining, Oil & Gas Extraction	51	0	0.1	0	0
Arts, Entertainment, Accommodations	2,236	2,843	11.4	21.6	10.2
Construction	1,068	285	3.6	2.2	-1.4
Education and Health Care Services	6,142	4,158	25.4	31.7	6.2
Finance, Insurance, and Real Estate	1,749	433	5.4	2.3	-3.1
Information	638	132	2.5	1	-1.5
Manufacturing	3,450	54	7.9	14	-6.1
Other Services	1,549	424	2.9	3.2	0.3
Professional, Scientific, Management Services	2,380	322	7.4	2.5	-4.9
Public Administration	890	306	2.7	2.3	-0.4
Retail Trade	2,728	3,529	10.6	26.9	16.3
Transportation and Warehousing	1,571	320	4.9	2.4	-2.5
Wholesale Trade	569	109	5.1	0.8	-4.3
Total	25,021	13,141	--	--	--

Table 39 - Business Activity
 Data Source: 2019 ACS (Workers), 2018 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,366
Civilian Employed Population 16 years and over	25,021
Unemployment Rate	8.6

Table 40 - Labor Force

Data Source: 2019 ACS

Occupations by Sector	Number of People
Management, business and financial	7,998
Service	4,830
Sales and office	6,165
Natural Resources, construction, and maintenance operations	1,765
Production, transportation and material moving	4,263

Table 41 – Occupations by Sector

Data Source: 2019 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,456	64%
30-59 Minutes	8,122	31%
60 or More Minutes	963	4%
Total	25,541	100%

Table 42 - Travel Time

Data Source: 2019 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,170	61	461
High school graduate (includes equivalency)	6,061	602	1,297
Some college or Associate's degree	9,190	576	1,638
Bachelor's degree or higher	5,216	266	590

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	32	37	222	891
9th to 12th grade, no diploma	895	348	460	593	1,034
High school graduate, GED, or alternative	1,540	1,376	2,134	4,450	3,363
Some college, no degree	1,631	2,086	1,975	4,214	1,580
Associate's degree	498	930	1,044	1,194	286
Bachelor's degree	431	1,378	962	2,168	691
Graduate or professional degree	15	455	264	845	289

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,218
High school graduate (includes equivalency)	31,929
Some college or Associate's degree	34,538
Bachelor's degree	41,634
Graduate or professional degree	49,476

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Major employment sectors include Arts, Entertainment, and Accommodations; Education and Health Care Services; and Retail Trade.

Describe the workforce and infrastructure needs of the business community:

While increased workforce development is always important, the City of Florissant adequately meets the needs of the business community. Florissant is well-located, with highway I-270, one of several interstate highways connecting the St. Louis region, passing through Florissant’s southern edge. Metro public transit includes a fleet of busses, light rail and paratransit vehicles that serve Florissant and other parts of St. Louis County. Florissant is served by the Ferguson-Florissant and Hazelwood school districts, both of which had graduate rates in line with the state rate as of the 2018 school year.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

One major initiative that may affect business growth within the region (and thus also, possibly, within Florissant) has been the formation of Greater St. Louis Inc. Greater St. Louis, Inc, a merger of 4 preexisting development agencies, brings together business and civic leaders to create jobs, expand inclusive economic growth and improve St. Louis' global competitiveness. The organization is dedicated to St. Louis' growth and prosperity as a global metropolitan region that expands economic opportunity for all.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Workforce training initiatives are offered through the St. Louis County Department of Human Services Division of Workforce Development through Career Centers. The mission of the Career Centers is to serve as a partnership between Saint Louis County residents and businesses in supporting the Saint Louis Metropolitan area's economic development with a qualified workforce. While the services offered are designed to serve the entire population of St. Louis County, one of the two Career Centers is located very close to the City of Florissant and is easily accessible to residents. T Center is open Monday-Friday and located at 4040 Seven Hills Drive, Suite 166, St. Louis, MO, 63033-6770. The Career Center offers a broad range of services, including workshops on topics such as computer skills, budgeting, networking, resume writing, and career resources for Veterans.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training initiatives are offered through the St. Louis County Department of Human Services Division of Workforce Development through Career Centers. The mission of the Career Centers is to serve as a partnership between Saint Louis County residents and businesses in supporting the Saint Louis Metropolitan area's economic development with a qualified workforce. While the services offered are designed to serve the entire population of St. Louis County, one of the two Career Centers is located very close to the City of Florissant and is easily accessible to residents. T Center is open Monday-Friday and located at 4040 Seven Hills Drive, Suite 166, St. Louis, MO, 63033-6770. The Career Center offers a broad range of services, including workshops on topics such as computer skills, budgeting, networking, resume writing, and career resources for Veterans.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Greater St. Louis Inc, referenced above, has a strategic plan. City of Florissant staff will keep up to date on the plan's progress and how it might connect to Consolidated Plan activities. Strategic Plan focus areas for Greater St. Louis Inc include:

1. Stewarding an inclusive economy.
2. Restoring the core of St. Louis
3. Investing in competitive industries
4. Becoming a talent engine & magnet
5. Building a world-class small business & entrepreneurial ecosystem

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing needs are not highly concentrated geographically, but rather exist throughout the City of Florissant, as low- to moderate-income households are distributed throughout the City of Florissant.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

City of Florissant, but are especially concentrated in areas where rental housing options are available. Public services programs that meet the needs of renter households, such as emergency rental and/or utility assistance, are important to serving persons residing in the pockets of the City where renter-occupied units are more common. Public services spending, however, is limited and restricted to a maximum of 15% of a Participating Jurisdiction's CDBG allocation.

What are the characteristics of the market in these areas/neighborhoods?

As shown in Section MA-05 of this document, the housing market conditions within the City of Florissant are relatively consistent, especially when compared to St. Louis County as a whole.

Are there any community assets in these areas/neighborhoods?

As described above, there is no single area within Florissant where low- and moderate-income or minority populations are concentrated. Rather, needs exist throughout the jurisdiction. In terms of assets, the City of Florissant is a viable, prosperous community that offers its residents a variety of services and activities. Assets include the James J. Eagan and John F. Kennedy Recreation Centers, the James J. Eagan Center Ice Rink, the Florissant Civic Center Theatre, the Florissant Valley Branch of the St. Louis Public Library, and a multitude of businesses, services, and churches. In terms of opportunities, the City of Florissant does not receive a large enough CDBG allocation to catalyze large-scale housing development. Additionally, development of the City's land is now almost complete and the major issues facing the City are a mature housing stock, and aging population, and a changing economic environment.

Are there other strategic opportunities in any of these areas?

As described above, there is no single area within Florissant where low- and moderate-income or minority populations are concentrated. Rather, needs exist throughout the jurisdiction. In terms of assets, the City of Florissant is a viable, prosperous community that offers its residents a variety of services and activities. Assets include the James J. Eagan and John F. Kennedy Recreation Centers, the James J. Eagan Center Ice Rink, the Florissant Civic Center Theatre, the Florissant Valley Branch of the St.

Louis Public Library, and a multitude of businesses, services, and churches. In terms of opportunities, the City of Florissant does not receive a large enough CDBG allocation to catalyze large-scale housing development. Additionally, development of the City's land is now almost complete and the major issues facing the City are a mature housing stock, and aging population, and a changing economic environment.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan portion of the Consolidated Plan identifies specific strategies and associated goals to address community needs over the next five years (FY2021-FY2025) that are consistent with the goals and requirements of the CDBG program.

Due to the limited dollar amount of funds available from the CDBG program, the City of Florissant has determined, through a needs assessment, market analysis, and public participation process, that it is in the best interest of the community to continue to concentrate limited CDBG funds in a few areas of primary concern over the next five years. Housing, Public Services, and the Removal of Architectural Barriers have been the focus in the past and will remain the focus over the next five years. There continues to be a need and concern regarding the preservation and maintenance of existing structures, homeownership, lead, and emergency repair throughout the City. The programs addressing these issues that the City currently funds have been very popular and have met a great need in the community. In addition, Public Services programs such as programs for persons with disabilities and emergency mortgage, rental, and utility assistance have been identified through the needs assessment and public participation process as important strategies for serving City residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	City of Florissant
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, programs funds will be distributed based on need and eligibility. It is important to note that other City of Florissant programs not covered by this Consolidated Plan are geographically targeted. For example, the City of Florissant applied for and received a grant from the Neighborhood Stabilization Program (NSP) through the Department of Housing and Urban Development (HUD) Recovery Act funds. The City was awarded \$1.5 million dollars for the purchase, rehabilitation, and resale of foreclosed homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The City continues to administer this program through the original award amount and additional Program Income. No other local, state, or federal funds will be utilized for these projects. These NSP projects are geographically targeted to NSP-eligible areas within the City of Florissant.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Housing Repair and Improvement
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	City of Florissant
	Associated Goals	Home Improvement Program Home Improvement Program - Mechanical Administration
	Description	Housing Repair and Improvement for Low- to Moderate-Income Homeowners
	Basis for Relative Priority	Relative priorities were based on the needs and market analyses, as well as public input from the Citizens Participation Committee.
2	Priority Need Name	Housing Accessibility
	Priority Level	High
	Population	Low Moderate Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City of Florissant
	Associated Goals	Project I.M.P.A.C.T. Administration
	Description	Housing Accessibility for Low- to Moderate-Income Homeowners
	Basis for Relative Priority	Relative priorities were based on the needs and market analyses, as well as public input from the Citizens Participation Committee.
3	Priority Need Name	Services for Persons with Disabilities
	Priority Level	High

	Population	Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Florissant
	Associated Goals	Project I.M.P.A.C.T. Administration
	Description	Services for low- to moderate-income persons with disabilities.
	Basis for Relative Priority	Relative priorities were based on the needs and market analyses, as well as public input from the Citizens Participation Committee.
4	Priority Need Name	Emergency Mortgage, Rental, and Utility Assistance
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	City of Florissant
	Associated Goals	Mortgage, Rental & Utility Assistance (MRU-Assist) Administration
	Description	Emergency mortgage, rental, and utility assistance for low- to moderate-income renters and homeowners.
	Basis for Relative Priority	Relative priorities were based on the needs and market analyses, as well as public input from the Citizens Participation Committee.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not applicable. The City of Florissant will be providing emergency mortgage, rental and utility assistance during FY2021-FY2025 using CDBG funding, but will not be providing long term Tenant Based Rental Assistance. Emergency assistance will be targeted based on need and income qualifications rather than market characteristics.
TBRA for Non-Homeless Special Needs	Not applicable. During the 2021-2025 Consolidated Plan period, the City of Florissant will be providing emergency mortgage, rental and utility assistance during FY2021-FY2025 using CDBG funding, but will not be providing long term Tenant Based Rental Assistance. Emergency assistance will be targeted based on need and income qualifications rather than market characteristics.
New Unit Production	Not applicable. The City of Florissant will not be subsidizing new unit production using CDBG funding during FY2021-FY2025.
Rehabilitation	While the City of Florissant will use CDBG funds for home repair/rehabilitation, the City will not be allocating CDBG funded programs based on market types or conditions. CDBG investments are made city-wide since low- to moderate-income persons are not concentrated in a single geographic area of the City. In addition, while differences in housing markets within the City of Florissant do exist, when viewed from a regional perspective, the housing markets of geographic areas within Florissant are similar to one another, and the significant differences are between housing markets in the City of Florissant vs. other areas of North St. Louis County vs. West St. Louis County (see MA-05 for a housing market overview). For these reasons, programs funds will be distributed based on need and eligibility rather than housing market conditions.
Acquisition, including preservation	Not applicable. The City of Florissant will not be acquiring properties using CDBG funding during FY2021-FY2025.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Florissant expects an allocation of \$262,402 in CDBG funding for FY2021. During the FY2016-FY2020 Consolidated Plan period, CDBG allocations varied between \$212,059 (lowest allocation) and 257,640 (highest allocation) with an average allocation of \$296,579. The chart below assumes that same average allocation of \$296,579 for each of the five years FY2021, FY2022, FY2023, FY2024 and FY2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	262,402	0	0	262,402	1,220,493	The City of Florissant expects a CDBG allocation of \$262,402 for FY2021 and the average allocation of \$296,579 for following years.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through the Project I.M.P.A.C.T. program in order to provide home repairs and accessibility improvements to the maximum number of low- to moderate-income disabled Florissant residents. The Project I.M.P.A.C.T. program uses CDBG funding to purchase wheelchair ramps, materials and supplies for homes that are then rehabbed by qualified volunteers. The volunteer labor allows more households to be served with limited funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Over the past decade The City of Florissant has become more effective at stretching CDBG dollars by creating new relationships with donors, volunteers, and other organizations to support the highly leveraged Project I.M.P.A.C.T. program.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FLORISSANT	Government	Economic Development Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

Table 50 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The City of Florissant Department of Housing and Community Development administers the programs funded by the Community Development Block Grant. Private contractors do the actual work of rehabilitation services. The City staff is able to adequately monitor these contractors to assure that services are provided as promised.

The City administers the plans to all but one program funded with CDBG money. This allows staff to have a constant hand in the successfulness of the programs with regards to being responsive and the overall completion of paperwork and projects. Staff follows up with residents participating in the Home Improvement Program and receives top scores and feedback from those who participated. There are not any gaps in the Institutional Delivery System.

The City of Florissant does not administer ESG or HOPWA funding. Improvement of the Institutional Delivery System for homeless persons and persons with HIV falls under the purview of the St. Louis County Continuum of Care.

Consolidated Plan

FLORISSANT

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The institutional structure to carry out the programs referenced in this Annual Action Plan is already strong. The City of Florissant Department of Housing and Community Development administers the programs funded by the Community Development Block Grant. Private contractors do the actual work of rehabilitation services. The City staff is able to adequately monitor these contractors to assure that services are provided as promised.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Improvement Program	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$786,316	Homeowner Housing Rehabilitated: 110 Household Housing Unit
2	Home Improvement Program - Mechanical	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$300,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
3	Project I.M.P.A.C.T.	2021	2025	Affordable Housing	City of Florissant	Housing Accessibility Services for Persons with Disabilities	CDBG: \$50,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
4	Mortgage, Rental & Utility Assistance	2021	2025	Public Services	City of Florissant	Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 45 Households Assisted
5	Administration	2021	2025	Administration	City of Florissant	Housing Repair and Improvement Housing Accessibility Services for Persons with Disabilities Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$296,579	Other: 1 Other

Table 52 – Goals Summary

Goal Descriptions

<p>1</p>	<p>Goal Name Home Improvement Program</p> <p>Goal Description Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.</p>
<p>2</p>	<p>Goal Name Home Improvement Program - Mechanical</p> <p>Goal Description In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.</p>
<p>3</p>	<p>Goal Name Project I.M.P.A.C.T.</p> <p>Goal Description Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of C.O.P.S. funds to be used towards the materials and construction of these ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.</p>

4	Goal Name	Mortgage, Rental & Utility Assistance
	Goal Description	The City works with CAASTLC, a local service provider, to administer the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
5	Goal Name	Administration
	Goal Description	Funds will be used to pay costs associated with the administration of the CDBG program. Funds will pay for supplies, staff salaries, public notices, indirect costs and other costs associated with the grant.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Florissant does not have a large enough allocation to provide new affordable housing units. However, The City of Florissant anticipates serving 265 households with programs to maintain affordability through home repair and mortgage and rental assistance over a five-year period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The City of Florissant does not have an independent public housing authority, but rather lies within the jurisdiction of the St. Louis County Housing Authority. The St. Louis County Authority is responsible for public housing related strategic planning.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Florissant, along with the City of O’Fallon and St. Louis County, recently retained Mosaic to conduct a joint Analysis of Impediments to Fair Housing Choice, with specific recommendations for each of the participating jurisdictions.

Many of the Impediments to Fair Housing identified by Mosaic as being applicable to the City of Florissant are also Barriers to Affordable Housing. These barriers are largely systemic and will require effort from both private sector and public sector actors across the region to correct. These include:

- 1) Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes
- 2) Lack of access to transportation services in some areas of the region limits housing choices and access to employment, services, and resources
- 3) Insufficient housing for people with disabilities
- 4) Limited access to quality schools disproportionately impacts residents of color
- 5) Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity
- 6) Ongoing need for fair housing outreach, education, and enforcement.
- 7) Continued need for neighborhood investment and expanding opportunity in north St. Louis County.
- 8) NIMBYism and prejudice reduce housing choice for protected classes

While all of these barriers affect the City of Florissant, many are regional issues that the City of Florissant cannot address on its own. However, as described in sections SP-55 and AP-75, the City of Florissant will encourage broader access to affordable housing and fair housing to the extent possible within the larger context of St. Louis County and the St. Louis Region.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Florissant will strive to undertake the following strategies recommended in the Analysis of Impediments to Fair Housing to remove or ameliorate the barriers to fair/affordable housing. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, and private entities. Therefore, specific action items are

dependent on further community engagement, planning, and coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers and proposed strategies can be found in the Analysis of Impediments to Fair Housing.

Barrier: Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes

Strategies:

- Increase access to workforce development and employment opportunities

Barrier: Lack of access to transportation services in some areas of the region limits housing choices and access to employment, services, and resources

Strategies:

- Expand transportation services and connections to other areas of the region.
- Increase access to employment, education, training, and other opportunities and resources

Barrier: Insufficient housing for people with disabilities

Strategies:

- Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities. (Ongoing, 2021)
- Identify ways to incentivize universal design, including reducing development fees or zoning requirements for projects with both affordable and accessible units. (2022)

Barrier: Limited access to quality schools disproportionately impacts residents of color

Strategies:

- Partner with school districts, youth- and community development-focused organizations (e.g., Beyond Housing), community institutions, businesses, and residents to identify youth education, mentoring, recreation, and family support needs, particularly in north St. Louis County school districts
- Provide CDBG or other funding for youth education, mentoring, recreation, and family support activities and early childhood programs and services to support school readiness and other aspects of child growth and development

Barrier: Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity

Strategies:

- Develop and deliver community education around the need for affordable housing and its cultural and economic value to the community.
- Promote and incentivize the siting of LIHTC developments in areas of opportunity.

Barrier: Ongoing need for fair housing outreach, education, and enforcement.

Strategies:

- continued education regarding their fair housing rights, recognizing discrimination, and how and where to file a housing discrimination complaint for residents.
- continued education regarding their fair housing obligations and strategies for recognizing and dismantling implicit biases for housing industry professionals.
- Continue funding commitment to Fair Housing enforcement measures.

Barrier: Continued need for neighborhood investment and expanding opportunity in north St. Louis County.

Strategies:

- Fund projects that develop, expand, or improve community centers and programming, healthcare facilities and services, and other public facilities, infrastructure, and services in low- and moderate-income census tracts.
- Fund projects that increase access to fresh food in low- and moderate-income census tracts with low levels of access.
- Fund projects that increase access to healthcare in low- and moderate-income census tracts with low levels of access.

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies:

- Develop and deliver community education around the need for affordable housing and its cultural and economic value to the community.
- Explore and promote community events and programming such as cultural celebrations and food fairs that celebrate the region's diversity and encourage interaction among diverse participants in neighborhoods throughout the region.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Not applicable. Outreach is handled through St. Louis County Continuum of Care agencies.

With the limited CDBG funds that the City of Florissant receives, there are no planned allocations to address the small homeless population (estimated to be four persons) in the community. The City of Florissant does not receive an ESG allocation for homeless facilities and services and there are not facilities or housing targeted to homeless households within Florissant. Instead, the City of Florissant falls within the boundaries of the St. Louis County Continuum of Care (CoC), which promotes a regional approach to addressing homelessness.

The City of Florissant will continue to participate in the St. Louis County Continuum of Care and support their efforts to end homelessness in St. Louis County.

Addressing the emergency and transitional housing needs of homeless persons

Not applicable. Emergency and transitional housing needs are handled through St. Louis County Continuum of Care agencies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Not applicable. The needs around the transition from homelessness to permanent housing are handled through St. Louis County Continuum of Care agencies.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homelessness prevention is handled through St. Louis County Continuum of Care agencies. However, the City of Florissant plans to continue to provide emergency mortgage, rental, and utility assistance in FY2021, which is in part designed to prevent extremely low-income individuals and families from becoming homeless due to temporary hardships.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Florissant continues to pursue an active role in eliminating the hazards of the lead-based paint in its housing stock. Staff successfully completed HUD's Office of Lead Hazard Control's Visual Assessment course pursuant to 24 CFR Part 35. All homeowners in the Home Improvement Program Loan Program with houses built before 1978 are given the "Protect Your Family from Lead In Your Home" Pamphlet, the Lead Renovation Guide and must sign a "Confirmation of Receipt" for documentation purposes. In addition, the homes must undergo Lead Based Paint Testing on the areas of the home where a visual inspection is made for flaking and peeling paint does not pass. Bid packages containing work specifications will be bid out to pre-approved licensed lead abatement contractors. Dust and soil clearance tests will be performed after the work has been completed.

The City will continue to work with the St. Louis County Lead Surveillance Program to screen and evaluate children for lead absorption, and initiate treatment when needed. The Community Development Office will continue to be responsible for networking with appropriate City and County departments and other service providers in this area. In addition, the Community Development Office will maintain its close contact with the St. Louis Office of Community Development's Home Improvement staff and the designated lead coordinator, in order to comply with the lead-based paint regulations that went into effect in September 2000.

How are the actions listed above related to the extent of lead poisoning and hazards?

HUD-provided CHAS data shows that there are 9,715 low- to moderate-income households living in Florissant. As the vast majority of Florissant's housing stock was built before 1980, it should be assumed that these low- to moderate-income households are at risk for lead based paint hazards unless their homes have already been tested and known to be clear of lead-based paint hazards. Therefore, the actions described above were created to address potential lead-based paint hazards as part of the City's existing community development activities.

How are the actions listed above integrated into housing policies and procedures?

Staff successfully completed HUD's Office of Lead Hazard Control's Visual Assessment course pursuant to 24 CFR Part 35. All homeowners in the Home Improvement Program Loan Program with houses built before 1978 are given the "Protect Your Family from Lead In Your Home" Pamphlet, the Lead Renovation Guide and must sign a "Confirmation of Receipt" for documentation purposes. In addition the homes must undergo Lead Based Paint Testing on the areas of the home where a visual inspection is made for flaking and peeling paint does not pass. Bid packages containing work specifications will be bid out to pre-approved licensed lead abatement contractors. Dust and soil clearance tests will be performed after the work has been completed.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While poverty is a complex issue and not solvable with CDBG funding alone, the City of Florissant has designed existing CDBG programs and policies with the goal of contributing to the reduction of the number of poverty-level families in the jurisdiction. The City of Florissant housing rehabilitation programs (the Home Improvement Program, Home Improvement Program – Mechanical, and the Project I.M.P.A.C.T. Program) provides a way for low income persons to maintain their existing homes without investing their own resources into repairs and rehabilitation. The emergency mortgage, rental, and utility assistance program provides a similar safety net for both owner and renter households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

A great deal of national research has been done on the importance of “housing as a platform” to improve quality of life. Access to safe, stable, and affordable housing has been linked to higher educational achievement for children, better economic prospects for parents, and improved health and well-being. Given that the City of Florissant’s Analysis of Impediments to Fair Housing identifies Florissant as an area of high opportunity (low poverty, high school proficiency, and high labor market engagement) relative to many areas in north St. Louis County, safe, stable, and affordable housing options within the City of Florissant are especially likely to contribute to positive outcomes for individuals and families and ultimately reduce poverty. Therefore, City of Florissant CDBG programs around housing repair and assistance are important tools for long term poverty reduction.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Florissant expects an allocation of \$217,568 in CDBG funding for FY2015. During the FY2010-FY2014 Consolidated Plan period, CDBG allocations varied between \$200,837 (lowest allocation) and 241,879 (highest allocation) with an average allocation of \$219,724. The chart below assumes that same average allocation of \$219,724 for each of the four years FY2016, FY2017, FY2018, and FY2019.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	262,402	0	0	262,402	1,186,316	The City of Florissant expects a CDBG allocation of \$262,402 for FY2021 and the average allocation of \$296,579 for following years.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through the Project I.M.P.A.C.T. and Hazardous Tree programs in order to provide home repairs and accessibility improvements to the maximum number of low- to moderate-income disabled Florissant residents. The Project I.M.P.A.C.T. program uses CDBG funding to purchase wheelchair ramps, materials and supplies for homes that are then rehabbed by qualified volunteers. The volunteer labor allows more households to be served with limited funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Over the past decade The City of Florissant has become more effective at stretching CDBG dollars by creating new relationships with donors, volunteers, and other organizations to support the highly leveraged Project I.M.P.A.C.T. and Hazardous Tree programs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Improvement Program	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$157,263	Homeowner Housing Rehabilitated: 22 Household Housing Unit
2	Home Improvement Program - Mechanical	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$60,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Project I.M.P.A.C.T.	2021	2025	Affordable Housing	City of Florissant	Housing Accessibility Services for Persons with Disabilities	CDBG: \$10,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Mortgage, Rental & Utility Assistance (MRU-Assist)	2021	2025	Public Services	City of Florissant	Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
5	Administration	2021	2025	Administration			CDBG: \$59,315	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

<p>1</p>	<p>Goal Name Home Improvement Program</p>
<p>Goal Description</p>	<p>Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.</p>
<p>2</p>	<p>Goal Name Home Improvement Program - Mechanical</p>
<p>Goal Description</p>	<p>In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the repair/replacement of heating, cooling units and/or water heaters and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.</p>
<p>3</p>	<p>Goal Name Project I.M.P.A.C.T.</p>
<p>Goal Description</p>	<p>Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project I.M.P.A.C.T. funds to be used towards the materials and construction of these ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.</p>

4	Goal Name	Mortgage, Rental & Utility Assistance (MRU Assist)
	Goal Description	The City works with CAASTLC a local service provider to administer the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
5	Goal Name	Administration
	Goal Description	Funds will be used to pay costs associated with the administration of the CDBG program. Funds will pay for supplies, staff salaries, public notices, indirect costs and other costs associated with the grant.

Projects

AP-35 Projects – 91.220(d)

Introduction

The table below lists the five (5) projects – three (3) housing programs, one (1) public service program, and administration – that the City of Florissant will undertake in FY2021 in order to address the needs identified through this Consolidated Plan Process

Projects

#	Project Name
1	Home Improvement Program-General
2	Home Improvement Program - Mechanical
3	Project I.M.P.A.C.T.
4	Mortgage, Rental & Utility Assistance
5	General Administration

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	Home Improvement Program-General
	Target Area	City of Florissant
	Goals Supported	Home Improvement Program
	Needs Addressed	Housing Repair and Improvement
	Funding	CDBG: \$157,263
	Description	Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	22 low- to moderate-income households
	Location Description	City of Florissant
	Planned Activities	
2	Project Name	Home Improvement Program - Mechanical
	Target Area	City of Florissant
	Goals Supported	Home Improvement Program - Mechanical
	Needs Addressed	Housing Repair and Improvement
	Funding	CDBG: \$60,000

Description	In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.												
Target Date	12/31/2021												
Estimate the number and type of families that will benefit from the proposed activities	10 low- to moderate-income homeowners												
Location Description	City of Florissant												
Planned Activities													
3	<table border="1"> <tr> <td data-bbox="256 940 553 997">Project Name</td> <td data-bbox="553 940 1391 997">Project I.M.P.A.C.T.</td> </tr> <tr> <td data-bbox="256 997 553 1054">Target Area</td> <td data-bbox="553 997 1391 1054">City of Florissant</td> </tr> <tr> <td data-bbox="256 1054 553 1110">Goals Supported</td> <td data-bbox="553 1054 1391 1110">Project I.M.P.A.C.T.</td> </tr> <tr> <td data-bbox="256 1110 553 1192">Needs Addressed</td> <td data-bbox="553 1110 1391 1192">Housing Accessibility Services for Persons with Disabilities</td> </tr> <tr> <td data-bbox="256 1192 553 1249">Funding</td> <td data-bbox="553 1192 1391 1249">CDBG: \$10,000</td> </tr> <tr> <td data-bbox="256 1249 553 1841">Description</td> <td data-bbox="553 1249 1391 1841">Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project I.M.P.A.C.T. funds to be used towards the materials and construction of these ramps. These activities will improve recipients living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.</td> </tr> </table>	Project Name	Project I.M.P.A.C.T.	Target Area	City of Florissant	Goals Supported	Project I.M.P.A.C.T.	Needs Addressed	Housing Accessibility Services for Persons with Disabilities	Funding	CDBG: \$10,000	Description	Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project I.M.P.A.C.T. funds to be used towards the materials and construction of these ramps. These activities will improve recipients living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.
Project Name	Project I.M.P.A.C.T.												
Target Area	City of Florissant												
Goals Supported	Project I.M.P.A.C.T.												
Needs Addressed	Housing Accessibility Services for Persons with Disabilities												
Funding	CDBG: \$10,000												
Description	Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project I.M.P.A.C.T. funds to be used towards the materials and construction of these ramps. These activities will improve recipients living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.												

	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 low- to moderate-income homeowners
	Location Description	City of Florissant
	Planned Activities	
4	Project Name	Mortgage, Rental & Utility Assistance (MRU-Assist)
	Target Area	City of Florissant
	Goals Supported	Mortgage, Rental & Utility Assistance
	Needs Addressed	Emergency Mortgage, Rental, and Utility Assistance
	Funding	CDBG: \$10,000
	Description	The City works with CAASTLC, a local service provider, who administers the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 low- to moderate-income renters and homeowners
	Location Description	City of Florissant
	Planned Activities	
5	Project Name	General Administration
	Target Area	City of Florissant
	Goals Supported	Home Improvement Program Home Improvement Program - Mechanical Project I.M.P.A.C.T. Mortgage, Rental & Utility Assistance
	Needs Addressed	Housing Repair and Improvement Housing Accessibility Services for Persons with Disabilities Emergency Mortgage, Rental, and Utility Assistance

Funding	CDBG: \$59,315
Description	Funds will be used to pay costs associated with the administration of the CDBG program. Funds will pay for supplies, staff salaries, public notices, indirect costs and other costs associated with the grant.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Florissant
Planned Activities	Funds will be used to pay costs associated with the administration of the CDBG program. Funds will pay for supplies, staff salaries, public notices, indirect costs and other costs associated with the grant.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, programs funds will be distributed based on need and eligibility. Please reference section SP-10 of this document for additional detail, including maps of where low- to moderate-income persons live within the City of Florissant.

Future Annual Action Plans will allow the City of Florissant to reevaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate.

Geographic Distribution

Target Area	Percentage of Funds
City of Florissant	100

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, programs funds will be distributed based on need and eligibility. Please reference section SP-10 of this document for additional detail, including maps of where low- to moderate-income persons live within the City of Florissant.

Discussion

Future Annual Action Plans will allow the City of Florissant to reevaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate. It is important to note that other City of Florissant programs not covered by this Consolidated Plan are geographically targeted. For example, the City of Florissant applied for and received a grant from the Neighborhood Stabilization Program (NSP) through the Department of Housing and Urban Development (HUD) Recovery Act funds. The City was awarded \$1.5 million dollars for the purchase, rehabilitation, and resale of foreclosed homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The City continues to administer this program through the original award amount and additional Program Income. No other local, state, or federal funds will be utilized for these projects. These NSP projects are geographically targeted to NSP-eligible areas within the City of Florissant.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	52
Special-Needs	0
Total	52

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	42
Acquisition of Existing Units	0
Total	52

Table 58 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City of Florissant does not have an independent public housing authority, but rather lies within the jurisdiction of the St. Louis County Housing Authority. The St. Louis County Authority is responsible for public housing related action planning.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Florissant does not receive an Emergency Solutions Grant allocation for homeless facilities and services and there are not facilities or housing targeted to homeless households within Florissant. Instead, the City of Florissant falls within the boundaries of the St. Louis County Continuum of Care (CoC), which promotes a regional approach to addressing homelessness. Saint Louis County residents, including Florissant residents, who are homeless or experiencing a housing crisis can seek assistance by calling the Emergency Shelter Hotline. The Hotline is a centralized intake and referral system that can be accessed by calling a single number (314-802-5444). The caller is interviewed by an intake specialist, and if in crisis, is referred to either emergency shelter or rent/mortgage/utility assistance.

With the limited CDBG funds that the City of Florissant receives, there are no planned allocations to address the small homeless population (estimated to be one persons) in the community. There are numerous social service agencies who work with homeless individuals in the community. The City of Florissant will continue to build good working relationships and participate in the St. Louis County Continuum of Care meetings and support their efforts to end homelessness in St. Louis County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Not applicable.

Addressing the emergency shelter and transitional housing needs of homeless persons

Not applicable.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

Not applicable.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Not applicable.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Florissant will strive to undertake the following strategies recommended in the Analysis of Impediments to Fair Housing to remove or ameliorate the barriers to fair/affordable housing. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, and private entities. Therefore, specific action items are dependent on further community engagement, planning, and coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers and proposed strategies can be found in the Analysis of Impediments to Fair Housing.

Barrier: Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes

Strategies:

- Increase access to workforce development and employment opportunities

Barrier: Lack of access to transportation services in some areas of the region limits housing choices and access to employment, services, and resources

Strategies:

- Expand transportation services and connections to other areas of the region.
- Increase access to employment, education, training, and other opportunities and resources

Barrier: Insufficient housing for people with disabilities

Strategies:

- Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities. (Ongoing, 2021)
- Identify ways to incentivize universal design, including reducing development fees or zoning requirements for projects with both affordable and accessible units. (2022)

Barrier: Limited access to quality schools disproportionately impacts residents of color

Strategies:

- Partner with school districts, youth- and community development-focused organizations (e.g., Beyond Housing), community institutions, businesses, and residents to identify youth education, mentoring, recreation, and family support needs, particularly in north St. Louis County school districts
- Provide CDBG or other funding for youth education, mentoring, recreation, and family support activities and early childhood programs and services to support school readiness and other aspects of child growth and development

Barrier: Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity

Strategies:

- Develop and deliver community education around the need for affordable housing and its cultural and economic value to the community.
- Promote and incentivize the siting of LIHTC developments in areas of opportunity.

Barrier: Ongoing need for fair housing outreach, education, and enforcement.

Strategies:

- continued education regarding their fair housing rights, recognizing discrimination, and how and where to file a housing discrimination complaint for residents.
- continued education regarding their fair housing obligations and strategies for recognizing and dismantling implicit biases for housing industry professionals.
- Continue funding commitment to Fair Housing enforcement measures.

Barrier: Continued need for neighborhood investment and expanding opportunity in north St. Louis County.

Strategies:

- Fund projects that develop, expand, or improve community centers and programming, healthcare facilities and services, and other public facilities, infrastructure, and services in low- and moderate-income census tracts.
- Fund projects that increase access to fresh food in low- and moderate-income census tracts with low levels of access.
- Fund projects that increase access to healthcare in low- and moderate-income census tracts with low levels of access.

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies:

- Develop and deliver community education around the need for affordable housing and its cultural and economic value to the community.
- Explore and promote community events and programming such as cultural celebrations and food fairs that celebrate the region's diversity and encourage interaction among diverse participants in neighborhoods throughout the region.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City of Florissant has a record of strong performance in meeting underserved needs through the CDBG program. The largest obstacle to meeting underserved needs is funding. City staff will investigate creative leveraging strategies, such as the leveraging of volunteers in the existing Project I.M.P.A.C.T. program, to continue to make a larger community impact with limited resources.

Actions planned to foster and maintain affordable housing

The City of Florissant will strive to undertake the following strategies recommended in the Analysis of Impediments to Fair Housing to remove or ameliorate the barriers to fair/affordable housing. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, and private entities. Therefore, specific action items are dependent on further community engagement, planning, and coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers and proposed strategies can be found in the Analysis of Impediments to Fair Housing.

Barrier: Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes

Strategies:

- Increase access to workforce development and employment opportunities

Barrier: Lack of access to transportation services in some areas of the region limits housing choices and access to employment, services, and resources

Strategies:

- Expand transportation services and connections to other areas of the region.
- Increase access to employment, education, training, and other opportunities and resources

Barrier: Insufficient housing for people with disabilities

Strategies:

- Consider opportunities to encourage or incentivize the construction of new accessible housing

units for people with disabilities. (Ongoing, 2021)

- Identify ways to incentivize universal design, including reducing development fees or zoning requirements for projects with both affordable and accessible units. (2022)

Barrier: Limited access to quality schools disproportionately impacts residents of color

Strategies:

- Partner with school districts, youth- and community development-focused organizations (e.g., Beyond Housing), community institutions, businesses, and residents to identify youth education, mentoring, recreation, and family support needs, particularly in north St. Louis County school districts
- Provide CDBG or other funding for youth education, mentoring, recreation, and family support activities and early childhood programs and services to support school readiness and other aspects of child growth and development

Barrier: Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity

Strategies:

- Develop and deliver community education around the need for affordable housing and its cultural and economic value to the community.
- Promote and incentivize the siting of LIHTC developments in areas of opportunity.

Barrier: Ongoing need for fair housing outreach, education, and enforcement.

Strategies:

- continued education regarding their fair housing rights, recognizing discrimination, and how and where to file a housing discrimination complaint for residents.
- continued education regarding their fair housing obligations and strategies for recognizing and dismantling implicit biases for housing industry professionals.
- Continue funding commitment to Fair Housing enforcement measures.

Barrier: Continued need for neighborhood investment and expanding opportunity in north St. Louis County.

Strategies:

- Fund projects that develop, expand, or improve community centers and programming, healthcare facilities and services, and other public facilities, infrastructure, and services in low- and moderate-income census tracts.

- Fund projects that increase access to fresh food in low- and moderate-income census tracts with low levels of access.
- Fund projects that increase access to healthcare in low- and moderate-income census tracts with low levels of access.

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies:

- Develop and deliver community education around the need for affordable housing and its cultural and economic value to the community.
- Explore and promote community events and programming such as cultural celebrations and food fairs that celebrate the region’s diversity and encourage interaction among diverse participants in neighborhoods throughout the region.

Actions planned to reduce lead-based paint hazards

The City of Florissant continues to pursue an active role in eliminating the hazards of the lead-based paint in its housing stock. Staff successfully completed HUD’s Office of Lead Hazard Control’s Visual Assessment course pursuant to 24 CFR Part 35. All homeowners in the Home Improvement Program Loan Program with houses built before 1978 are given the “Protect Your Family from Lead In Your Home” Pamphlet and the Lead Renovation Guide and must sign a “Confirmation of Receipt” for documentation purposes. In addition the homes must undergo Lead Based Paint Testing on the areas of the home where a visual inspection is made for flaking and peeling paint does not pass. Bid packages containing work specifications will be bid out to pre-approved licensed lead abatement contractors. Dust and soil clearance tests will be performed after the work has been completed.

The City will continue to work with the St. Louis County Lead Surveillance Program to screen and evaluate children for lead absorption, and initiate treatment when needed. The Community Development Office will continue to be responsible for networking with appropriate City and County departments and other service providers in this area. In addition, the Community Development Office will maintain its close contact with the St. Louis Office of Community Development’s Home Improvement staff and the designated lead coordinator, in order to comply with the lead-based paint regulations that went into effect in September 2000.

Actions planned to reduce the number of poverty-level families

While poverty is a complex issue and not solvable with CDBG funding alone, the City of Florissant has designed existing CDBG programs and policies with the goal of contributing to the reduction of the number of poverty-level families in the jurisdiction. The City of Florissant housing rehabilitation programs (the Home Improvement Program, Home Improvement Program – Mechanical, and the Project I.M.P.A.C.T. Program) provides a way for low income persons to maintain their existing homes

without investing their own resources into repairs and rehabilitation. The emergency mortgage, rental, and utility assistance program provides a similar safety net for both owner and renter households.

A great deal of national research has been done on the importance of “housing as a platform” to improve quality of life. Access to safe, stable, and affordable housing has been linked to higher educational achievement for children, better economic prospects for parents, and improved health and well-being. Given that the City of Florissant’s Analysis of Impediments to Fair Housing identifies Florissant as an area of high opportunity (low poverty, high school proficiency, and high labor market engagement) relative to many areas in north St. Louis County, safe, stable, and affordable housing options within the City of Florissant are especially likely to contribute to positive outcomes for individuals and families and ultimately reduce poverty. Therefore, City of Florissant CDBG programs around housing repair and assistance are important tools for long term poverty reduction.

Actions planned to develop institutional structure

The institutional structure to carry out the programs referenced in this Annual Action Plan is already strong. The City of Florissant Department of Housing and Community Development administers the programs funded by the Community Development Block Grant. Private contractors do the actual work of rehabilitation services. The City staff is able to adequately monitor these contractors to assure that services are provided as promised.

Actions planned to enhance coordination between public and private housing and social service agencies

City staff will continue to attend meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS, persons with disabilities, and environmental concerns. City staff will also continue to coordinate with the St. Louis County Continuum of Care.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
 3. The amount of surplus funds from urban renewal settlements
 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion:

Appendix - Alternate/Local Data Sources

1	Data Source Name Census 2010, 2019 ACS, 2018 Longitudinal Employer-Household Dynamics (Jobs)
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Population demographic including race and housing tenure.
	What was the purpose for developing this data set? Federal needs
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? 100 percent count of population
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2010
	What is the status of the data set (complete, in progress, or planned)? complete

1 INTRODUCED BY COUNCILMAN EAGAN
2 JUNE 14, 2021

3
4 BILL NO. 9689

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE THE REZONING OF 130 HOWDERSHELL FROM**
7 **R-4 “RESIDENTIAL ZONING DISTRICT” TO A B-5 “PLANNED**
8 **COMMERCIAL DISTRICT FOR THE LOCATION OF A UTILITY**
9 **SUBSTATION.**

10
11 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district
12 classifications for the purpose of regulating their construction and use of land, buildings and property
13 within the said various districts, and said Ordinance provides the nature, kind and character of buildings
14 that may be erected in each of the said districts and the use to which the land and buildings may be put;
15 and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to
17 the City Council at their meeting of May 17, 2021 that Ordinance No. 1625 be amended to change the
18 classification of the property at 130 Howdershell from R-4 Single Family District to B-5 Planned
19 Commercial District; and

20 WHEREAS, due and lawful notice of a public hearing no. 21-06-014 on said proposed zoning
21 change was duly published, opened on June 14th, 2021 at 7:00 P.M. by the Council of the City of
22 Florissant; and

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

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: Ordinance No. 1625, as amended, is hereby further amended by changing the
30 classification of the following described property from R-4 Single Family District to B-5 Planned
31 Commercial District to coincide with the zoning of the adjacent property, 2096 Charbonier, with the
32 following conditions to be part of the record:

33
34 **1. PERMITTED USES**

35 The Uses permitted in this B-5 Planned Commercial District shall be limited
36 to an electric substation.

37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

No new building proposed.

3. PERFORMANCE STANDARDS

Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following:

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

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

- a. Structure Setbacks.
 - 1. No building proposed, excludes retaining walls less than 2' ht. any light standards shall be located within forty (40) feet of the right-of 110 way.
 - 2. The setbacks shall be as set forth by Section 405.135 of the Zoning Code or as approved by the Planning and Zoning Commission.
- b. Parking, Loading and Internal Drives Setbacks.
 - 1. Parking, loading spaces, internal drives and roadways shall be located in accordance with the City Parking code, section 405.225.
 - 2. All of the setbacks for the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.
- c. Minimum Parking/Loading Space Requirements.
 - 1. Parking regulations shall be as required by Section 405.225 of the Florissant Zoning Code, except as otherwise varied herein. Parking spaces shall comply with the Florissant parking requirements.
- d. Road Improvements, Access and Sidewalks.
 - 1. St. Louis County Department of Highways shall approve any new work in the right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and St. Louis County Department of Highways in approving new work.
- e. Lighting Requirements.

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

 - 1. None proposed.

3. All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

All signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

1. Landscaping shall be in accordance with Section 405.225 of the Florissant Zoning Code.

2. Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

1. Written approval of any required storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

2. The Director of Public Works shall review storm water plans form compliance with storm water regulations. Water flow will have no adverse effect to neighboring properties or roads.

i. Miscellaneous Design Criteria.

1. All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

2. The minimum yard requirements shall be as set forth in the City Code for the ‘B-5’ Planned Commercial District.

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

4. Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

a. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The Building Commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

b. If the Building Commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.

c. If the Building Commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.

- d. Determination of minor changes: If the Building Commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
- e. 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 of an amendment to the Planning and Zoning commission.

12. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code 209 Section 405.135.

13. **GENERAL DEVELOPMENT CONDITIONS.**

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

14. **PROJECT COMPLETION**

None proposed.

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

Adopted this ____ day of _____, 2021.

 Keith Schildroth
 President of the Council
 City of Florissant

Approved this ____ day of _____, 2021.

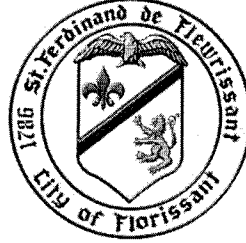
 Timothy J. Lowery
 Mayor, City of Florissant

ATTEST:

 Karen Goodwin, MPPA/MMC/MRCC
 City Clerk

1

MEMORANDUM



CITY OF FLORISSANT

2

3

4

5

6

To: Planning and Zoning Commissioners Date: May 12, 2021

7

8

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

9

10

11

12

13

14

Subject: Request **recommended approval** of a Rezoning of **130 Howdershell (Ameren)** from an 'R-4' to a 'B-5' Planned Commercial District, to coincide with adjacent property located at 2096 Charbonier an existing 'B-5' Zoning District.

15

16

17

18

STAFF REPORT

19

CASE NUMBER PZ-051721-1

20

21

22

PROJECT DESCRIPTION:

23

24

The request before the commission is for recommended approval of a Rezoning from an 'R-4' to a 'B-5' Planned Commercial District, to coincide with adjacent property located at 2096 Charbonier an existing 'B-5' Zoning District. with survey submitted:

25

26

27

28

Preliminary survey by Zahner & Associates, Inc dated 4/29/21 attached.

29

30

SURROUNDING PROPERTIES

31

The property to the north is a 2096 Charbonier, in a 'B-5' Zoning District and the property to the South is 150 Howdershell (QuikTrip) located in a 'B-5' Zoning District.

32

33

34

35

BUILDING DESIGN:

36

New substation work is allowed per the zoning and building code for the public utility.

37

38

PARKING AND DRIVEWAYS:

39

There are no parking spaces required or proposed for substations.

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86

WALKWAYS:

Public walk ways are part of the intersection redevelopment by St Louis County.

LANDSCAPING:

An approved landscape plan should be submitted for review and approval by the commission.

STORMWATER AND SEWER CONCEPT:

Building demolition and grading permits were issued for the removal of existing Child Day Care and other commercially used building. Therefore, the ordinance, no. 5808 for the Daycare was deemed to be vacated.

SITE LIGHTING:

None proposed.

SIGNAGE:

None proposed.

STAFF RECOMENDATIONS:

SUGGESTED MOTION

I move for recommended approval of a Rezoning of 130 Howdershell currently in an existing 'R-4' Zoning District a to a 'B-5' Planned Commercial District, to coincide with the zoning of the adjacent property, 2096 Charbonier, with the following conditions to be part of the record:

1. PERMITTED USES

The Uses permitted in this B-5 Planned Commercial District shall be limited to an electric substation.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

No new building proposed.

3. PERFORMANCE STANDARDS

Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.

87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132

c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.

d. Location and size of parking areas and internal drives.

e. Building and parking setbacks.

f. Curb cut locations.

g. Existing proposed contours at intervals of not more than two (2) feet.

h. Preliminary storm water and sanitary sewer facilities.

I. Identification of all applicable cross-access and cross-parking agreements.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

a. Structure Setbacks.

(1) No building proposed, excludes retaining walls less than 2' ht. any light standards shall be located within forty (40) feet of the right-of-way.

(2) The setbacks shall be as set forth by Section 405.135 of the Zoning Code or as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

(1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the City Parking code, section 405.225.

(2) All of the setbacks for the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

(1) Parking regulations shall be as required by Section 405.225 of the Florissant Zoning Code, except as otherwise varied herein. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

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

133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177

e. Lighting Requirements.

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

- (1) None proposed.
- (3) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

All signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with Section 405.225 of the Florissant Zoning Code
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

- (1) Written approval of any required storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall review storm water plans form compliance with storm water regulations. Water flow will have no adverse affect to neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as set forth in the City Code for the 'B-5' Planned Commercial District.
- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (4) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

178 Any changes to the approved plans attached hereto must be reviewed by the
179 Building Commissioner. The Building Commissioner must make a determination
180 as to the extent of the changes per the following procedure:
181

- 182 1. The property owner or designate representative shall submit in writing a
183 request for an amendment to the approved plans. The Building
184 Commissioner shall review the plans for consistency with the purpose and
185 content of the proposal as originally or previously advertised for public
186 hearing and shall make an advisory determination.
- 187 2. If the Building Commissioner determines that the requested amendment is
188 not consistent in purpose and content with the nature of the purpose as
189 originally proposed or previously advertised for the public hearing, then
190 an amendment to the special use permit shall be required and a review
191 and recommendation by the planning and zoning commission shall be
192 required and a new public hearing shall be required before the City
193 Council.
- 194 3. If the Building Commissioner determines that the proposed revisions are
195 consistent with the purpose and content with the nature of the public
196 hearing then a determination of non-necessity of a public hearing shall be
197 made.
- 198 4. Determination of minor changes: If the Building Commissioner
199 determines that an amendment to the special use permit is not required
200 and that the changes to the plans are minor in nature the Building
201 Commissioner may approve said changes.
- 202 5. Determination of major changes: If the Building Commissioner
203 determines that an amendment to the 'B-5' is not required but the changes
204 are major in nature, then the owner shall submit an application for review
205 and approval of an amendment to the Planning and Zoning commission.
206

207 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

208 Submit Final Development Plan for approval prior to recording per City Code
209 Section 405.135.
210

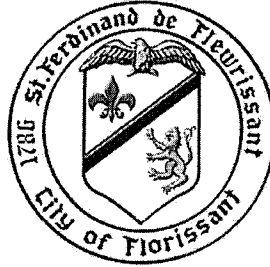
211 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 212 a. Unless, and except to the extent, otherwise specifically provided herein,
213 development shall be effected only in accordance with all ordinances of
214 the City of Florissant.
215
- 216 b. The Department of Public Works shall enforce the conditions of this
217 ordinance in accordance with the Final Site Development Plan approved
218 by the Planning & Zoning Commission and all other ordinances of the
219 City of Florissant.
220

221 **7. PROJECT COMPLETION**

222 None proposed.

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: 130 Howdershell Rd

Property Owners Name: Union Electric Company d/b/a Ameren Missouri Phone #: 314-603-8313

Property Owners Address: PO Box 66149, MC-700, St. Louis, MO 63166

Business Owners Name: Union Electric Company d/b/a Ameren Missouri Phone #: _____

Business Owners Address: PO Box 66149, MC-700, St. Louis, MO 63166

DBA (Doing Business As) _____

Authorized Agents Name: Roxanne Young, Sr. Real Estate Rep CO. Name: _____

(Authorized Agent to Appear Before The Commission)

Agents Address: PO Box 66149, MC-700, St. Louis, MO 63166 Phone #: 314-603-8313

Request Ameren is requesting that 130 Howdershell Rd. be rezoned from R4 to B5 to coincide with zoning for adjacent parcel at 2096 Charbonier Rd.

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

Roxanne Young
Applicant's Signature

5-11-2021
Date

Received by: [Signature] Receipt # 2186 OFFICE USE ONLY Amount Paid: 200 Date: 5/11/21

STAFF REMARKS: see staff report 5/12/21

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 5/12/21
Philip [Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

CITY OF FLORISSANT

Public Hearing



In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 14, 2021 at 7:00 p.m. on the following proposition:

To approve the rezoning of 130 Howdershell from 'R-4' Residential Zoning District to a 'B-5' Planned Commercial District for the location of a utility substation. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

1
2 INTRODUCED BY COUNCILMAN CAPUTA
3 JUNE 14, 2021

4
5 BILL NO. 9690

ORDINANCE NO.

6
7 **ORDINANCE TO AMEND AN EXISTING B-5 “PLANNED**
8 **COMMERCIAL DISTRICT” TO ALLOW FOR CHANGES IN THE**
9 **RECORDED DEVELOPMENT PLAN TO INCLUDE AN ADDITION,**
10 **EXTERIOR CHANGES AND SIGNAGE LOCATED AT 3500**
11 **PATTERSON ROAD.**

12
13 WHEREAS, 3500 Patterson was annexed into the City of Florissant and was determined
14 to be a B-5 zoning district in the City of Florissant; and

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
16 recommended to the City Council at their meeting of May 17, 2021 that the existing B-5 Planned
17 Commercial District be amended to allow for an addition, exterior changes and signage located
18 at 3500 Patterson Road; and

19 WHEREAS, due and lawful notice of public hearing no. 21-06-015 on said proposed
20 change was duly published, held and concluded on the 14th of June, 2021 by the Council of the
21 City of Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful
23 deliberation, has concluded that the amendment to the existing B-5 development is in the best
24 interest of the public health, safety and welfare of the City of Florissant; and

25
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: The existing ‘B-5’ Planned Commercial District located at 3500 Patterson
30 (Hucks) is hereby amended to allow for an addition, exterior changes, and signage in an existing
31 B-5 Zoning District with the following restrictions to regulate the property as part of the record:

32
33 **1. PERMITTED USES**

34 The use permitted in this B-5 Planned Commercial District shall be limited to a Filling Station
35 and Convenience store with carryout hot food.

36
37 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

38 The building shall be limited to a single story building with a total square footage of
 39 approximately 3321 square feet. The main building shall not exceed 22 feet 4 inches in height.
 40 The building shall be constructed as depicted on the plans presented and enumerated on : Sheets
 41 1, 2 and 3 from TWM dated 4/14/21 and Tabberson Architects Construction set dated 4/29/21
 42 including T1, D1 and D2 rendered elevations, A1-A8, M1, M2, M3, E1, E2, P1-P3, S1, S2 and
 43 SC1.

44
 45 **3. PERFORMANCE STANDARDS**

46 Uses within this B-5 Planned Commercial District identified herein shall conform to the most
 47 restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

48
 49 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

50 The above Final Site Development Plan shall include the following:

- 51 a. Location and size, including height of building, landscaping and general use of the
- 52 building.
- 53 b. Gross square footage of building.
- 54 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property
- 55 in question.
- 56 d. Location and size of parking areas and internal drives.
- 57 e. Building and parking setback 40 feet along Patterson and Greenway Chase.
- 58 f. Curb cut locations.
- 59 g. Existing proposed contours at intervals of not more than two (2) feet.
- 60 h. Existing storm water and sanitary sewer facilities.
- 61 i. Identification of all applicable cross-access and cross-parking agreements.

62
 63 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

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

65 **a. Structure Setbacks.**

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

69 **b. Parking, Loading and Internal Drives Setbacks.**

- 70 1. Parking, loading spaces, internal drives and roadways shall be located in
- 71 accordance with the plans attached.
- 72 2. All of the setbacks depicted on the Preliminary Development Plan are hereby
- 73 corrected to be 40' from Patterson and Greenway Chase and may be modified
- 74 only by amendment.

75 **c. Minimum Parking/Loading Space Requirements.**

- 76 1. Parking regulations shall be as required by 405.225 of the Florissant Zoning
- 77 Code, except as otherwise varied herein. There shall be a minimum of 23 parking
- 78 spaces. Parking spaces shall comply with the Florissant parking requirements.

79 **d. Road Improvements, Access and Sidewalks.**

- 80 1. The Director of Public Works, the Missouri Department of Transportation
- 81 (MODOT) and St. Louis County Department of Highways shall approve any new
- 82 work in the North Highway 67 right-of-way. The property owner shall comply

83 with all requirements for roadway improvements as specified by the Director of Public
84 Works and MODOT in approving new work.

85 **e. Lighting Requirements.**

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

- 87 1. All lot lighting shall be directed downward and inward to reduce glare onto the
- 88 adjacent properties and roads.

89 **f. Sign Requirements.**

- 90 1. There shall be one Ground Sign F located as shown on Custom Sign package
- 91 attached located 20 feet from property line aligned with proposed location,
- 92 located as shown on TWM Sheet 1, dated 4/14/21.
- 93 2. There shall be wall and canopy signs as shown on attached Custom Sign
- 94 package attached, dated 4/14/21 and a price sign on canopy.
- 95 3. All other signage shall comply with the City of Florissant sign ordinance.

96 **g. Landscaping and Fencing.**

- 97 1. Landscaping shall be in accordance with the Landscape and Screening code of
- 98 the City of Florissant, section 405.245 and shall include 13 frontage trees and 50
- 99 shrubs.
- 100 2. Any modifications to the landscaping plan shall be reviewed and approved by
- 101 the Planning and Zoning Commission.

102 **h. Storm Water.**

103 Existing Storm Water and drainage facilities shall remain. All such systems shall comply with
104 the following standards and requirements:

- 105 1. Written approval of any required below ground storm water detention by the
- 106 Metropolitan St. Louis Sewer District shall be filed with the Department of Public
- 107 Works at the discretion of the Public Works Director.
- 108 2. The Public Works Director shall review the storm water plans to assure that
- 109 storm water flow will have no adverse affect the neighboring properties or roads.

110 **i. Miscellaneous Design Criteria.**

- 111 1. Existing paving shall remain. Any new applicable parking, circulation,
- 112 sidewalks, and all other site design features shall comply with the Florissant City
- 113 Code.
- 114 2. The minimum yard requirements shall be as shown on the Final Development
- 115 Plan approved by the Building Commissioner.
- 116 4. All dumpsters shall be contained within a trash enclosure constructed of
- 117 material to match the new building materials with self-closing gates that are solid
- 118 metal, metal reinforced vinyl or metal picket type with a maximum spacing of the
- 119 pickets of 2 inches or 80% minimum opacity. The trash enclosure shall remain
- 120 located as shown on the preliminary site plan.
- 121 5. All storm water and drainage facilities shall be constructed, and all
- 122 landscaping shall be installed, prior to occupancy of the building, unless remitted
- 123 by the Director of Public Works due to weather related factors.
- 124 6. All mechanical equipment shall be roof mounted and screened from view by
- 125 the building parapet walls or rooftop screens or other equipment shall be properly
- 126 screened as required by section 405.245 of the Florissant Municipal Code.

127 7. Unless and except to the extent otherwise specifically provided herein, the Final Site
128 Development Plan shall comply and be in accordance with all other ordinances of
129 the City of Florissant.
130

131 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

- 135 1. The property owner or designate representative shall submit in writing a request for an
136 amendment to the approved plans. The building commissioner shall review the plans for
137 consistency with the purpose and content of the proposal as originally or previously
138 advertised for public hearing and shall make an advisory determination.
- 139 2. If the building commissioner determines that the requested amendment is not
140 consistent in purpose and content with the nature of the purpose as originally proposed or
141 previously advertised for the public hearing, then an amendment to the special use permit
142 shall be required and a review and recommendation by the planning and zoning
143 commission shall be required and a new public hearing shall be required before the City
144 Council.
- 145 3. If the building commissioner determines that the proposed revisions are consistent with
146 the purpose and content with the nature of the public hearing then a determination of non-
147 necessity of a public hearing shall be made.
- 148 4. Determination of minor changes: If the building commissioner determines that an
149 amendment to the special use permit is not required and that the changes to the plans are
150 minor in nature the Building Commissioner may approve said changes conditionally and
151 the owner shall submit to Planning & Zoning for ratification of a minor change.
- 152 5. Determination of major changes: If the Building Commissioner determines that an
153 amendment to the 'B-5' is not required but the changes are major in nature, then the
154 owner shall submit an application for review and approval of an amendment.
155

156 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

157 Submit Final Development Plan for approval prior to recording per City Code Section 405.135.
158

159 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 160 a. Unless, and except to the extent, otherwise specifically provided herein, development
161 shall be effected only in accordance with all ordinances of the City of Florissant.
- 162 b. The Department of Public Works shall enforce the conditions of this ordinance in
163 accordance with the Final Site Development Plan approved by the Planning & Zoning
164 Commission and all other ordinances of the City of Florissant.
165

166 **7. PROJECT COMPLETION.**

167 Construction shall start within 90 days of the issuance of building permits, and the development
168 shall be completed in accordance of the Final Development Plan, within 1 year from start of
169 construction.
170

171 Section 2: Except as herein amended Ordinance No. 7965, shall remain in full force and
172 effect.

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

175
176 Adopted this _____ day of _____, 2021.

177
178
179 _____
180 Keith Schildroth
181 President of the Council

182 Approved this _____ day of _____, 2021.

183
184
185 _____
186 Timothy J. Lowery
187 Mayor, City of Florissant

188
189 ATTEST:
190
191 _____
192 Karen Goodwin, MPPA, MMC, MRCC
193 City Clerk

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



PLANNING & ZONING ACTION:

Address of Property:

3500 Patterson RD. Florissant MO. 63031

Council Ward 4 Zoning 'B-5'

Initial Date Petitioner Filed 5.12.21
(Staff to complete Ward, Zoning & Date filed)

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

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

1) Comes Now Leonard Aweber - copartner Martint Beyley
(Individual's name, corporation, partnership, etc.)

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

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

Legal interest in the Property owner

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

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

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

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 2.4 acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as HUCKS CONVENIENT STORE

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: Remodel
up garage to store add food.
List reason for this request, i.e. "to allow for..."

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE Leonard Aweber L. Weber@Hucks.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) Leonard Aweber

FOR Martin + Baykey Inc.
(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Leonard Aweber - Martin + Baykey Inc.
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS P.O. Box 385 Carroll, Ill. 62821
STREET CITY STATE ZIP CODE

PHONE 618 389-2339
BUSINESS

I (we) the petitioner (s) do hereby appoint Darrel Harvey D. Harvey@Hucks.com
Print name of agent. Email address

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

Leonard Aweber
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

- (1) Name and Address _____
- (2) Phone Number _____ Email _____
- (3) Business Address _____ *N.O.*
- (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) Phone Number _____ Email _____
- (3) Business address _____ *NO.*
- (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 *Martin + Bayher Inc. CA*
- (2) Phone Number *618-382-2334* Email _____
- (3) Business address *1145 S Main cam: Ph. 62921*
- (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. *NO.*
- (8) Name in which business is operated *Martin + Bayher - HUCKS*
- (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 Hucks Coventree Store

Address 3500 Pattenison RD. FHOESCENT MD. 63031

Property Owner Martin + Bayley INC.

Location of property 3500 Pattenison RD FHOESCENT MD. 63031

Dimensions of property 1.20 Acres

Property is presently zoned B-5 per ordinance # _____

Current & Proposed Use of Property Hucks Coventree Store.

Type of Sign Road Sign Height ~~10~~

Type of Construction Remodel Number Of Stories one

Square Footage of Building 3550 Total Number of Curb Cuts 0

Number of Parking Spaces 33 Sidewalk Length 0

Landscaping: No. of Trees 1 Diameter _____

No. of Shrubs 50 Size _____

Fence: Type 0 Length _____ Height _____

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

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

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

A Tract of Land part of section 11 - 14 township
47 North Range 63 East St Louis County MO,

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Site plan provided

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

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

c. Proposed uses for out lots: _____

2) Performance Standards:

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

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

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

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

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

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

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

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

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

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

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

4) Are all setbacks shown? _____ Yes / No

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

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

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

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? _____ Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

39 The existing property at 3500 Patterson was built in 1993. The existing size of the
40 building is 3321 s.f. The size of the fuel canopy is 4548 s.f. The existing canopy is
41 currently yellow as depicted on the attached photos and exists on the building walls.
42

43 **III. SURROUNDING PROPERTIES:**

44 The only adjacent property is 3524 Patterson in a B-5 District which includes a private
45 drive easement alongside the fuel canopy. The property is bounded by Patterson Road
46 and Greenway Chase Drive.
47

48 **IV. STAFF ANALYSIS:**

49 A permit application was originally received accompanied by plans by Tabberson,
50 Architects, dated June 22, 2020 for the addition. The plans hereby submitted are dated
51 4/29/21. There currently is not an existing 'B-5' ordinance because the property was part
52 of an annexation.
53

54 The masonry ordinance:

55 *Section 500.040 Frame Construction In "R-6," "B-1," "B-2," "B-3," "B-4," "B-5," "M-1," "M-2" and "M-3"*
56 *Zoning Districts.*

57 *[Ord. No. 8487, 1-14-2019]*

58 *A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located in an "R-6,"*
59 *"B-1," "B-2," "B-3," "B-4," "B-5," "M-1," "M-2" or "M-3" zoning district shall have exterior finished walls*
60 *composed of one-hundred-percent masonry on all sides of the structure, except as otherwise permitted by*
61 *this Section. There shall be no exposed non-masonry surfaces in the first three (3) feet above grade except*
62 *doors and windows.*

63 *B. Exceptions.*

64 *1. Accessory buildings if otherwise permitted by ordinance and approved by the Planning and Zoning*
65 *Commission;*

66 *2. Buildings specifically excepted from such requirement under provisions of a special permit or a "B-5"*
67 *zoning ordinance granted by the Council in accordance with provisions of Chapter 405 of the Code[1];*
68 *[1]Editor's Note: See Ch. 405, Zoning Code.*

69 *3. Tilt-up construction is allowed on buildings of twenty thousand (20,000) square feet or greater, provided*
70 *that the front tilt-up face of the building shall be constructed with traditional masonry material unless*
71 *otherwise determined by the City Council. "Traditional masonry" is defined as hand-laid-in-place*
72 *traditional block back-up, brick, stone or any other masonry material as a face. Decorative and/or*
73 *embossed tilt-up panels may be required on all other portions of the building. Tilt-up construction is the*
74 *process of forming, pouring and curing Portland cement concrete panels on the job site and tilting/raising*
75 *them up into place usually as the exterior wall of a building or structure. Tilt-up is different than precast*
76 *panels which are constructed off site.*

77 *4. Any buildings legally existing on or for which building permits have been legally issued prior to March*
78 *1, 1992, or any reconstruction thereof or any alterations and expansion thereof if approved by the*
79 *Planning and Zoning Commission.*

80 *C. "Masonry," as used in this Section, shall be defined as exposed face brick or natural building stone*
81 *which is used as a facing component which is applied over exterior wall back-up construction. Face brick*
82 *shall be prismatic units in a variety of sizes, colors and shapes. Brick shall be manufactured from clay,*
83 *shale or similar naturally occurring earthy substances and subjected to firing in a kiln. Brick shall be solid*
84 *masonry units, having a minimum thickness of three and five-eighths (3 5/8) inches and meeting all the*
85 *requirements of ASTM Designation C-216, Standard Specification for Facing Brick. Ceramic glazed facing*
86 *brick are specifically excluded. Natural building stone shall include stone that is sawed, cut, split or*
87 *otherwise finished or shaped having a minimum thickness of one (1) inch. Natural building stone shall*
88 *include granite, limestone, marble, slate, soapstone, sandstone or other natural stones of similar*
89 *characteristics and physical properties. Molded, cast or otherwise artificially aggregated units composed*
90 *of fragments are specifically excluded. Materials specifically excluded from the definition of exposed*
91 *masonry construction shall include, but shall not be limited to, all hollow masonry units (i.e., structural*

92 clay tile, facing tile, customized architectural concrete masonry units, hollow brick units, etc.), all concrete
93 masonry units, glass blocks, plastic and/or composite blocks, metal panels, plastic panels, plaster exterior
94 insulation-finish system, precast concrete panels or any composition and all cast-in-place concrete walls,
95 tilt-up concrete panels.

96 *D. Restrictions On Use Of Masonry.*

97 *1. Masonry shall not be painted, but clear sealers may be applied if approved by the Building*
98 *Commissioner.*

99 *2. Any masonry that was lawfully painted may only be repainted for maintenance purposes and only with*
100 *written permission from the Director of Public Works. In cases where there is a need to perform*
101 *maintenance on a painted area, the Director of Public Works or their designee may review and approve*
102 *any repainting for maintenance reasons, provided that there is no change in color or texture.*

103 *3. Repainting for reasons other than for maintenance of current painted surfaces upon the approval of the*
104 *Director of Public Works and requests to change the color or texture of the existing brick or masonry*
105 *surface may not be done without the review and recommendation from the Planning and Zoning*
106 *Commission and approval of City Council.*

107 *4. Nothing contained herein shall excuse or authorize the unlawful painting or repainting of brick or*
108 *masonry surfaces.*

109 *5. Exemption For Landmark And Historic Homes. All buildings listed on the National Register of Historic*
110 *Places, designated Florissant landmarks or structures eligible to be designated Florissant landmarks*
111 *which were painted prior to the adoption of this Section would be excluded from its provisions.*

112
113 Staff has the following comments on the petitioner's Submissions: Submission is now
114 completed to allow review for a 'B-5' amendment. Plans are needed to correct the
115 County established Setbacks in the current development plan, which included a separate
116 signage setback of 20 feet. A landscape plan and photometric is requested.

117
118 The plans received show glazed brick on the building to be removed entirely, since
119 glazed brick does not comply with the masonry ordinance. The, the existing building has
120 zero % masonry as defined by the ordinance.

121
122 Materials information was received:

123 Glen Gery modular brick- complying with the masonry ordinance.

124 Glen Gery Stone- a cultured stone non compliant to the masonry ordinance.

125 Western States Metal Wall panels- a pan metal with wood grain finish, non compliant
126 with the masonry ordinance.

127
128 Tabberson Architects Construction set dated 4/29/21 includes:

129 T1: Proposed front and rear elevations include replacement of wall fascia panels with
130 Western States metal pan materials, coverage of towers with cultured stone, replacement
131 of glazed brick with compliant brick.

132 D1 and D2 rendered elevations.

133 AB1, AB2, AB3 and AB4: As built plans and elevations.

134 AD1: Demo Plan indicates removal of all glazed brick.

135 A1: Addition and Plan indicates replacement of glazed brick with Glen Gery products.

136 A2: Reflected Ceiling Plan

137 A3: Elevations with building height and metal fascia panels called out.

138 A4: Elevations with T8 metal fascia panels.

139 A5: Addition sections shows Glen Gery products.

140 A6: Front entry details show Glen Gery cultured stone veneer.

141 A7: ADA restroom details.



Product Information:

Brand: Glen-Gery

Type: Manufactured Stone

Color: Granite

Style: Manufactured Stone

Plant: Landmark

Series/Collection: Landmark Collection

[Project Gallery](#)

[Technical Information](#)

Product Profile: [Landmark Evaluation](#)
[Manufactured Stone Installation Instructions](#)
[Landmark Stone Specification](#)

Safety Data Sheet: [Landmark SDS](#)

Profile Measurements

Length:	5" — 22"
Height:	1-3/4" — 7-1/2"
Thickness:	1" — 1-5/8"

Rectangular, sand face and smooth face

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS



GLEN-GERY LANDMARK STONE
PO BOX 7276
CYNTHIANA, KY 41031
PHONE: (866) 273-5214
FAX: (859) 235-9330

This specification is a manufacturer specific proprietary product specification. Optional text is indicated by brackets []; delete optional text in final copy of specification.

This specification specifies simulated masonry, including manufactured stone veneer and trim as manufactured by Glen-Gery Landmark Stone. Revise the section number and title below to suit project requirements, specification practices and section content.

SECTION 04730
SIMULATED MANUFACTURED STONE
(MANUFACTURED STONE VENEER AND TRIM)

PART 1 GENERAL

1.1 SUMMARY

- A. Section includes: Simulated stone veneer and trim.
- B. Related Sections: Section(s) related to this section include:
 - 1. Frame Support for Substrate: Division 5 Cold Formed Metal Framing Section.
 - 2. Wall Framing and Sheathing: Division 6 Rough Carpentry Section.
 - 3. Flashing: Division 7 Flashing Section.
 - 4. Perimeter Sealing at Openings: Division 7 Joint Sealers Section.
 - 5. Finish Plaster: Division 9 Lath and Plaster Section.
 - 6. Fireplaces and Stoves: Division 10 Fireplace and Stove Section.

1.2 REFERENCES

- A. General: Standards listed by reference, including revisions by issuing authority, form a part of this section to extent indicated. Standards listed are identified by issuing authority, authority abbreviation, designation number, title or other designation established by issuing authority.
- B. American Society for Testing and Materials (ASTM):
 - 1. ASTM C39 Standard Specification for Compressive Strength of Cylindrical Concrete Specimens
 - 2. ASTM C91 Standard Specification for Masonry Cement.
 - 3. ASTM C150 Standard Specification for Portland cement
 - 4. ASTM C177 Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate-Apparatus.
 - 5. ASTM C207 Standard Specification for Hydrated Lime for Masonry Purposes.

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

6. ASTM C270 Standard Specification for Mortar for Unit Masonry
7. ASTM C 482 Standard Test Method for Bond Strength of Ceramic Tile to Portland cement.
8. ASTM C567 Standard Test Method for Density Structural Lightweight Concrete.
9. ASTM C642 Standard Test Method Absorption in Hardened Concrete

1.3 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide [Section/Product/Title] which has been manufactured and installed to withstand loads from [Specify code/standard reference] and to maintain [Specify performance criteria.] performance criteria stated [Certified] by manufacturer without defects, damage or failure.

1.4 SUBMITTALS

- A. General: Submit listed submittals in accordance with conditions of the contract and Division 1 Submittal Procedures Section.
- B. Product Data: Submit product data, including manufacturer's specifications sheet, for specified products.
- C. Shop Drawings: Submit shop drawings showing layout, profiles and product components, including anchorage, accessories, finish colors, patterns and textures.
- D. Samples: Submit selection and verification samples for finishes, colors and textures.
- E. Quality Assurance Submittals: Submit the following:
1. Test Reports: Certified test reports showing compliance with specified performance characteristics and physical properties.
 2. Manufacturer's Instructions: Manufacturer's installation instructions.
 3. Manufacturer's Field Reports: Manufacturer's field reports specified herein.
- F. Closeout Submittals: Submit the following:
1. Operation and Maintenance Data: Operation and maintenance data for installed products in accordance with Division 1 Closeout Submittals (Maintenance Data and Operation Data) Section. Include methods for maintaining installed products, and precautions against cleaning materials and methods detrimental to finishes and performance.
 2. Warranty: Warranty documents specified herein.

1.5 QUALITY ASSURANCE

- A. Qualifications:
1. Installer Qualifications: Installer experienced in installing simulated stone and has specialized in installation of work similar to that required for this project.
 2. Manufacturer Qualifications: Manufacturer capable of providing field service representation during construction and approving application method.
- B. Regulatory Requirements: [Specify applicable requirements of regulatory agencies].

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

C. Mock-Ups: Install at project site a job mock-up using acceptable products and manufacturer approved installation methods. Obtain Owner's and Architect's acceptance of finish color, texture, pattern, and workmanship standard. Comply with Division 1 Quality Control (Mock-Up Requirements) Section.

1. Mock-Up Size: [Specify mock-up size] sample panel at jobsite as directed.
2. Pattern: Illustrate field pattern of stone, color, and tooling of joints.
3. Maintenance: Maintain mock-up during construction for workmanship comparison; remove and legally dispose of mock-up when no longer required.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. General: Comply with Division 1 Product Requirements Sections.
- B. Ordering: Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- C. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- D. Storage and Protection: Store materials protected from exposure to harmful weather conditions and at temperature and humidity conditions recommended by manufacturer. Store mortar and other moisture-sensitive materials in protected enclosures; handle by methods that avoid exposure to moisture.

1.7 PROJECT CONDITIONS

- A. Environmental Requirements/Conditions: Ambient air temperature shall be in accordance with manufacturer's requirements.
 1. Maintain materials and surrounding air temperature to minimum 40 degrees prior to, during and for 48 hours after completion of work.
 2. Protect materials from rain, moisture and freezing temperatures prior to, during, and for 48 hours after completion of work.
 3. Allow no construction activity on opposite side of wall during installation and for 48 hours after completion of work.

1.8 WARRANTY

- A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.
- B. Manufacturer's Warranty: Submit, for owner's acceptance, manufacturer's standard warranty document.
 1. Warranty Period: Specify term in years commencing on date of project completion.

PART 2 PRODUCTS

2.1 MANUFACTURED STONE VENEER

- A. Manufacturer: Glen-Gery Landmark Stone Products
Contact: P.O. Box 7276, Cynthiana, KY 41031;
Telephone: (866) 273-5214;

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

B. Proprietary Products/Systems: Glen-Gery Landmark Stone Products

1. Sizes and Shapes: [Specify random shapes, sizes, and textures of finished product to duplicate natural stones. Stone diameter varies from ¾" to 23". The average thickness of Landmark Stone veneers is 1 ¾". Thickness may vary from 1" to 3" depending on the texture.
2. Colors and Textures: [Specify colors and textures. Refer to manufacturer's published literature for available colors.]
3. Glen-Gery Landmark Stone Texture: Type as indicated below:

- [Fieldstone: Canyon Creek, Allegheny, Ashford, Buckingham, Sonoma]
- [Fieldledge: Ashford, Sonoma, Buckingham, Lancaster]
- [Ledgestone: Blue Ridge, Allegheny, Sienna, Ashford, Chestnut, Sonoma, Buckingham]
- [Cut Cobble: Allegheny, Chisel Gray, Southern Malt]
- [Limestone: Amherst, Kentucky Gray, Ozark, Ashford, Chisel Gray, Chestnut, Buckingham]
- [Stackstone: Mountain Stream, Chisel Gray, Deerskin, Ashford, Prestige, Preferred Blend]
- [Glen Ridge: Wheat, Crimson, Granite, Sienna, Ashford, Buckingham, Woodford, Sonoma]
- [Ashlar: Preferred Blend, Ashford, Kentucky Grey]

4. Landmark Stone Accessories:

- [Water Table/Sill: Buff, Brown, Granite]
- [Trim Stone: Buff, Brown, Granite]
- [Row Lock: Buff, Brown, Granite]
- [Keystone: Buff, Brown, Granite]
- [Hearthstone: Buff, Brown, Granite]
- [Light Box: Buff, Brown, Granite]
- [Receptacle Box: Buff, Brown, Granite]

C. Proprietary Products System Testing:

1. Shipping weight of manufactured stone units: 8 – 12 psf
2. Compressive strength: Tested in accordance with ASTM C39.
3. Shear (Adhesion) strength: Tested in accordance with ASTM C482 using a unit thickness of approximately the same as the stone unit.
4. Thermal Resistance: K-Factor 2.82 in accordance with ASTM C177. R-factor is 0.355 per 1" (25.4mm) of thickness.
5. Freeze/Thaw: Tested in accordance with ASTM C67

D. Fire Hazard Test: Flame spread of 0. Smoke development of 0 in accordance with UL723.

2.2 RELATED MATERIALS

- A. Related Materials: Refer to other sections listed in related sections specified herein for related materials
- B. Mortar:
 - 1. Portland Cement, ASTM C150, Type I or masonry cement (Type N), ASTM C91.
 - 2. Masonry sand.
 - 3. Lime: ASTM C207
 - 4. Iron Oxide Pigments
- C. Masonry Sealer: [If specifying use: breather type (non-film forming) sealer].
- D. Weather Resistant Barrier: Kraft waterproof building paper, UBC Standard No.14-1 or ASTM D226 for Type 1 felt.
- E. Lath:
 - 1. Metal Lath: 18 gauge galvanized woven wire mesh or galvanized [2.5 lb flat diamond mesh]
 - 2. Plastic Lath:

2.3 MORTAR MIXES

- A. Mixing: Mix proprietary materials in accordance with manufacturer's instructions including product data and product technical bulletins. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270, Type N. Do not use antifreeze compounds to lower the freezing point of mortar.

PART 3 EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's product data, including product technical data, and product installation instructions.

3.2 EXAMINATION

- A. Site Verification of Conditions: Verify substrate conditions, which have been previously installed under other sections, are acceptable for products installation in accordance with manufacturer's instructions.

3.3 PREPARATION

- A. Surface Preparation: [Specify applicable product preparation requirements].
 - 1. **Open Stud:** Install paperbacked [metal lath] [plastic lath] to studs using galvanized nails or staples which penetrate a minimum of 1" and 6" on center. Wrap weather resistant

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

barrier and [metal] [plastic] lath a minimum of 16" around all outside and inside corners. Apply ½" scratch coat and allow to dry 48 hours.

2. **Sheathed Surfaces and Rigid Insulation Board:** Install 2 layers of weather resistant barrier with lap joints 6" shingle fashion. Apply code approved [metal] [plastic] lath, attach with galvanized nails or staples which penetrate a minimum of 1". Apply 6" on center vertically and 16" on center horizontally. Wrap weather resistant barrier and [metal] [plastic] lath a minimum of 16" around all outside and inside corners. Apply ½" scratch coat and allow to dry 48 hours.
3. **Over Metal Panel:** Surface preparation is the same as for sheathed surfaces except the metal lath must be attached using self-tapping screws with a 3/8" head that provides 3/8" minimum penetration beyond the inside metal surface.
4. **Concrete and Masonry Surfaces - New, Clean and Untreated:** No preparation needed. Examine newly poured concrete closely to ensure that its finished surface contains no releasing agents (form oil). If it does contain form oil, etch surface with muriatic acid, rinse thoroughly and/or score with a wire brush, or use high pressure water or sandblasting to remove. For added insurance to minimize cracking or bond failure, lath and scratch coat can be applied.
5. **Existing Concrete and Masonry Surfaces:** If required, remove paint, coatings, sealers, and dirt as recommended above.

3.4 MANUFACTURED STONE VENEER INSTALLATION

- A. **Laying out the Stones:** Before you begin, lay out a quantity of stone (25s.f. minimum) near the work area to give you a selection to choose from. When installing stone, be sure to achieve a balanced pattern of shapes, sizes, colors and thicknesses by selecting and mixing the various stones. Always select and mix stone from different boxes throughout installation.
- B. **Starting:** Landmark Stone is applied from the top down. This helps to keep the stone clean during installation. Install the corners first for easiest fitting
- C. **Setting Units:** Using a mason's trowel, apply a ½" thick even layer of mortar to the entire back of the stone. Press each stone into the mortar setting bed firmly enough to squeeze some mortar out around the stone's edges. Apply pressure to the stone to ensure a good bond.
- D. **Cutting:** Perform necessary cutting with proper tools to provide uniform edges; take care to prevent breaking unit corners or edges.
- B. **Finish Color/Textures/Patterns:** [Specify installation finishes coordinated with finishes specified in Part 2 Products].

3.5 FIELD QUALITY REQUIREMENTS

- A. **Manufacturer's Field Services:** Upon Owner's request, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

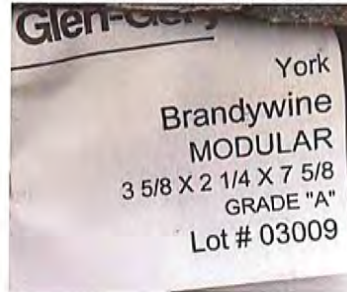
3.6 CLEANING

- A. **Cleaning:** Use a strong solution of granulated soap or detergent and water with a plastic bristle brush. Do not use a wire brush as it will cause damage to the surface. Rinse immediately with fresh water. Do not attempt to clean using acid or acid based products. Do not clean with high-pressure power washer.
- B. **Salt and De-icing Chemicals:** Do not use de-icing chemicals on areas immediately adjacent to a Landmark Stone Products application.
- C. **Scuffing:** Remove scuff marks by cleaning as specified herein.
- D. **Efflorescence:** To remove efflorescence, allow stone to dry thoroughly, then scrub vigorously with a stiff brush and clean water. Rinse thoroughly. Do not use a wire brush. For difficult efflorescence problems, scrub thoroughly with a solution of 1 part white household vinegar to 5 parts water. Rinse thoroughly.

3.7 PROTECTION

- A. **Protection:** Protect installed product and finish surfaces from damage during construction.

END OF SECTION



Product Information:

Brand: Glen-Gery

Type: Facebrick

Color: Burgundy

Style: Handmade

Plant: York

Series/Collection: Craftsman Handmade Series

Project Gallery	Sizes			Technical Information
General Availability	T	H	H	
Oversize	4	2-3/4	8-1/2	in.
Special Order	T	H	H	
Modular	3-5/8	2-1/4	7-5/8	in.

Project Gallery	Sizes			Technical Information
Test Report:	Brandywine Handmade Test Report			
Cleaning Document:	Brandywine Handmade Cleaning Document			
Product Profile:	Handmade Product Profile Glen-Gery Handmade Brick Guide Specification			
Safety Data Sheet:	Brick Safety Data Sheet			

Unit Specifications

Glen-Gery handmade bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBA and all grades of ASTM C 62. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 902 or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62.

Dimensional Tolerances

Glen-Gery handmade bricks are manufactured to provide a unique appearance resulting from nonuniformity in size. For this reason, ASTM C 216, Type FBS maximum permissible dimensional variations are not applicable. These bricks are manufactured as Type FBA brick. The product ordered will generally contain a number of units which are over or under the specified dimensions. The dimensional variations are part of the handmolded process coupled with the raw materials as well as the drying and firing processes which gives each application a unique appearance. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions.

Finishes

Glen-Gery handmade molded brick are often referred to as 'sand struck' meaning that sand is used as a lubricant to release the clay from the molds and as a way to provide different colors. These "sandstruck" brick are produced with varying degrees of sand on all surfaces except one bedding surface.



TECHNICAL PROFILE



Revised 1/2019

Glen-Gery Handmade Brick Guide Specification

The following information has been compiled as a Guide Specification for Glen-Gery Handmade Facing Brick, and Building Brick. The numbers and titles used to identify this and related specification sections are in accordance with the 2004 Construction Specifications Institute MasterFormat.

This guide specification is intended to assist the Design Professional/Specifier in selecting appropriate products and

preparing a project specification section for Handmade Brick Masonry and is not intended to be all inclusive. Additional Technical Information related to Glen-Gery Brick and designs utilizing Handmade brick masonry is available upon request. The Design Professional/Specifier is responsible for the use and application of this information.

Confirm and edit guide specifications to ensure conformance to local building

codes. Sections beginning with "**NOTE TO SPECIFIER**" indicate action is required: edit/select/add/delete to suit specific project requirements.

Optional text is indicated by brackets []. Delete unused optional text and brackets in final specification. Coordinate all Sections with other materials and project conditions of the contract.

SECTION 04 21 00 HANDMADE UNIT MASONRY

PART 1: GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 general requirements apply to this section.

1.2 SUMMARY

- A. Handmade brick masonry units and accessories including:

NOTE TO SPECIFIER: Delete items below not required for project.

1. Handmade Facing Brick
2. Building (common) Brick
3. Expansion Joints
4. Embedded Flashing
5. Mortar
6. Cleaning

- B. Related Sections

NOTE TO SPECIFIER: Delete any sections below not relevant to this project; add others as required.

1. Division 04 Section – "Masonry Anchorage, Reinforcement and Accessories"
2. Division 05 Section – "Metal Fabrications"
3. Division 06 Section – "Rough Carpentry"
4. Division 07 Section – "Bituminous Dampproofing"
5. Division 07 Section – "Joint Sealants"
6. Division 07 Section – "Thermal Insulation"
7. Division 08 Section – "Wall Vents"

1.3 REFERENCES

NOTE TO SPECIFIER: Delete references from the list below that are not actually required by the text of the edited section.

- A. ASTM A 240 – Standard Specification for Chromium and Chromium Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications
- B. ASTM C 62 – Standard Specification for Building Brick (Solid Masonry Units Made From Clay or Shale)
- C. ASTM C 67 – Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile
- D. ASTM C 216 – Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale)
- E. ASTM C 270 – Standard Specification for Mortar for Unit Masonry
- F. ASTM C 476 – Standard Specification for Grout for Masonry
- G. ASTM D 1056 – Standard Specification for Flexible Cellular Materials Sponge or Expanded Rubber
- H. ASTM C 1330 – Standard Specification for Preblended Dry Mortar Mix for Unit Masonry
- I. TMS 602/ACI 530.1/ASCE 6 – Specifications for Masonry Structures

1.4 SUBMITTALS

- A. Submit under provisions of Section 013000
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations
 - 2. Storage and handling requirements and recommendations
 - 3. Installation methods

NOTE TO SPECIFIER: Delete LEED Submittals if not required.

- C. LEED Submittals:
 - 1. Product Certificates for Credit MR 5: For products and materials required to comply with requirements for regional material indicating location and distance from Project of material manufacturer and point of extraction, harvest, or recovery of each raw material. Include statement indicating cost for each regional material and the fraction by weight that is considered regional.
- D. Shop Drawings
 - 1. Indicate masonry sizes, layout, patterns, corbels, racking, coursing, color arrangement, perimeter conditions, shape requirements and location, junctions with dissimilar materials, connections, and other related components.
 - 2. Locate and detail expansion and control joints.
- E. Samples: Furnish not less than five individual brick as samples for each brick specified, showing extreme variations in color and texture.

1.5 QUALITY ASSURANCE

- A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6 unless modified by requirements in the Contract Documents.
- B. Comply with all applicable codes, regulations, and standards. Where provision of applicable codes, regulations, and standards conflict with requirements of this section, the more demanding shall govern.

NOTE TO SPECIFIER: Mason qualifications required. Delete if not required.

A. Manufacturer Qualifications:

1. Obtain materials from one manufacturer to ensure compatibility.
2. Obtain materials from company specializing in manufacturing products specified in this section with a minimum 5 years documented experience.

NOTE TO SPECIFIER: Insert qualifications required. Delete if not required.

B. Installer Qualifications:

C. Material Certificates: Prior to delivery, submit to Architect/Engineer certificates indicating compliance with the applicable specifications for grades and types included in these specifications.

D. Include Brick Test Reports substantiating compliance with requirements: Sample and test in accordance with ASTM C 67.

1. Testing and reports shall be completed by an independent laboratory.

a. Test reports for each type of Handmade Facing Brick and Building Brick shall be submitted to the Architect/Engineer for review.

b. Test reports shall indicate:

- 1) Compressive strength
- 2) 24-hour cold water absorption
- 3) 5-hour boil absorption
- 4) Saturation coefficient
- 5) Initial rate of absorption
- 6) Efflorescence

E. Costs of Tests: Cost of tests shall be borne by the purchaser, unless tests indicate that units do not conform to the requirements of the specifications, in which case cost shall be borne by the seller.

F. Shop drawings: Submit individual drawings to be approved by architect for special shaped brick units.

NOTE TO SPECIFIER: Insert value if provision is required. Delete if not required.

G. Prism Tests: Prism Tests shall be required when using engineered masonry ((f' m) = _____ psi).

NOTE TO SPECIFIER: Include a mock-up and/or sample panel if the project size warrants taking such a precaution. The following is one example of how a sample on a large project might be specified.

H. Sample Panel: Mock-up or sample panels will be used to review brick and mortar color and serve as the standard of workmanship for the Project.

1. Build sample panels for each type of exposed unit masonry construction in sizes approximately 4' (1.2 m) long by 3' (0.9 m) high showing the proposed color range, texture, bond, mortar and workmanship. All brick shipped for the sample shall be included in the panel.
2. Do not start work until Architect/Engineer has accepted sample panel.
3. Use panel as standard of comparison for all masonry work built of same material.
4. Where masonry is to match existing, erect panel adjacent and parallel to existing surface.
5. Clean [one-half of] exposed faces of panel with masonry cleaner as indicated and approved by manufacturer.
6. Protect accepted panel from the elements with weather-resistant membrane.
7. Approval of panel is for color, texture, and blending of masonry units; relationship of mortar to masonry unit colors;

tooling of joints; and aesthetic qualities of workmanship.

8. Do not destroy or move panel until work is completed and accepted by Architect/Owner.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in dry location in manufacturer's unopened packaging until ready for installation.
- B. Store brick off the ground to prevent contamination by mud, dust or other materials likely to cause staining or other defects.
- C. Cover all materials with a nonstaining waterproof membrane material when necessary to protect from elements.
- D. Store different types of materials separately.

1.7 PROJECT CONDITIONS

- A. Comply with requirements of referenced standards and recommendations of material manufacturers for environmental conditions before, during, and after installation.
- B. Protection of Work:
 - 1. Wall Covering:
 - a. During erection, cover top of wall with strong nonstaining waterproof membrane at end of each day or shutdown.
 - b. Cover the masonry and airspace of partially completed walls when work is not in progress to prevent excess moisture penetration and ensure clean cavity.
 - c. Extend cover minimum of 24" (610 mm) – down both sides when applicable.
 - d. Hold cover securely in place.
 - 2. Load Applications:
 - a. Do not apply uniform floor or roof loading for at least 12 hours after building masonry columns or walls.
 - b. Do not apply concentrated loads for at least 3 days after building masonry columns or walls.
 - 3. Stain Prevention:
 - a. Prevent grout or mortar from staining the face of masonry.
 - b. Remove immediately grout or mortar in contact with face of such masonry.
 - c. Protect all sills, ledges and projections from droppings of mortar.
 - d. Protect base of wall from rain-splashed mud and mortar splatter by spreading coverings on ground and over wall surface.
 - e. Turn scaffold boards closest to the wall on edge when work is not in progress to prevent rain from splashing mortar and dirt onto masonry.
- C. Cold Weather Requirements:
 - a. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

D. Hot Weather Requirements:

- a. Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

PART 2: PRODUCTS

2.1 MASONRY UNITS, GENERAL

- A. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated in the standard. Do not use units where such defects will be exposed in the completed work.
- B. Fire-Resistance Ratings: Where indicated, provide units that comply with requirements for fire-resistance ratings indicated as determined by equivalent masonry thickness or by other means, as acceptable to authorities having jurisdiction.

2.2 MANUFACTURERS

- A. Acceptable Manufacturer: Glen-Gery Corporation located at 1166 Spring Street • P.O. Box 7001, Wyomissing, PA 19610-6001 • Tel: 610-562-3076 • Web: www.glengery.com
- B. Substitutions: Not permitted.

2.3 HANDMADE MASONRY UNITS

NOTE TO SPECIFIER: Delete Regional Materials if not desired and LEED submittals are not required.

- A. Regional Materials: Handmade Facing Brick shall be manufactured within 500 miles (800 km) of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles (800 km) of Project site.
- B. General: Provide shapes indicated and as follows:
 1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.

NOTE TO SPECIFIER: Revise three subparagraphs below to suit Project. Drawings should show details of special conditions and special shapes required.

2. Provide special shapes for applications where stretcher units cannot accommodate special conditions, including those at corners, movement joints, bond beams, sashes, shelf angles and lintels.
3. Provide special shapes for applications requiring brick of size, form, color, and texture on exposed surfaces that cannot be produced by sawing.
4. Provide special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

NOTE TO SPECIFIER: Insert product name(s) required for project.

- C. Handmade Facing Brick specified and shown on drawings shall be *[Add brick product name(s) here]* as manufactured by the Glen-Gery Corporation.
 1. Handmade Facing Brick: ASTM C 216, Grade SW
 - a. Type FBA
 - b. Size (actual dimensions listed)

NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.

- 1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long
- 2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8-1/2" (215.9 mm) long

NOTE TO SPECIFIER: Delete first paragraph and subparagraphs below if no Building Brick are required. Building Brick are typically utilized in concealed locations and have no requirements related to appearance.

D. Building (Common) Brick: ASTM C 62, Grade SW

a. Size (actual dimensions listed)

NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.

- 1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long
- 2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8 1/2" (215.9 mm) long

NOTE TO SPECIFIER: Insert value if required. Note that the compressive strength of Handmade facing bricks does not typically exceed 4,000 psi.

- E. Minimum Compressive Strength: *[add minimum strength when required]*
- F. Provide brick similar in texture, color and physical properties to those available for inspection at the Architect/Engineer's office and/or as supplied on the approved sample panel.
- G. Shapes: Special shapes are required to be used per architectural detail(s).

2.4 EMBEDDED FLASHING MATERIALS

NOTE TO SPECIFIER: Delete flashing options not required for project or if referenced in specification Division 7.

A. Metal Flashing:

1. Stainless Steel: ASTM A 240/A 240M, Type 304, 0.016" (0.40 mm) thick.
2. Copper: ASTM B 370, Temper H00, cold-rolled copper sheet, 16-oz./sq. ft. (4.9-kg/sq. m) weight or 0.0216" (0.55 mm) thick or ASTM B 370, Temper H01, high-yield copper sheet, 12-oz./sq. ft. (3.7-kg/sq. m) weight or 0.0162" (0.41 mm) thick.
3. Fabricate continuous flashings in sections 96" (2400 mm) long minimum, but not exceeding 12' (3.7 m). Provide splice plates at joints of formed, smooth metal flashing.
4. Fabricate through-wall flashing with snaplock receiver on exterior face where indicated to receive counterflashing.
5. Fabricate through-wall flashing with drip edge *[where]* *[unless otherwise]* indicated. Fabricate by extending flashing 1/2" (13 mm) out from wall, with outer edge bent down 30 degrees *[and hemmed]*.
6. Fabricate through-wall flashing with sealant stop *[where]* *[unless otherwise]* indicated. Fabricate by bending metal back on itself 3/4" (19 mm) at exterior face of wall and down into joint 1/4" (6 mm) to form a stop for retaining sealant backer rod.

B. Flexible Flashing:

1. Copper-Laminated Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet bonded between 2 layers of glass-fiber cloth. Use only where flashing is fully concealed in masonry.
2. Asphalt-Coated Copper Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet coated with flexible asphalt. Use only where flashing is fully concealed in masonry.
3. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than [0.030" (0.76 mm)] [0.040" (1.02 mm)].
4. EPDM Flashing: Sheet flashing product made from ethylene-propylene-diene-monomer, complying with ASTM D 4637, 0.040" (1.0 mm) thick.

2.5 EXPANSION JOINTS

NOTE TO SPECIFIER: Delete expansion joint types not required.

- A. Compressible Filler: pre-Handmade filler strips complying with ASTM D 1056, Type 2, Class A, Grade 1 formulated from [neoprene] [urethane] [or] [PVC].
- B. Backer Rod: Non-gassing polyethylene or flexible polyurethane foam rod 25% wider than width of joint to be filled.

2.6 ACCESSORIES

A. Weepholes/Vents:

NOTE TO SPECIFIER: Delete weephole types not required. Wicks are not recommended for weeps or vents in Glazed Brick applications.

1. Rope Wicks: Cotton Sash Cord, 12" long with end laid in cavity
2. Aluminum Weep/Vents (painted)
3. Vinyl Weep/Vents

2.7 MASONRY CLEANERS

- A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by manufacturer of Handmade masonry units being cleaned.

NOTE TO SPECIFIER: Contact a Glen-Gery representative to determine cleaning solution and procedure for brick specified. Verify acceptability of cleaner for cleaning masonry with pigmented mortar joints. Delete solution(s) not recommended.

1. Diedrich Technologies, Inc.
 - a. 202 New Masonry Detergent
 - b. 202V Vana-Stop®

2.8 MORTAR AND GROUT

NOTE TO SPECIFIER: Delete mortar not required. Add Project specific requirements.

A. Mortar

1. Mortar shall conform to ASTM C 270 Standard Specification for Mortar for Unit Masonry under the guidelines provided in BIA Technical Notes #8 Series.
 - a. Type [N] [or] [S]

2. Mortar shall conform to ASTM C 1330 – Standard Specification for Preblended Dry Mortar Mix for Unit Masonry.

a. Type *[N]* *[or]* *[S]*

B. Grout

1. Grout shall conform to ASTM C 476 – Standard Specification for Grout for Masonry.

2. Use grout of type indicated or, if not otherwise indicated, of type *[fine]* *[or]* *[coarse]* that will comply with TMS 602/ACI 530.1/ASCE 6 requirements.

PART 3: EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates and foundations as well as rough-in and built-in construction have been properly prepared.
- B. Verify reinforcing dowels are properly placed.
- C. If substrate, foundation or reinforcement preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Cleaning Reinforcement:
 - 1. Remove mud, loose rust, ice and other coatings from reinforcement which would interfere with bond.
- C. Wetting of Brick: Wet brick before laying if initial rate of absorption exceeds 30 g/30 sq. in. (30 g/194 sq. cm) per minute when tested per ASTM C 67. Allow units to absorb water so they are damp but not wet at time of laying.

3.3 INSTALLATION

- A. Install in accordance with Handmade facing brick manufacturer's instructions.
- B. Select and arrange Handmade facing brick units for exposed unit masonry to produce a uniform blend of color and texture.
- C. Comply with tolerances in TMS 602/ACI 530.1/ASCE 6.

3.4 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Lay masonry in bond pattern as indicated on drawings or general notes.
 - 1. Reference BIA Technical Note #30 for additional requirements.
- C. Lay all Handmade brick plumb and true to lines.
- D. Where fresh mortar joins partially set mortar, remove loose brick and mortar. Wet brick if required before laying fresh masonry.
- E. Do not tooth unless specifically approved by the Architect/Engineer.
- F. When adjustment is necessary to be made after mortar begins to harden, remove hardened mortar and replace with fresh mortar.
- G. Keep cavity/airspace clean of mortar droppings and other materials during construction.

3.5 MORTAR BEDDING AND JOINTING

- A. Lay Handmade facing brick with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

NOTE TO SPECIFIER: Delete joint profiles not required.

- B. Tool exposed joints when thumbprint hard to joint profile listed below:
 - 1. Joint Profile: Tool mortar joints to a concave appearance.
 - 2. Joint Profile: Tool mortar joints to a concave V-shaped appearance.
 - 3. Joint Profile: Tool mortar joints to a concave grapevine appearance.
- C. When pointing, rake mortar joints to a depth of not less than 1/2" (12 mm). Fill solidly with pointing mortar. Tool mortar joints.

3.6 FLASHING

- A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
- B. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
- C. Carry flashing vertically as detailed, but not less than 6" (150 mm) above horizontal plane.
- D. Lap flexible flashing a minimum of 6" (152 mm)
- E. Seal all flashing laps with compatible lap cement.
- F. Extend head and sill flashings not less than 6" (150 mm) beyond edges of openings and turn up to form watertight pan; seal with mastic.
- G. All discontinuous flashing shall be turned up minimum 1" into the head joint at flashing ends to form an end dam.
- H. Project flashing from face of wall approximately 1/4" (6 mm) to form a drip. Flexible flashing shall be cut back to the face of the wall after inspection, if the drip is deemed objectionable by Architect or if the flashing is subject to UV degradation.

3.7 WEEPHOLES

- A. Install specified *[weep holes] [or] [open head joints]* in head joints of the first brick course immediately above through wall flashing by placing weeps 24" (610 mm) on center for standard modular Handmade facing bricks and 27" (685 mm) for Handmade Oversized facing bricks unless otherwise indicated.
- B. Keep airspace/cavity free from mortar.

3.8 EXPANSION JOINTS

- A. Keep clean from all mortar and debris.
- B. Install expansion joint materials in Handmade unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.
 - 1. Provide vertical and horizontal pressure-relieving joints where indicated by inserting a compressible filler of width required for installing backer rod and sealant specified in Division 07 Section "Joint Sealants," but not less than 1/2" (12.7 mm).

3.9 REINFORCED HANDMADE UNIT MASONRY INSTALLATION

- A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.
 - 1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
 - 2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and other temporary loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.
- C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.
 - 1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.

3.10 CLEANING

NOTE TO SPECIFIER: Some Handmade bricks should not be cleaned. Consult Glen-Gery for recommended procedures.

- A. In progress cleaning: Clean Handmade unit masonry as work progresses by dry brushing to remove mortar fins and spears before tooling.
 - 1. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
- B. Final cleaning: After mortar has set and cured, clean exposed masonry as follows:
 - 1. Cut out all defective mortar joints and holes in exposed masonry and provide new mortar.
 - 2. Clean preselected sample wall area. Do not proceed with cleaning until approved by Architect.
 - 3. Clean Handmade brick in accordance with manufacturer's written instructions.
 - 4. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
 - 5. If a pressure washer is used to wet or rinse Handmade unit masonry, limit the pressure at the pump to 100 psi.
 - 6. Protect adjacent stone and nonmasonry surfaces from contact with cleaner.
 - 7. All cleaning practices and products used shall be in accordance with cleaning products manufacturer's printed instructions.

For further information contact:

Glen-Gery Technical Services
433 South Pottsville Pike
Shoemakersville, PA 19555
(610) 562-3076



info@glenery.com
www.glenery.com

This document is furnished for informational purposes only and is NOT intended as an EXPRESSED WARRANTY. Glen-Gery accepts no liability for the use of this information. All information should be independently evaluated by a qualified design professional in the context of the specific circumstances in which it is to be applied.

Seller warrants title to said goods and that the goods supplied shall meet applicable specifications where such are designated in the Buyer's order. Should the said goods fail to conform to the foregoing warranty, Seller will, at its option replace the same, F.O.B. job site or refund the portion of purchase price paid for such non-conforming goods. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH OF THESE WARRANTIES. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

WESTERN STATES METAL ROOFING



(855) 426-7836

PAINTEDRUSTEDROOFING.COM

- Metal Wall And Soffit Panels That Look Like Reclaimed Wood.
- Proprietary Wood Grain Paint Finish.

T-8 PLANKWALL[®]

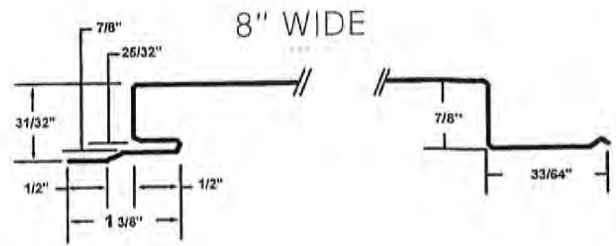
RECLAIMED WOOD METAL SERIES

- **Save Up To 75% In Material Cost When Compared To Real Reclaimed Lumber**
- **Easy To Install With Concealed Fasteners - Vertical or Horizontal Installation**
- **No Maintenance - No Need To Stain, Paint, Or Seal**
- **Limited 40 Year Paint Warranty**
- **Free Samples. Visit PaintedRustedRoofing.Com**

T-8 PLANKWALL®

RECLAIMED WOOD METAL SERIES

Four distinct distressed wood patterns were chosen to mix and match on the same wall and soffit. This creates a visually stunning design that will turn your project from ordinary to extraordinary. Eliminates repetitive patterns.

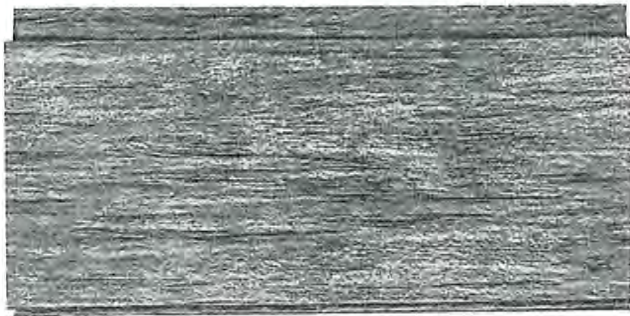


SPECIFICATIONS

- **Material Type:** T-8 PlankWall® Metal Soffit and Flush Wall Panel
- **Panel Height:** 1"
- **Overall Width:** 8" Standard
- **Available Gauges:** 24
- **Substrate:** AZ50 Minimum (aka Galvalume®/Zincalume®)
- **Finishes:** Cool Tech 500® PVDF (aka Kynar 500®/Htlar 5000®)
- **Fasteners:** Concealed fastener system for wall, soffit, and fascia.
- **Panel Length:** 1' to 45'
- **Installation:** Over a solid substrate.

FEATURES & BENEFITS

- **Authentic Wood Grain Patterns** - Designed to mimic the look of real reclaimed wood, our T-8 PlankWall® panels are available in four different types of wood grain patterns. When used in conjunction with each other in our four part wall and soffit system, these distinct patterns will give your project a unique distressed wood look. Each grain pattern replicates wood lines from different wood types and offers an attractive distressed or reclaimed wood look for lasting curb appeal.
- **Product Applications** - Wall panels, soffits, or fascia.
- **Easy Installation** - Tongue-and-groove engagement and concealed fasteners improve appearance and strength while also making it easier to install over any solid substrate. Vertical or horizontal installation.
- **No Maintenance** - When compared to real wood, with T-8 PlankWall®, there is no need to stain, paint, or seal metal panels after installation.
- **Rot Resistant** - Real wood absorbs moisture and is vulnerable to decay causing it to rot. Painted metal panels are waterproof and do not rot.
- **Pest & Termite Resistant** - Bugs, pests, termites, and birds cannot penetrate through metal materials making a metal wall panel system your best defense against unwanted creatures.
- **Durable** - 24 Gauge metal wall substrate coated with Galvalume® and/or Zincalume® will have an exceptionally long life expectancy.
- **Sustainable** - Metal cladding is made from recycled content and is recyclable at the end of its life as a wall panel. In contrast, most shingle tear-off waste ends up as part of the building-related waste stream - up to 20 billion pounds per year.
- **Warranty** - Since each panel is made using a premium specialty Cool Tech 500® paint print, we offer a 40 year limited warranty for each patterned T-8 PlankWall® panel. See website for warranty details.
- **Fire Resistant** - Metal soffits and wall panels are non-combustible.
- **Lightweight** - Lightens the load in installation and reduces the load bearing weight on support walls and beams.
- **Stylish** - Mix and match panel patterns on the same wall and soffit to break up the monotony of the grain patterns and to give each wall a unique rustic look with a modern twist.



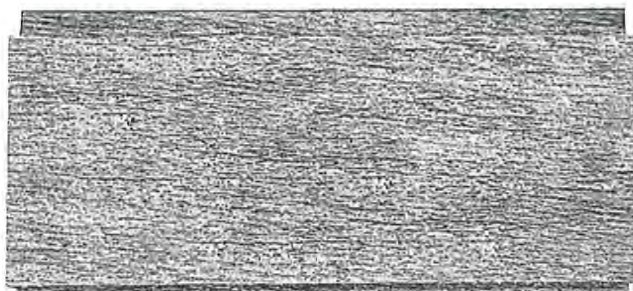
Distressed Wood® - Pattern A



Distressed Wood® - Pattern B



Distressed Wood® - Pattern C



Distressed Wood® - Pattern D

MARTIN

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



PLANNING & ZONING ACTION:

Address of Property:

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

3500 Patterson RD. Florissant Mo. 63031

Council Ward 4 Zoning 'B-5'

SIGN.

DATE: 5-24-21

Initial Date Petitioner Filed 5-12-21
(Staff to complete Ward, Zoning & Date filed)

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

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

1) Comes Now Leonard Aweber - copartner Martint Bayley
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property owner
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".
 - B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
 - C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 2.4 acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as Hucks convenient store

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: Remodel
up grade to Stone add Food.
List reason for this request, i.e. "to allow for..."

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE Leonard Aweber L. Weber @ Huck's
Print Name Email address .com

PETITIONER(S) SIGNATURE (S) Leonard Aweber

FOR Martin + Bayley Inc.
(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Leonard Aweber - Martin + Bayley Inc.
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS P.O Box 385 Carroll Ill. 62821
STREET CITY STATE ZIP CODE

PHONE 618 382-2334.
BUSINESS

I (we) the petitioner (s) do hereby appoint Darrel Harvey D. Harvey @ Huck's
Print name of agent. Email address .com as

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

Leonard Aweber
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 appropriate section (a), (b) or (c). Corporations are to submit copy of Missouri corporation registration.

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

(a) If an individual:

- (1) Name and Address _____
- (2) Phone Number _____ Email _____
- (3) Business Address _____ *N.O.*
- (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) Phone Number _____ Email _____
- (3) Business address _____ *NO.*
- (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 _____ *Martin + Bayley Inc. CA*
- (2) Phone Number *618-382-2334* Email _____
- (3) Business address *1145 S Main cam: Ph. 62921*
- (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. _____ *NO.*
- (8) Name in which business is operated _____ *Martin + Bayley - HUCKS*
- (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 Hucks Covertence Store
Address 3500 Patterson RD. FHOXSEAT MD. 63031
Property Owner Martin + Bayley FNC.
Location of property 3500 Patterson RD FHOXSEAT MD. 63031
Dimensions of property 1.20 ACRES
Property is presently zoned B-5 per ordinance # _____
Current & Proposed Use of Property Hucks Covertence Store.
Type of Sign Road Sign Height ~~10~~
Type of Construction Remodel Number Of Stories one
Square Footage of Building 3550 Total Number of Curb Cuts 0
Number of Parking Spaces 33 Sidewalk Length 0
Landscaping: No. of Trees 10 Diameter _____
No. of Shrubs 50 Size _____
Fence: Type 0 Length _____ Height _____

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

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

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

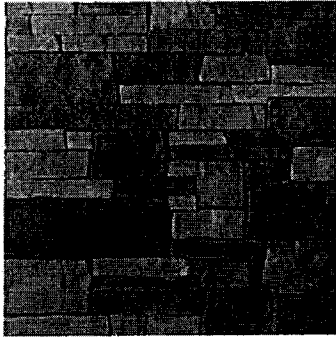
Provide a legal description of the property. If part of a shopping center list the address and state that it is part of the shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

A Tract of Land part of Section 11 - 14 Township
47 North Range 63 East St Louis County MO,

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Site plan provided



Product Information:

Brand: Glen-Gery
Type: Manufactured Stone
Color: Granite
Style: Manufactured Stone
Plant: Landmark
Series/Collection: Landmark Collection

Project Gallery

Technical Information

Product Profile: [Landmark Evaluation](#)
[Manufactured Stone Installation Instructions](#)
[Landmark Stone Specification](#)

Safety Data Sheet: [Landmark SDS](#)

Profile Measurements

Length:	5" — 22"
Height:	1-3/4" — 7-1/2"
Thickness:	1" — 1-5/8"

Rectangular, sand face and smooth face

**04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS**



GLEN-GERY LANDMARK STONE
PO BOX 7276
CYNTHIANA, KY 41031
PHONE: (866) 273-5214
FAX: (859) 235-9330

This specification is a manufacturer specific proprietary product specification. Optional text is indicated by brackets []; delete optional text in final copy of specification.

This specification specifies simulated masonry, including manufactured stone veneer and trim as manufactured by Glen-Gery Landmark Stone. Revise the section number and title below to suit project requirements, specification practices and section content.

**SECTION 04730
SIMULATED MANUFACTURED STONE
(MANUFACTURED STONE VENEER AND TRIM)**

PART 1 GENERAL

1.1 SUMMARY

- A. Section includes: Simulated stone veneer and trim.
- B. Related Sections: Section(s) related to this section include:
 - 1. Frame Support for Substrate: Division 5 Cold Formed Metal Framing Section.
 - 2. Wall Framing and Sheathing: Division 6 Rough Carpentry Section.
 - 3. Flashing: Division 7 Flashing Section.
 - 4. Perimeter Sealing at Openings: Division 7 Joint Sealers Section.
 - 5. Finish Plaster: Division 9 Lath and Plaster Section.
 - 6. Fireplaces and Stoves: Division 10 Fireplace and Stove Section.

1.2 REFERENCES

- A. General: Standards listed by reference, including revisions by issuing authority, form a part of this section to extent indicated. Standards listed are identified by issuing authority, authority abbreviation, designation number, title or other designation established by issuing authority.
- B. American Society for Testing and Materials (ASTM):
 - 1. ASTM C39 Standard Specification for Compressive Strength of Cylindrical Concrete Specimens
 - 2. ASTM C91 Standard Specification for Masonry Cement.
 - 3. ASTM C150 Standard Specification for Portland cement
 - 4. ASTM C177 Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate-Apparatus.
 - 5. ASTM C207 Standard Specification for Hydrated Lime for Masonry Purposes.

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

6. ASTM C270 Standard Specification for Mortar for Unit Masonry
7. ASTM C 482 Standard Test Method for Bond Strength of Ceramic Tile to Portland cement.
8. ASTM C567 Standard Test Method for Density Structural Lightweight Concrete.
9. ASTM C642 Standard Test Method Absorption in Hardened Concrete

1.3 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide [Section/Product/Title] which has been manufactured and installed to withstand loads from [Specify code/standard reference] and to maintain [Specify performance criteria.] performance criteria stated [Certified] by manufacturer without defects, damage or failure.

1.4 SUBMITTALS

- A. General: Submit listed submittals in accordance with conditions of the contract and Division 1 Submittal Procedures Section.
- B. Product Data: Submit product data, including manufacturer's specifications sheet, for specified products.
- C. Shop Drawings: Submit shop drawings showing layout, profiles and product components, including anchorage, accessories, finish colors, patterns and textures.
- D. Samples: Submit selection and verification samples for finishes, colors and textures.
- E. Quality Assurance Submittals: Submit the following:
1. Test Reports: Certified test reports showing compliance with specified performance characteristics and physical properties.
 2. Manufacturer's Instructions: Manufacturer's installation instructions.
 3. Manufacturer's Field Reports: Manufacturer's field reports specified herein.
- F. Closeout Submittals: Submit the following:
1. Operation and Maintenance Data: Operation and maintenance data for installed products in accordance with Division 1 Closeout Submittals (Maintenance Data and Operation Data) Section. Include methods for maintaining installed products, and precautions against cleaning materials and methods detrimental to finishes and performance.
 2. Warranty: Warranty documents specified herein.

1.5 QUALITY ASSURANCE

A. Qualifications:

1. Installer Qualifications: Installer experienced in installing simulated stone and has specialized in installation of work similar to that required for this project.
2. Manufacturer Qualifications: Manufacturer capable of providing field service representation during construction and approving application method.

- B. Regulatory Requirements: [Specify applicable requirements of regulatory agencies].

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

C. Mock-Ups: Install at project site a job mock-up using acceptable products and manufacturer approved installation methods. Obtain Owner's and Architect's acceptance of finish color, texture, pattern, and workmanship standard. Comply with Division 1 Quality Control (Mock-Up Requirements) Section.

1. Mock-Up Size: [Specify mock-up size] sample panel at jobsite as directed.
2. Pattern: Illustrate field pattern of stone, color, and tooling of joints.
3. Maintenance: Maintain mock-up during construction for workmanship comparison; remove and legally dispose of mock-up when no longer required.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. General: Comply with Division 1 Product Requirements Sections.
- B. Ordering: Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- C. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- D. Storage and Protection: Store materials protected from exposure to harmful weather conditions and at temperature and humidity conditions recommended by manufacturer. Store mortar and other moisture-sensitive materials in protected enclosures; handle by methods that avoid exposure to moisture.

1.7 PROJECT CONDITIONS

- A. Environmental Requirements/Conditions: Ambient air temperature shall be in accordance with manufacturer's requirements.
 1. Maintain materials and surrounding air temperature to minimum 40 degrees prior to, during and for 48 hours after completion of work.
 2. Protect materials from rain, moisture and freezing temperatures prior to, during, and for 48 hours after completion of work.
 3. Allow no construction activity on opposite side of wall during installation and for 48 hours after completion of work.

1.8 WARRANTY

- A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.
- B. Manufacturer's Warranty: Submit, for owner's acceptance, manufacturer's standard warranty document.
 1. Warranty Period: Specify term in years commencing on date of project completion.

PART 2 PRODUCTS

2.1 MANUFACTURED STONE VENEER

- A. Manufacturer: Glen-Gery Landmark Stone Products
Contact: P.O. Box 7276, Cynthiaana, KY 41031;
Telephone: (866) 273-5214;

**04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS**

B. Proprietary Products/Systems: Glen-Gery Landmark Stone Products

1. **Sizes and Shapes:** [Specify random shapes, sizes, and textures of finished product to duplicate natural stones. Stone diameter varies from ¾" to 23". The average thickness of Landmark Stone veneers is 1 ¾". Thickness may vary from 1" to 3" depending on the texture.]
2. **Colors and Textures:** [Specify colors and textures. Refer to manufacturer's published literature for available colors.]
3. **Glen-Gery Landmark Stone Texture:** Type as indicated below:

- [Fieldstone: Canyon Creek, Allegheny, Ashford, Buckingham, Sonoma]
- [Fieldledge: Ashford, Sonoma, Buckingham, Lancaster]
- [Ledgestone: Blue Ridge, Allegheny, Sienna, Ashford, Chestnut, Sonoma, Buckingham]
- [Cut Cobble: Allegheny, Chisel Gray, Southern Malt]
- [Limestone: Amherst, Kentucky Gray, Ozark, Ashford, Chisel Gray, Chestnut, Buckingham]
- [Stackstone: Mountain Stream, Chisel Gray, Deerskin, Ashford, Prestige, Preferred Blend]
- [Glen Ridge: Wheat, Crimson, Granite, Sienna, Ashford, Buckingham, Woodford, Sonoma]
- [Ashlar: Preferred Blend, Ashford, Kentucky Grey]

4. **Landmark Stone Accessories:**

- [Water Table/Sill: Buff, Brown, Granite]
- [Trim Stone: Buff, Brown, Granite]
- [Row Lock: Buff, Brown, Granite]
- [Keystone: Buff, Brown, Granite]
- [Hearthstone: Buff, Brown, Granite]
- [Light Box: Buff, Brown, Granite]
- [Receptacle Box: Buff, Brown, Granite]

C. Proprietary Products System Testing:

1. Shipping weight of manufactured stone units: 8 – 12 psf
2. Compressive strength: Tested in accordance with ASTM C39.
3. Shear (Adhesion) strength: Tested in accordance with ASTM C482 using a unit thickness of approximately the same as the stone unit.
4. Thermal Resistance: K-Factor 2.82 in accordance with ASTM C177. R-factor is 0.355 per 1" (25.4mm) of thickness.
5. Freeze/Thaw: Tested in accordance with ASTM C67

D. Fire Hazard Test: Flame spread of 0. Smoke development of 0 in accordance with UL723.

04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS

2.2 RELATED MATERIALS

- A. Related Materials: Refer to other sections listed in related sections specified herein for related materials
- B. Mortar:
 - 1. Portland Cement, ASTM C150, Type I or masonry cement (Type N), ASTM C91.
 - 2. Masonry sand.
 - 3. Lime: ASTM C207
 - 4. Iron Oxide Pigments
- C. Masonry Sealer: [If specifying use: breather type (non-film forming) sealer].
- D. Weather Resistant Barrier: Kraft waterproof building paper, UBC Standard No. 14-1 or ASTM D226 for Type 1 felt.
- E. Lath:
 - 1. Metal Lath: 18 gauge galvanized woven wire mesh or galvanized [2.5 lb flat diamond mesh]
 - 2. Plastic Lath:

2.3 MORTAR MIXES

- A. Mixing: Mix proprietary materials in accordance with manufacturer's instructions including product data and product technical bulletins. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270, Type N. Do not use antifreeze compounds to lower the freezing point of mortar.

PART 3 EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's product data, including product technical data, and product installation instructions.

3.2 EXAMINATION

- A. Site Verification of Conditions: Verify substrate conditions, which have been previously installed under other sections, are acceptable for products installation in accordance with manufacturer's instructions.

3.3 PREPARATION

- A. Surface Preparation: [Specify applicable product preparation requirements].
 - 1. **Open Stud:** Install paperbacked [metal lath] [plastic lath] to studs using galvanized nails or staples which penetrate a minimum of 1" and 6" on center. Wrap weather resistant

**04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS**

barrier and [metal] [plastic] lath a minimum of 16" around all outside and inside corners. Apply ½" scratch coat and allow to dry 48 hours.

2. **Sheathed Surfaces and Rigid Insulation Board:** Install 2 layers of weather resistant barrier with lap joints 6" shingle fashion. Apply code approved [metal] [plastic] lath, attach with galvanized nails or staples which penetrate a minimum of 1". Apply 6" on center vertically and 16" on center horizontally. Wrap weather resistant barrier and [metal] [plastic] lath a minimum of 16" around all outside and inside corners. Apply ½" scratch coat and allow to dry 48 hours.
3. **Over Metal Panel:** Surface preparation is the same as for sheathed surfaces except the metal lath must be attached using self-tapping screws with a 3/8" head that provides 3/8" minimum penetration beyond the inside metal surface.
4. **Concrete and Masonry Surfaces - New, Clean and Untreated:** No preparation needed. Examine newly poured concrete closely to ensure that its finished surface contains no releasing agents (form oil). If it does contain form oil, etch surface with muriatic acid, rinse thoroughly and/or score with a wire brush, or use high pressure water or sandblasting to remove. For added insurance to minimize cracking or bond failure, lath and scratch coat can be applied.
5. **Existing Concrete and Masonry Surfaces:** If required, remove paint, coatings, sealers, and dirt as recommended above.

3.4 MANUFACTURED STONE VENEER INSTALLATION

- A. **Laying out the Stones:** Before you begin, lay out a quantity of stone (25s.f. minimum) near the work area to give you a selection to choose from. When installing stone, be sure to achieve a balanced pattern of shapes, sizes, colors and thicknesses by selecting and mixing the various stones. Always select and mix stone from different boxes throughout installation.
- B. **Starting:** Landmark Stone is applied from the top down. This helps to keep the stone clean during installation. Install the corners first for easiest fitting
- C. **Setting Units:** Using a mason's trowel, apply a ½" thick even layer of mortar to the entire back of the stone. Press each stone into the mortar setting bed firmly enough to squeeze some mortar out around the stone's edges. Apply pressure to the stone to ensure a good bond.
- D. **Cutting:** Perform necessary cutting with proper tools to provide uniform edges; take care to prevent breaking unit corners or edges.
- B. **Finish Color/Textures/Patterns:** [Specify installation finishes coordinated with finishes specified in Part 2 Products].

**04730 SIMULATED/MANUFACTURED STONE
GLEN-GERY LANDMARK STONE PRODUCTS**

3.5 FIELD QUALITY REQUIREMENTS

- A. **Manufacturer's Field Services:** Upon Owner's request, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

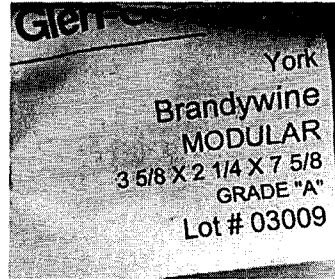
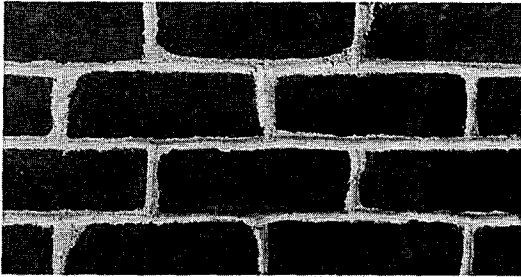
3.6 CLEANING

- A. **Cleaning:** Use a strong solution of granulated soap or detergent and water with a plastic bristle brush. Do not use a wire brush as it will cause damage to the surface. Rinse immediately with fresh water. Do not attempt to clean using acid or acid based products. Do not clean with high-pressure power washer.
- B. **Salt and De-icing Chemicals:** Do not use de-icing chemicals on areas immediately adjacent to a Landmark Stone Products application.
- C. **Scuffing:** Remove scuff marks by cleaning as specified herein.
- D. **Efflorescence:** To remove efflorescence, allow stone to dry thoroughly, then scrub vigorously with a stiff brush and clean water. Rinse thoroughly. Do not use a wire brush. For difficult efflorescence problems, scrub thoroughly with a solution of 1 part white household vinegar to 5 parts water. Rinse thoroughly.

3.7 PROTECTION

- A. **Protection:** Protect installed product and finish surfaces from damage during construction.

END OF SECTION



Product Information:

Brand: Glen-Gery
Type: Facebrick
Color: Burgundy
Style: Handmade
Plant: York
Series/Collection: Craftsman Handmade Series

Project Gallery

Sizes

Technical Information

General Availability	T	H	L	
Oversize	4	2-3/4	8-1/2	in.

Special Order	T	H	L	
Modular	3-5/8	2-1/4	7-5/8	in.

Project Gallery

Sizes

Technical Information

Test Report: [Brandywine Handmade Test Report](#)

Cleaning Document: [Brandywine Handmade Cleaning Document](#)

Product Profile: [Handmade Product Profile](#)
[Glen-Gery Handmade Brick Guide Specification](#)

Safety Data sheet: [Brick Safety Data Sheet](#)

Unit Specifications

Glen-Gery handmade bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBA and all grades of ASTM C 62. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 902 or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62.

Dimensional Tolerances

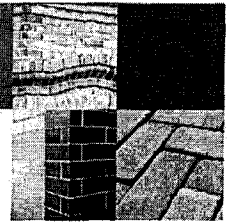
Glen-Gery handmade bricks are manufactured to provide a unique appearance resulting from nonuniformity in size. For this reason, ASTM C 216, Type FBS maximum permissible dimensional variations are not applicable. These bricks are manufactured as Type FBA brick. The product ordered will generally contain a number of units which are over or under the specified dimensions. The dimensional variations are part of the handmolded process coupled with the raw materials as well as the drying and firing processes which gives each application a unique appearance. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions.

Finishes

Glen-Gery handmade molded brick are often referred to as "sand struck" meaning that sand is used as a lubricant to release the clay from the molds and as a way to provide different colors. These "sandstruck" bricks are produced with varying degrees of sand on all surfaces except one bedding surface.



TECHNICAL PROFILE



Revised 1/2019

Glen-Gery Handmade Brick Guide Specification

The following information has been compiled as a Guide Specification for Glen-Gery Handmade Facing Brick, and Building Brick. The numbers and titles used to identify this and related specification sections are in accordance with the 2004 Construction Specifications Institute MasterFormat.

This guide specification is intended to assist the Design Professional/Specifier in selecting appropriate products and

preparing a project specification section for Handmade Brick Masonry and is not intended to be all inclusive. Additional Technical Information related to Glen-Gery Brick and designs utilizing Handmade brick masonry is available upon request. The Design Professional/Specifier is responsible for the use and application of this information.

Confirm and edit guide specifications to ensure conformance to local building

codes. Sections beginning with "*NOTE TO SPECIFIER*" indicate action is required: edit/select/add/delete to suit specific project requirements.

Optional text is indicated by brackets []. Delete unused optional text and brackets in final specification. Coordinate all Sections with other materials and project conditions of the contract.

SECTION 04 21 00 HANDMADE UNIT MASONRY

PART 1: GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 general requirements apply to this section.

1.2 SUMMARY

- A. Handmade brick masonry units and accessories including:

NOTE TO SPECIFIER: Delete items below not required for project.

1. Handmade Facing Brick
2. Building (common) Brick
3. Expansion Joints
4. Embedded Flashing
5. Mortar
6. Cleaning

- B. Related Sections

NOTE TO SPECIFIER: Delete any sections below not relevant to this project; add others as required.

1. Division 04 Section – "Masonry Anchorage, Reinforcement and Accessories"
2. Division 05 Section – "Metal Fabrications"
3. Division 06 Section – "Rough Carpentry"
4. Division 07 Section – "Bituminous Damproofing"
5. Division 07 Section – "Joint Sealants"
6. Division 07 Section – "Thermal Insulation"
7. Division 08 Section – "Wall Vents"

1.3 REFERENCES

NOTE TO SPECIFIER: Delete references from the list below that are not actually required by the text of the edited section.

- A. ASTM A 240 – Standard Specification for Chromium and Chromium Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications
- B. ASTM C 62 – Standard Specification for Building Brick (Solid Masonry Units Made From Clay or Shale)
- C. ASTM C 67 – Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile
- D. ASTM C 216 – Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale)
- E. ASTM C 270 – Standard Specification for Mortar for Unit Masonry
- F. ASTM C 476 – Standard Specification for Grout for Masonry
- G. ASTM D 1056 – Standard Specification for Flexible Cellular Materials Sponge or Expanded Rubber
- H. ASTM C 1330 – Standard Specification for Preblended Dry Mortar Mix for Unit Masonry
- I. TMS 602/ACI 530.1/ASCE 6 – Specifications for Masonry Structures

1.4 SUBMITTALS

- A. Submit under provisions of Section 013000
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations
 - 2. Storage and handling requirements and recommendations
 - 3. Installation methods

NOTE TO SPECIFIER: Delete LEED Submittals if not required.

- C. LEED Submittals:
 - 1. Product Certificates for Credit MR 5: For products and materials required to comply with requirements for regional material indicating location and distance from Project of material manufacturer and point of extraction, harvest, or recovery of each raw material. Include statement indicating cost for each regional material and the fraction by weight that is considered regional.
- D. Shop Drawings
 - 1. Indicate masonry sizes, layout, patterns, corbels, racking, coursing, color arrangement, perimeter conditions, shape requirements and location, junctions with dissimilar materials, connections, and other related components.
 - 2. Locate and detail expansion and control joints.
- E. Samples: Furnish not less than five individual brick as samples for each brick specified, showing extreme variations in color and texture.

1.5 QUALITY ASSURANCE

- A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6 unless modified by requirements in the Contract Documents.
- B. Comply with all applicable codes, regulations, and standards. Where provision of applicable codes, regulations, and standards conflict with requirements of this section, the more demanding shall govern.

NOTE TO SPECIFIER: Insert qualifications required. Delete if not required.

A. Manufacturer Qualifications:

1. Obtain materials from one manufacturer to ensure compatibility.
2. Obtain materials from company specializing in manufacturing products specified in this section with a minimum 5 years documented experience.

NOTE TO SPECIFIER: Insert qualifications required. Delete if not required.

B. Installer Qualifications:

C. Material Certificates: Prior to delivery, submit to Architect/Engineer certificates indicating compliance with the applicable specifications for grades and types included in these specifications.

D. Include Brick Test Reports substantiating compliance with requirements: Sample and test in accordance with ASTM C 67.

1. Testing and reports shall be completed by an independent laboratory.
 - a. Test reports for each type of Handmade Facing Brick and Building Brick shall be submitted to the Architect/Engineer for review.
 - b. Test reports shall indicate:
 - 1) Compressive strength
 - 2) 24-hour cold water absorption
 - 3) 5-hour boil absorption
 - 4) Saturation coefficient
 - 5) Initial rate of absorption
 - 6) Efflorescence

E. Costs of Tests: Cost of tests shall be borne by the purchaser, unless tests indicate that units do not conform to the requirements of the specifications, in which case cost shall be borne by the seller.

F. Shop drawings: Submit individual drawings to be approved by architect for special shaped brick units.

NOTE TO SPECIFIER: Insert value if provision is required. Delete if not required.

G. Prism Tests: Prism Tests shall be required when using engineered masonry ((f'm) = _____ psi).

NOTE TO SPECIFIER: Include a mock-up and/or sample panel if the project size warrants taking such a precaution. The following is one example of how a sample on a large project might be specified.

H. Sample Panel: Mock-up or sample panels will be used to review brick and mortar color and serve as the standard of workmanship for the Project.

1. Build sample panels for each type of exposed unit masonry construction in sizes approximately 4' (1.2 m) long by 3' (0.9 m) high showing the proposed color range, texture, bond, mortar and workmanship. All brick shipped for the sample shall be included in the panel.
2. Do not start work until Architect/Engineer has accepted sample panel.
3. Use panel as standard of comparison for all masonry work built of same material.
4. Where masonry is to match existing, erect panel adjacent and parallel to existing surface.
5. Clean [one-half of] exposed faces of panel with masonry cleaner as indicated and approved by manufacturer.
6. Protect accepted panel from the elements with weather-resistant membrane.
7. Approval of panel is for color, texture, and blending of masonry units; relationship of mortar to masonry unit colors;

tooling of joints; and aesthetic qualities of workmanship.

8. Do not destroy or move panel until work is completed and accepted by Architect/Owner.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in dry location in manufacturer's unopened packaging until ready for installation.
- B. Store brick off the ground to prevent contamination by mud, dust or other materials likely to cause staining or other defects.
- C. Cover all materials with a nonstaining waterproof membrane material when necessary to protect from elements.
- D. Store different types of materials separately.

1.7 PROJECT CONDITIONS

- A. Comply with requirements of referenced standards and recommendations of material manufacturers for environmental conditions before, during, and after installation.
- B. Protection of Work:
 - 1. Wall Covering:
 - a. During erection, cover top of wall with strong nonstaining waterproof membrane at end of each day or shutdown.
 - b. Cover the masonry and airspace of partially completed walls when work is not in progress to prevent excess moisture penetration and ensure clean cavity.
 - c. Extend cover minimum of 24" (610 mm) – down both sides when applicable.
 - d. Hold cover securely in place.
 - 2. Load Applications:
 - a. Do not apply uniform floor or roof loading for at least 12 hours after building masonry columns or walls.
 - b. Do not apply concentrated loads for at least 3 days after building masonry columns or walls.
 - 3. Stain Prevention:
 - a. Prevent grout or mortar from staining the face of masonry.
 - b. Remove immediately grout or mortar in contact with face of such masonry.
 - c. Protect all sills, ledges and projections from droppings of mortar.
 - d. Protect base of wall from rain-splashed mud and mortar splatter by spreading coverings on ground and over wall surface.
 - e. Turn scaffold boards closest to the wall on edge when work is not in progress to prevent rain from splashing mortar and dirt onto masonry.
- C. Cold Weather Requirements:
 - a. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

D. Hot Weather Requirements:

- a. Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

PART 2: PRODUCTS

2.1 MASONRY UNITS, GENERAL

- A. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated in the standard. Do not use units where such defects will be exposed in the completed work.
- B. Fire-Resistance Ratings: Where indicated, provide units that comply with requirements for fire-resistance ratings indicated as determined by equivalent masonry thickness or by other means, as acceptable to authorities having jurisdiction.

2.2 MANUFACTURERS

- A. Acceptable Manufacturer: Glen-Gery Corporation located at 1166 Spring Street • P.O. Box 7001, Wyomissing, PA 19610-6001 • Tel: 610-562-3076 • Web: www.glengery.com
- B. Substitutions: Not permitted.

2.3 HANDMADE MASONRY UNITS

NOTE TO SPECIFIER: Delete Regional Materials if not desired and LEED submittals are not required.

- A. Regional Materials: Handmade Facing Brick shall be manufactured within 500 miles (800 km) of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles (800 km) of Project site.
- B. General: Provide shapes indicated and as follows:
 1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.

NOTE TO SPECIFIER: Revise three subparagraphs below to suit Project. Drawings should show details of special conditions and special shapes required.

2. Provide special shapes for applications where stretcher units cannot accommodate special conditions, including those at corners, movement joints, bond beams, sashes, shelf angles and lintels.
3. Provide special shapes for applications requiring brick of size, form, color, and texture on exposed surfaces that cannot be produced by sawing.
4. Provide special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

NOTE TO SPECIFIER: Insert product name(s) required for project.

- C. Handmade Facing Brick specified and shown on drawings shall be *[Add brick product name(s) here]* as manufactured by the Glen-Gery Corporation.
 1. Handmade Facing Brick: ASTM C 216, Grade SW
 - a. Type FBA
 - b. Size (actual dimensions listed)

NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.

- 1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long
- 2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8-1/2" (215.9 mm) long

NOTE TO SPECIFIER: Delete first paragraph and subparagraphs below if no Building Brick are required. Building Brick are typically utilized in concealed locations and have no requirements related to appearance.

D. Building (Common) Brick: ASTM C 62, Grade SW

a. Size (actual dimensions listed)

NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.

- 1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long
- 2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8 1/2" (215.9 mm) long

NOTE TO SPECIFIER: Insert value if required. Note that the compressive strength of Handmade facing bricks does not typically exceed 4,000 psi.

- E. Minimum Compressive Strength: *[add minimum strength when required]*
- F. Provide brick similar in texture, color and physical properties to those available for inspection at the Architect/Engineer's office and/or as supplied on the approved sample panel.
- G. Shapes: Special shapes are required to be used per architectural detail(s).

2.4 EMBEDDED FLASHING MATERIALS

NOTE TO SPECIFIER: Delete flashing options not required for project or if referenced in specification Division 7.

A. Metal Flashing:

1. Stainless Steel: ASTM A 240/A 240M, Type 304, 0.016" (0.40 mm) thick.
2. Copper: ASTM B 370, Temper H00, cold-rolled copper sheet, 16-oz./sq. ft. (4.9-kg/sq. m) weight or 0.0216" (0.55 mm) thick or ASTM B 370, Temper H01, high-yield copper sheet, 12-oz./sq. ft. (3.7-kg/sq. m) weight or 0.0162" (0.41 mm) thick.
3. Fabricate continuous flashings in sections 96" (2400 mm) long minimum, but not exceeding 12' (3.7 m). Provide splice plates at joints of formed, smooth metal flashing.
4. Fabricate through-wall flashing with snaplock receiver on exterior face where indicated to receive counterflashing.
5. Fabricate through-wall flashing with drip edge *[where]* *[unless otherwise]* indicated. Fabricate by extending flashing 1/2" (13 mm) out from wall, with outer edge bent down 30 degrees *[and hammered]*.
6. Fabricate through-wall flashing with sealant stop *[where]* *[unless otherwise]* indicated. Fabricate by bending metal back on itself 3/4" (19 mm) at exterior face of wall and down into joint 1/4" (6 mm) to form a stop for retaining sealant backer rod.

B. Flexible Flashing:

1. Copper-Laminated Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet bonded between 2 layers of glass-fiber cloth. Use only where flashing is fully concealed in masonry.
2. Asphalt-Coated Copper Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet coated with flexible asphalt. Use only where flashing is fully concealed in masonry.
3. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than [0.030" (0.76 mm)] [0.040" (1.02 mm)].
4. EPDM Flashing: Sheet flashing product made from ethylene-propylene-diene-monomer, complying with ASTM D 4637, 0.040" (1.0 mm) thick.

2.5 EXPANSION JOINTS

NOTE TO SPECIFIER: Delete expansion joint types not required.

- A. Compressible Filler: pre-Handmade filler strips complying with ASTM D 1056, Type 2, Class A, Grade 1 formulated from [neoprene] [urethane] [or] [PVC].
- B. Backer Rod: Non-gassing polyethylene or flexible polyurethane foam rod 25% wider than width of joint to be filled.

2.6 ACCESSORIES

A. Weepholes/Vents:

NOTE TO SPECIFIER: Delete weephole types not required. Wicks are not recommended for weeps or vents in Glazed Brick applications.

1. Rope Wicks: Cotton Sash Cord, 12" long with end laid in cavity
2. Aluminum Weep/Vents (painted)
3. Vinyl Weep/Vents

2.7 MASONRY CLEANERS

- A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by manufacturer of Handmade masonry units being cleaned.

NOTE TO SPECIFIER: Contact a Glen-Gery representative to determine cleaning solution and procedure for brick specified. Verify acceptability of cleaner for cleaning masonry with pigmented mortar joints. Delete solution(s) not recommended.

1. Diedrich Technologies, Inc.
 - a. 202 New Masonry Detergent
 - b. 202V Vana-Stop®

2.8 MORTAR AND GROUT

NOTE TO SPECIFIER: Delete mortar not required. Add Project specific requirements.

A. Mortar

1. Mortar shall conform to ASTM C 270 Standard Specification for Mortar for Unit Masonry under the guidelines provided in BIA Technical Notes #8 Series.
 - a. Type [N] [or] [S]

2. Mortar shall conform to ASTM C 1330 – Standard Specification for Preblended Dry Mortar Mix for Unit Masonry.

a. Type *[M] [S] [NS]*

B. Grout

1. Grout shall conform to ASTM C 476 – Standard Specification for Grout for Masonry.

2. Use grout of type indicated or, if not otherwise indicated, of type *[fine] [or] [coarse]* that will comply with TMS 602/ACI 530.1/ASCE 6 requirements.

PART 3: EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates and foundations as well as rough-in and built-in construction have been properly prepared.
- B. Verify reinforcing dowels are properly placed.
- C. If substrate, foundation or reinforcement preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Cleaning Reinforcement:
 - 1. Remove mud, loose rust, ice and other coatings from reinforcement which would interfere with bond.
- C. Wetting of Brick: Wet brick before laying if initial rate of absorption exceeds 30 g/30 sq. in. (30 g/194 sq. cm) per minute when tested per ASTM C 67. Allow units to absorb water so they are damp but not wet at time of laying.

3.3 INSTALLATION

- A. Install in accordance with Handmade facing brick manufacturer's instructions.
- B. Select and arrange Handmade facing brick units for exposed unit masonry to produce a uniform blend of color and texture.
- C. Comply with tolerances in TMS 602/ACI 530.1/ASCE 6.

3.4 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Lay masonry in bond pattern as indicated on drawings or general notes.
 - 1. Reference BIA Technical Note #30 for additional requirements.
- C. Lay all Handmade brick plumb and true to lines.
- D. Where fresh mortar joins partially set mortar, remove loose brick and mortar. Wet brick if required before laying fresh masonry.
- E. Do not tooth unless specifically approved by the Architect/Engineer.
- F. When adjustment is necessary to be made after mortar begins to harden, remove hardened mortar and replace with fresh mortar.
- G. Keep cavity/airspace clean of mortar droppings and other materials during construction.

3.5 MORTAR BEDDING AND JOINTING

- A. Lay Handmade facing brick with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

NOTE TO SPECIFIER: Delete joint profiles not required.

- B. Tool exposed joints when thumbprint hard to joint profile listed below:
 - 1. Joint Profile: Tool mortar joints to a concave appearance.
 - 2. Joint Profile: Tool mortar joints to a concave V-shaped appearance.
 - 3. Joint Profile: Tool mortar joints to a concave grapevine appearance.
- C. When pointing, rake mortar joints to a depth of not less than 1/2" (12 mm). Fill solidly with pointing mortar. Tool mortar joints.

3.6 FLASHING

- A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
- B. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
- C. Carry flashing vertically as detailed, but not less than 6" (150 mm) above horizontal plane.
- D. Lap flexible flashing a minimum of 6" (152 mm)
- E. Seal all flashing laps with compatible lap cement.
- F. Extend head and sill flashings not less than 6" (150 mm) beyond edges of openings and turn up to form watertight pan; seal with mastic.
- G. All discontinuous flashing shall be turned up minimum 1" into the head joint at flashing ends to form an end dam.
- H. Project flashing from face of wall approximately 1/4" (6 mm) to form a drip. Flexible flashing shall be cut back to the face of the wall after inspection, if the drip is deemed objectionable by Architect or if the flashing is subject to UV degradation.

3.7 WEEPHOLES

- A. Install specified [*weep holes*] [*or*] [*open head joints*] in head joints of the first brick course immediately above through wall flashing by placing weeps 24" (610 mm) on center for standard modular Handmade facing bricks and 27" (685 mm) for Handmade Oversized facing bricks unless otherwise indicated.
- B. Keep airspace/cavity free from mortar.

3.8 EXPANSION JOINTS

- A. Keep clean from all mortar and debris.
- B. Install expansion joint materials in Handmade unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.
 - 1. Provide vertical and horizontal pressure-relieving joints where indicated by inserting a compressible filler of width required for installing backer rod and sealant specified in Division 07 Section "Joint Sealants," but not less than 1/2" (12.7 mm).

3.9 REINFORCED HANDMADE UNIT MASONRY INSTALLATION

- A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.
 - 1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
 - 2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and other temporary loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.
- C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.
 - 1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.

3.10 CLEANING

NOTE TO SPECIFIER: Some Handmade bricks should not be cleaned. Consult Glen-Gery for recommended procedures.

- A. In progress cleaning: Clean Handmade unit masonry as work progresses by dry brushing to remove mortar fins and spears before tooling.
 - 1. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
- B. Final cleaning: After mortar has set and cured, clean exposed masonry as follows:
 - 1. Cut out all defective mortar joints and holes in exposed masonry and provide new mortar.
 - 2. Clean preselected sample wall area. Do not proceed with cleaning until approved by Architect.
 - 3. Clean Handmade brick in accordance with manufacturer's written instructions.
 - 4. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
 - 5. If a pressure washer is used to wet or rinse Handmade unit masonry, limit the pressure at the pump to 100 psi.
 - 6. Protect adjacent stone and nonmasonry surfaces from contact with cleaner.
 - 7. All cleaning practices and products used shall be in accordance with cleaning products manufacturer's printed instructions.

For further information contact:
Glen-Gery Technical Services
433 South Pottsville Pike
Shoemakersville, PA 19555
(610) 562-3076



info@glengery.com
www.glengery.com

This document is furnished for informational purposes only and is NOT intended as an EXPRESSED WARRANTY. Glen-Gery accepts no liability for the use of this information. All information should be independently evaluated by a qualified design professional in the context of the specific circumstances in which it is to be applied.

Seller warrants title to said goods and that the goods supplied shall meet applicable specifications where such are designated in the Buyer's order. Should the said goods fail to conform to the foregoing warranty, Seller will, at its option replace the same, F.O.B. job site or refund the portion of purchase price paid for such non-conforming goods. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH OF THESE WARRANTIES. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

WESTERN STATES METAL ROOFING



(855) 426-7836

PAINTEDRUSTEDROOFING.COM

- Metal Wall And Soffit Panels That Look Like Reclaimed Wood.
- Proprietary Wood Grain Paint Finish.

T-8 PLANKWALL[®]

RECLAIMED WOOD METAL SERIES

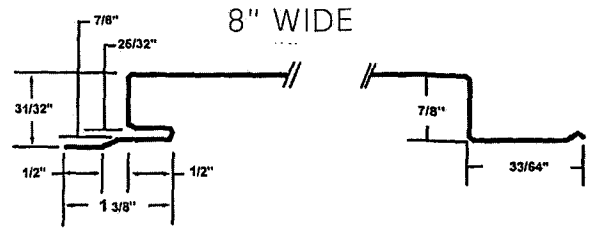
- **Save Up To 75% In Material Cost When Compared To Real Reclaimed Lumber**
- **Easy To Install With Concealed Fasteners - Vertical or Horizontal Installation**
- **No Maintenance - No Need To Stain, Paint, Or Seal**
- **Limited 40 Year Paint Warranty**
- **Free Samples. Visit PaintedRustedRoofing.Com**

Western States Metal Roofing | (855) 426-7836 | sales@painterustedroofing.com

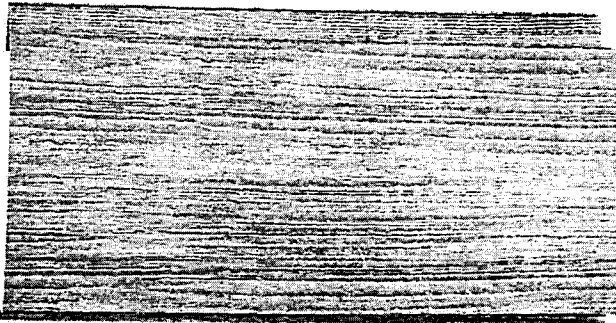
T-8 PLANKWALL®

RECLAIMED WOOD METAL SERIES

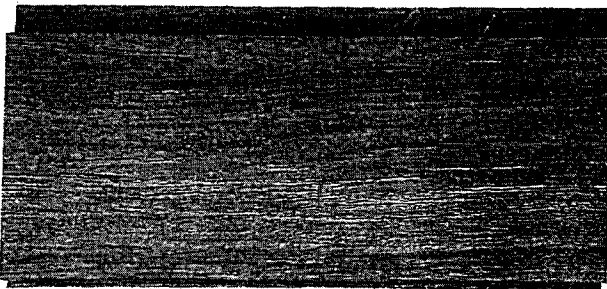
Four distinct distressed wood patterns were chosen to mix and match on the same wall and soffit. This creates a visually stunning design that will turn your project from ordinary to extraordinary. Eliminates repetitive patterns.



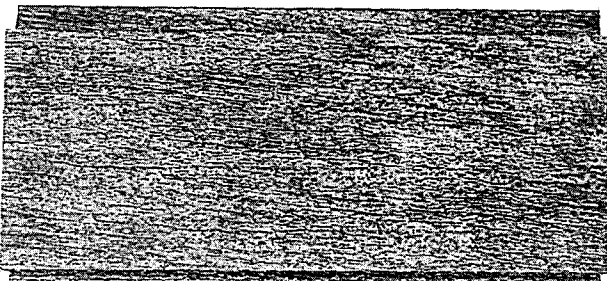
Distressed Wood® - Pattern A



Distressed Wood® - Pattern B



Distressed Wood® - Pattern C



Distressed Wood® - Pattern D

SPECIFICATIONS

- **Material Type:** T-8 PlankWall® Metal Soffit and Flush Wall Panel
- **Panel Height:** 1"
- **Overall Width:** 8" Standard
- **Available Gauges:** 24
- **Substrate:** AZ50 Minimum (aka Galvalume®/Zincalume®)
- **Finishes:** Cool Tech 500® PVDF (aka Kynar 500®/Htlar 5000®)
- **Fasteners:** Concealed fastener system for wall, soffit, and fascia.
- **Panel Length:** 1' to 45'
- **Installation:** Over a solid substrate.

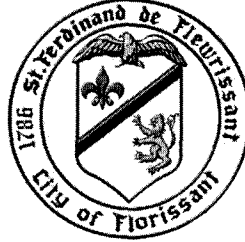
FEATURES & BENEFITS

- **Authentic Wood Grain Patterns** - Designed to mimic the look of real reclaimed wood, our T-8 PlankWall® panels are available in four different types of wood grain patterns. When used in conjunction with each other in our four part wall and soffit system, these distinct patterns will give your project a unique distressed wood look. Each grain pattern replicates wood lines from different wood types and offers an attractive distressed or reclaimed wood look for lasting curb appeal.
- **Product Applications** - Wall panels, soffits, or fascia.
- **Easy Installation** - Tongue-and-groove engagement and concealed fasteners improve appearance and strength while also making it easier to install over any solid substrate. Vertical or horizontal installation.
- **No Maintenance** - When compared to real wood, with T-8 PlankWall®, there is no need to stain, paint, or seal metal panels after installation.
- **Rot Resistant** - Real wood absorbs moisture and is vulnerable to decay causing it to rot. Painted metal panels are waterproof and do not rot.
- **Pest & Termite Resistant** - Bugs, pests, termites, and birds cannot penetrate through metal materials making a metal wall panel system your best defense against unwanted creatures.
- **Durable** - 24 Gauge metal wall substrate coated with Galvalume® and/or Zincalume® will have an exceptionally long life expectancy.
- **Sustainable** - Metal cladding is made from recycled content and is recyclable at the end of its life as a wall panel. In contrast, most shingle tear-off waste ends up as part of the building-related waste stream - up to 20 billion pounds per year.
- **Warranty** - Since each panel is made using a premium specialty Cool Tech 500® paint print, we offer a 40 year limited warranty for each patterned T-8 PlankWall® panel. See website for warranty details.
- **Fire Resistant** - Metal soffits and wall panels are non-combustible.
- **Lightweight** - Lightens the load in installation and reduces the load bearing weight on support walls and beams.
- **Stylish** - Mix and match panel patterns on the same wall and soffit to break up the monotony of the grain patterns and to give each wall a unique rustic look with a modern twist.

MARTIN

1
2
3

MEMORANDUM



4
5
6
7
8

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."

9
10
11
12
13
14
15
16

To: Planning and Zoning Commissioners Date: May 12, 2021
From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

17
18
19
20

Subject: **3500 Patterson (Huck's Convenience Store)-** Request recommended approval to amend a 'B-5' Planned Commercial District to allow for an addition, exterior changes and signage in an existing B-5 Zoning District.

21
22

STAFF REPORT
CASE NUMBER PZ-051721-2

23
24

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** to amend a 'B-5' to allow for changes to the recorded development plan in an existing B-5, to allow for an addition, exterior changes and signage.

25
26
27
28
29
30
31
32
33
34
35
36

The proposed project consists of a cooler addition, update of the existing exterior of the building and signage. There is no compliance with the masonry ordinance currently, the existing building does not currently comply with the masonry ordinance, some of the proposed materials (proposed face brick) meets City Code Section 500.040, but not cultured stone or metal panels. The owner and contractor have been informed that painting of masonry is illegal in the district. Review of the current request is to review the exterior materials and civil engineering to establish an ordinance other than the record development plan from the County.

37
38

II. EXISTING SITE CONDITIONS:

39 The existing property at 3500 Patterson was built in 1993. The existing size of the
40 building is 3321 s.f. The size of the fuel canopy is 4548 s.f. The existing canopy is
41 currently yellow as depicted on the attached photos and exists on the building walls.
42

43 **III. SURROUNDING PROPERTIES:**

44 The only adjacent property is 3524 Patterson in a B-5 District which includes a private
45 drive easement alongside the fuel canopy. The property is bounded by Patterson Road
46 and Greenway Chase Drive.
47

48 **IV. STAFF ANALYSIS:**

49 A permit application was originally received accompanied by plans by Tabberson,
50 Architects, dated June 22, 2020 for the addition. The plans hereby submitted are dated
51 4/29/21. There currently is not an existing 'B-5' ordinance because the property was part
52 of an annexation.
53

54 The masonry ordinance:

55 *Section 500.040 Frame Construction In "R-6," "B-1," "B-2," "B-3," "B-4," "B-5," "M-1," "M-2" and "M-3"*
56 *Zoning Districts.*

57 *[Ord. No. 8487, 1-14-2019]*

58 *A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located in an "R-6,"*
59 *"B-1," "B-2," "B-3," "B-4," "B-5," "M-1," "M-2" or "M-3" zoning district shall have exterior finished walls*
60 *composed of one-hundred-percent masonry on all sides of the structure, except as otherwise permitted by*
61 *this Section. There shall be no exposed non-masonry surfaces in the first three (3) feet above grade except*
62 *doors and windows.*

63 *B. Exceptions.*

64 *1. Accessory buildings if otherwise permitted by ordinance and approved by the Planning and Zoning*
65 *Commission;*

66 *2. Buildings specifically excepted from such requirement under provisions of a special permit or a "B-5"*
67 *zoning ordinance granted by the Council in accordance with provisions of Chapter 405 of the Code[1];*

68 *[1]Editor's Note: See Ch. 405, Zoning Code.*

69 *3. Tilt-up construction is allowed on buildings of twenty thousand (20,000) square feet or greater, provided*
70 *that the front tilt-up face of the building shall be constructed with traditional masonry material unless*
71 *otherwise determined by the City Council. "Traditional masonry" is defined as hand-laid-in-place*
72 *traditional block back-up, brick, stone or any other masonry material as a face. Decorative and/or*
73 *embossed tilt-up panels may be required on all other portions of the building. Tilt-up construction is the*
74 *process of forming, pouring and curing Portland cement concrete panels on the job site and tilting/raising*
75 *them up into place usually as the exterior wall of a building or structure. Tilt-up is different than precast*
76 *panels which are constructed off site.*

77 *4. Any buildings legally existing on or for which building permits have been legally issued prior to March*
78 *1, 1992, or any reconstruction thereof or any alterations and expansion thereof if approved by the*
79 *Planning and Zoning Commission.*

80 *C. "Masonry," as used in this Section, shall be defined as exposed face brick or natural building stone*
81 *which is used as a facing component which is applied over exterior wall back-up construction. Face brick*
82 *shall be prismatic units in a variety of sizes, colors and shapes. Brick shall be manufactured from clay,*
83 *shale or similar naturally occurring earthy substances and subjected to firing in a kiln. Brick shall be solid*
84 *masonry units, having a minimum thickness of three and five-eighths (3 5/8) inches and meeting all the*
85 *requirements of ASTM Designation C-216, Standard Specification for Facing Brick. Ceramic glazed facing*
86 *brick are specifically excluded. Natural building stone shall include stone that is sawed, cut, split or*
87 *otherwise finished or shaped having a minimum thickness of one (1) inch. Natural building stone shall*
88 *include granite, limestone, marble, slate, soapstone, sandstone or other natural stones of similar*
89 *characteristics and physical properties. Molded, cast or otherwise artificially aggregated units composed*
90 *of fragments are specifically excluded. Materials specifically excluded from the definition of exposed*
91 *masonry construction shall include, but shall not be limited to, all hollow masonry units (i.e., structural*

92 clay tile, facing tile, customized architectural concrete masonry units, hollow brick units, etc.), all concrete
93 masonry units, glass blocks, plastic and/or composite blocks, metal panels, plastic panels, plaster exterior
94 insulation-finish system, precast concrete panels or any composition and all cast-in-place concrete walls,
95 tilt-up concrete panels.

96 *D. Restrictions On Use Of Masonry.*

97 *1. Masonry shall not be painted, but clear sealers may be applied if approved by the Building*
98 *Commissioner.*

99 *2. Any masonry that was lawfully painted may only be repainted for maintenance purposes and only with*
100 *written permission from the Director of Public Works. In cases where there is a need to perform*
101 *maintenance on a painted area, the Director of Public Works or their designee may review and approve*
102 *any repainting for maintenance reasons, provided that there is no change in color or texture.*

103 *3. Repainting for reasons other than for maintenance of current painted surfaces upon the approval of the*
104 *Director of Public Works and requests to change the color or texture of the existing brick or masonry*
105 *surface may not be done without the review and recommendation from the Planning and Zoning*
106 *Commission and approval of City Council.*

107 *4. Nothing contained herein shall excuse or authorize the unlawful painting or repainting of brick or*
108 *masonry surfaces.*

109 *5. Exemption For Landmark And Historic Homes. All buildings listed on the National Register of Historic*
110 *Places, designated Florissant landmarks or structures eligible to be designated Florissant landmarks*
111 *which were painted prior to the adoption of this Section would be excluded from its provisions.*

112

113 Staff has the following comments on the petitioner's Submissions: Submission is now
114 completed to allow review for a 'B-5' amendment. Plans are needed to correct the
115 County established Setbacks in the current development plan, which included a separate
116 signage setback of 20 feet. A landscape plan and photometric is requested.

117

118 The plans received show glazed brick on the building to be removed entirely, since
119 glazed brick does not comply with the masonry ordinance. The, the existing building has
120 zero % masonry as defined by the ordinance.

121

122 Materials information was received:

123 Glen Gery modular brick- complying with the masonry ordinance.

124 Glen Gery Stone- a cultured stone non compliant to the masonry ordinance.

125 Western States Metal Wall panels- a pan metal with wood grain finish, non compliant
126 with the masonry ordinance.

127

128 Tabberson Architects Construction set dated 4/29/21 includes:

129 T1: Proposed front and rear elevations include replacement of wall facia panels with
130 Western States metal pan materials, coverage of towers with cultured stone, replacement
131 of glazed brick with compliant brick.

132 D1 and D2 rendered elevations.

133 AB1, AB2, AB3 and AB4: As built plans and elevations.

134 AD1: Demo Plan indicates removal of all glazed brick.

135 A1: Addition and Plan indicates replacement of glazed brick with Glen Gery products.

136 A2: Reflected Ceiling Plan

137 A3: Elevations with building height and metal fascia panels called out.

138 A4: Elevations with T8 metal fascia panels.

139 A5: Addition sections shows Glen Gery products.

140 A6: Front entry details show Glen Gery cultured stone veneer.

141 A7: ADA restroom details.

142 A8: Roof Plan shows existing RTU's and walk-in cooler units.
143 M1: Shows mechanical ground units to be moved to the roof and may then need roof
144 screening.
145 M2 and M3: Shows new hood and make-up air for Cluck's Chicken addition.
146 CaptiveAir Sheets 1, 2 and 3 show hood and fryer details.
147 E1: Lighting Plan
148 E2: Power Plan
149 P1, P2 and P3: Shows new plumbing and details.
150 S1 and S2: structural plans.
151 SC1 window and door schedules.
152
153 Civil Plan from TWM dated 4/14/21
154 Sheet 1 Site plan indicates incorrect setbacks, possibly from misinterpretation of zoning
155 codes. The 40' setback is not required from the private road as shown. A parking
156 setback of 10 feet should be removed. The 35' setback lines must be changed to a 40'
157 setback along Patterson and Greenway Chase and the setback for the private road must be
158 removed. All must be changed on the Final Development Plan and to be recorded at St.
159 Louis County.
160
161 Landscape is indicated on Sheet 1 including 8 trees shown and 50 shrubs, however, it
162 appears that 650 l.f. of frontage exists which would result in a total of frontage 13 trees.
163 Only 7 trees are mentioned in calculations on Sheet 1.
164
165 Parking calculations section 405.225. Per the parking code, for filling station and
166 convenience store area shall include 1 space for every employee on max. shift filling
167 station and 3.3 spaces per 1000 s.f. convenience store
168 TWM Sheet 1 indicates 12 required 23 provided.
169
170 Existing sign locations and tree locations are shown, which after some discussion with
171 Custom Sign, are proposed to be removed. Sign package from Custom Sign, &
172 Engineering, Inc. dated 12/4/2020 was received. The sign package addresses the ground
173 sign and the overall height of the sign.
174 A. Wall and Canopy sign "Hucks" 50 s.f.
175 B. Wall Sign "Godfather's" 85 s.f.
176 C. Wall Sign "Cluck's" 58 s.f.
177 D. Wall Sign "Fast * Fresh" 37 s.f.
178 E. Wall Sign Ad Panel (metal changeable) 32 s.f.
179 F. Ground Sign is 25 feet in height, 7 feet wide at base 12 feet wide topper. The
180 heights of all signs appear to add up to be 21'-4" of the overall 25 feet height.
181
182 A new (Pylon) Ground sign is proposed 11 feet from the property line and 15 feet from
183 overhead electric lines. This sign is proposed as a replacement for the 2 existing post
184 signs and is situated to be seen driving both directions along Patterson Rd. Strict
185 adherence to the 40' front yard setback would put this sign behind the building.
186

187 Specifications were also received for cultured stone, brick and metal panels which are
188 warranted for 40 years. The simulated stone spec contains no warranty, however, mfr.
189 website states a 50 year warranty from mfr. defects: "All veneer **stone** products
190 manufactured in **Glen-Gery's Landmark Collection** are warranted to be free from manufacturing
191 defects for a period of fifty (50) years when used on structures conforming to local building codes
192 and installed in accordance with the manufacturer's instructions."
193

194 **VI. STAFF RECOMMENDATIONS:**
195

196 I move for recommend approval to amend a 'B-5' Planned Commercial District to
197 allow for an addition, exterior changes and signage in an existing B-5 Zoning
198 District with the following restrictions to regulate the property as part of the
199 record:
200

201 **1. PERMITTED USES**

202 The use permitted in this B-5 Planned Commercial District shall be limited to
203 a Filling Station and Convenience store with carryout hot food.
204

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

206 The building shall be limited to a single story building with a total square
207 footage of approximately 3321 square feet. The main building shall not
208 exceed 22 feet 4 inches in height. The building shall be constructed as
209 depicted on the plans presented and enumerated on : Sheets 1, 2 and 3 from
210 TWM dated 4/14/21 and Tabberson Architects Construction set dated 4/29/21
211 including T1, D1 and D2 rendered elevations, A1-A8, M1, M2, M3, E1, E2,
212 P1-P3, S1, S2 and SC1.
213

214 **3. PERFORMANCE STANDARDS**

215 Uses within this B-5 Planned Commercial District identified herein shall
216 conform to the most restrictive performance standards as set forth in Article
217 VII of the Florissant Zoning Code.
218

219
220 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

221 The above Final Site Development Plan shall include the following:
222

- 223 a. Location and size, including height of building, landscaping and general use
224 of the building.
225
- 226 b. Gross square footage of building.
227
- 228 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to
229 the property in question.
230
- 231 d. Location and size of parking areas and internal drives.
232
- 233 e. Building and parking setback 40 feet along Patterson and Greenway Chase.

- 234
235 f. Curb cut locations.
236
237 g. Existing proposed contours at intervals of not more than two (2) feet.
238
239 h. Existing storm water and sanitary sewer facilities.
240
241 I. Identification of all applicable cross-access and cross-parking agreements.
242

243 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**
244

245 The above Final Site Development Plan shall adhere to the following
246 specific design criteria:
247

248 a. Structure Setbacks.
249

- 250 (1) No new building, excluding retaining walls and light standards shall be
251 located within forty (40) feet of the right-of-way.
252 (2) The setbacks shall be as approved by the Planning and Zoning
253 Commission.
254

255 b. Parking, Loading and Internal Drives Setbacks.
256

- 257 (1) Parking, loading spaces, internal drives and roadways shall be located
258 in accordance with the plans attached.
259
260 (2) All of the setbacks depicted on the Preliminary Development Plan are
261 hereby corrected to be 40' from Patterson and Greenway Chase and
262 may be modified only by amendment.
263

264 c. Minimum Parking/Loading Space Requirements.
265

- 266 (1) Parking regulations shall be as required by 405.225 of the Florissant
267 Zoning Code, except as otherwise varied herein. There shall be a
268 minimum of 23 parking spaces. Parking spaces shall comply with the
269 Florissant parking requirements.
270

271 d. Road Improvements, Access and Sidewalks.
272

- 273 (1) The Director of Public Works, the Missouri Department of
274 Transportation (MODOT) and St. Louis County Department of
275 Highways shall approve any new work in the North Highway 67 right-
276 of-way. The property owner shall comply with all requirements for
277 roadway improvements as specified by the Director of Public Works
278 and MODOT in approving new work.
279

280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325

e. Lighting Requirements.

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

- (1) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

20' from the property line, and aligned with proposed location

- (1) There shall be one Ground Sign F located as shown on Custom Sign package attached, located as shown on TWM Sheet 1, dated 4/14/21.
- (2) There shall be wall and canopy signs as shown on attached Custom Sign package attached, dated 4/14/21. and price signs on canopy.
- (3) All other signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Landscape and Screening code of the City of Florissant, section 405.245 and shall include 13 frontage trees and 50 shrubs.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Existing Storm Water and drainage facilities shall remain. All such systems shall comply with the following standards and requirements:

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works at the discretion of the Public Works Director.
- (2) The Public Works Director shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) Existing paving shall remain. Any new applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Final Development Plan approved by the Building Commissioner.

326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371

- (4) All dumpsters shall be contained within a trash enclosure constructed of material to match the new building materials with self-closing gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches or 80% minimum opacity. The trash enclosure shall remain located as shown on the preliminary site plan.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls or rooftop screens or other equipment shall be properly screened as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

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

372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401

approve said changes conditionally and the owner shall submit to Planning & Zoning for ratification of a minor change.

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 of an amendment.

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

13. GENERAL DEVELOPMENT CONDITIONS.

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

7. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the Final Development Plan, within 1 year from start of construction.

(End of report and suggested motion)



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA
PANNINGTON
EDWARDSVILLE
PEORIA

MISSOURI ST. CHARLES
ST. LOUIS

TENNESSEE NASHVILLE

**THOUVENOT, WADE
& MOERCHEN, INC.**

ST. LOUIS OFFICE
720 OLIVE STREET, SUITE 200A
ST. LOUIS, MISSOURI
63101
314-241-6000
WWW.TWM-INC.COM

PROF. LICENSE NUMBER
L. PROF. DESIGN FIRM 184-001220
E. PROF. ENGR. CORP. 62-020370
L. PROF. STR. ENGR. CORP. 81-002522
L. PROF. LAND SURV. CORP. 04-000029
M. PROF. ENGR. CORP. 001028
NO. LAND SURVEYING CORP. 003049
IN. PROF. ENGR. FIRM 0914

SEAL

FOR REFERENCE ONLY

SIGNATURE: _____
DATE SIGNED: _____
LICENSE EXPIRATION: _____

ISSUED FOR ZONING APPROVAL
DATE OF ISSUANCE XXXXXXXX

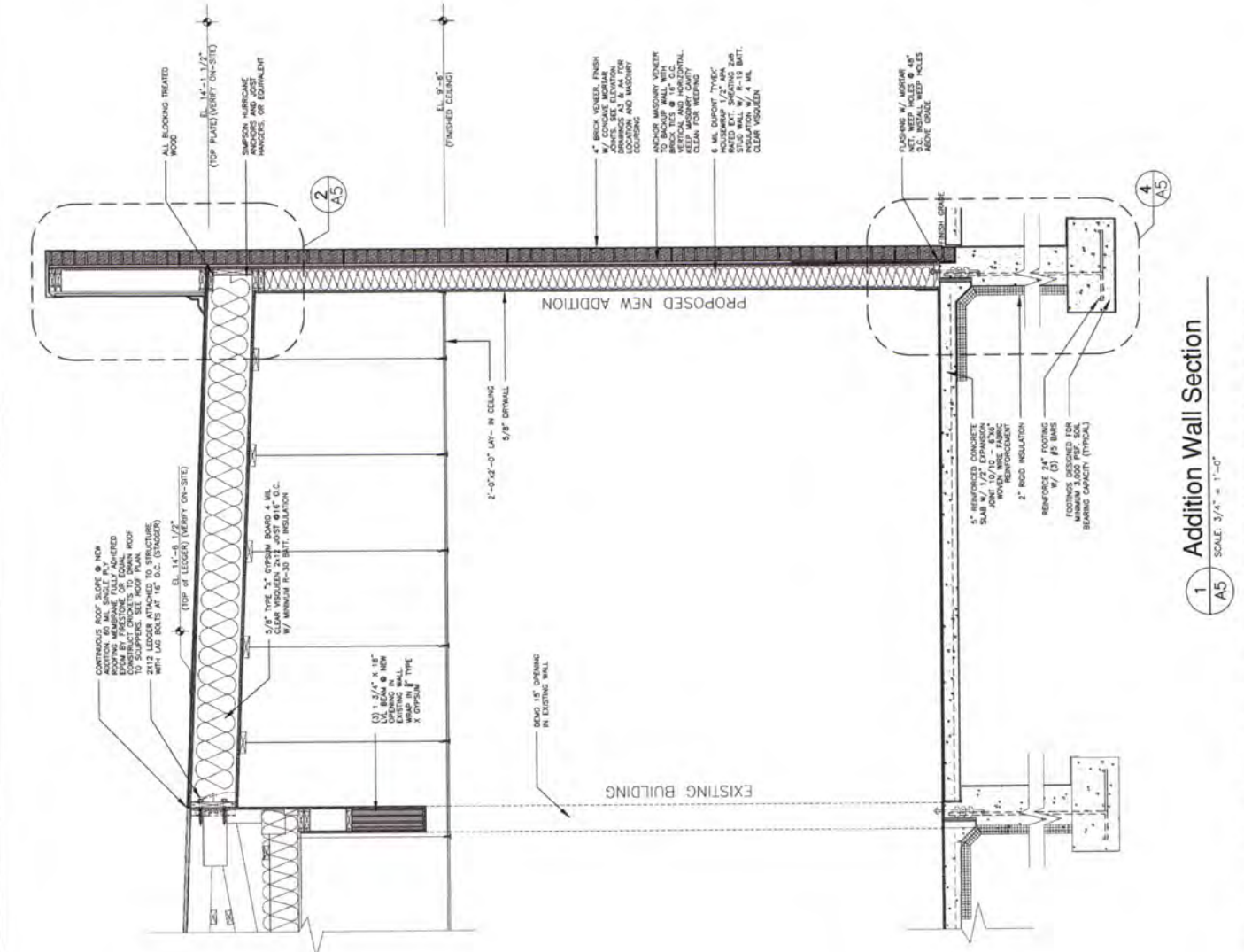
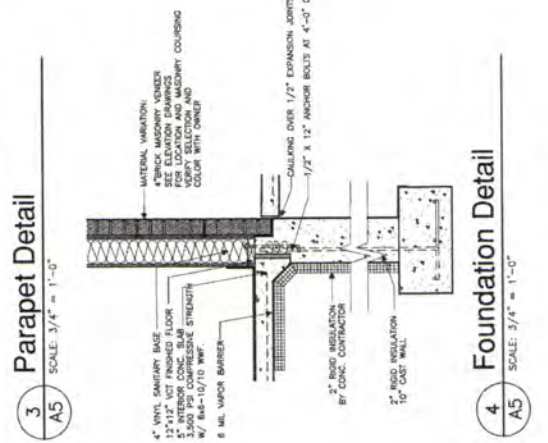
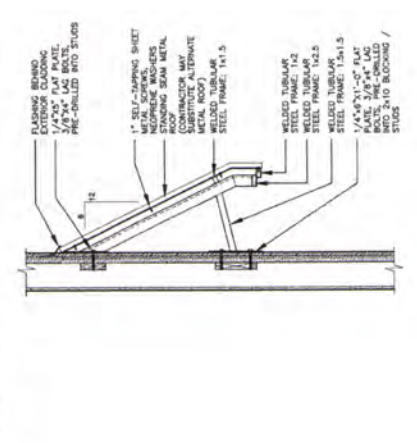
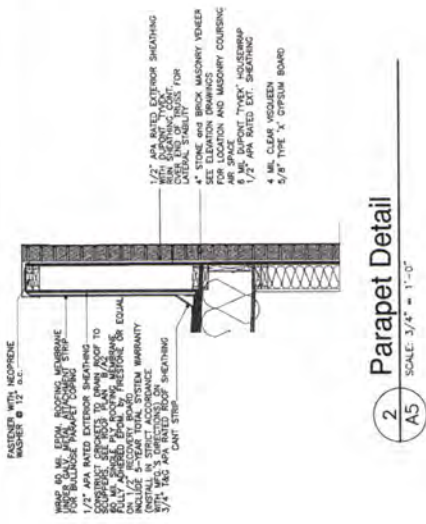
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

OTHERS
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
PROJECT NO.: 201468

PROJECT:
HUCK'S GREENWAY CHASE

TITLE:
PRELIMINARY
ARCHITECTURAL SECTIONS

SHEET 3



1 Addition Wall Section
SCALE: 3/4" = 1'-0"

NOTE: INFORMATION AS SHOWN ON THIS SHEET WAS PROVIDED BY TABBERSON ARCHITECTS ON PLANS DATED 6/22/2020 AND IS SHOWN AS REFERENCE

HUCK'S GREENWAY CHASE

3500 PATTERSON RD
FLORISSANT, MO 63031

BUILDING CODES

2018 International Building Code (IBC)
2009 Uniform Plumbing Code
2017 National Electrical Code
2018 International Mechanical Code
2018 International Energy Conservation Code
2018 International Fire Code

CONTACT INFORMATION

TABBERTSON ARCHITECTS
1937 W. ROYALE DRIVE
MUNCIE, IN 47304-3229

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL GROSS EXISTING	3,310 sq ft
MAIN LEVEL GROSS ADDITION	350 sq ft
MAIN LEVEL GROSS TOTAL	3,660 sq ft

OCCUPANCY CALCULATIONS

CLASSIFICATION: GROUP M- MERCANTILE

1,586 SQFT = FLOOR AREA

60 SQFT = PER PERSON

26 OCCUPANTS

898 SQFT = STORAGE/STOCK AREA

300 SQFT = PER PERSON

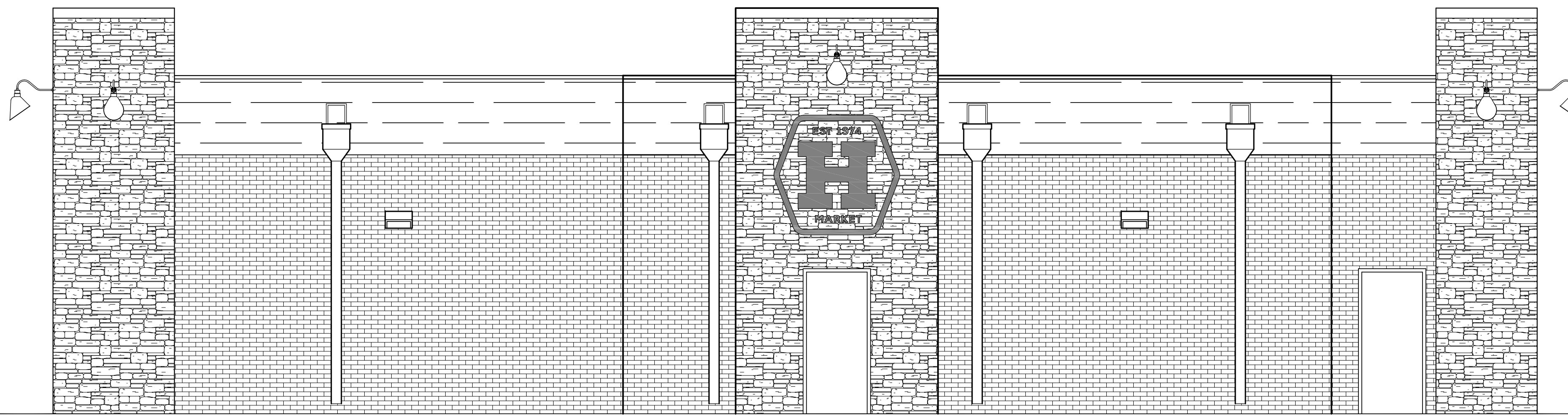
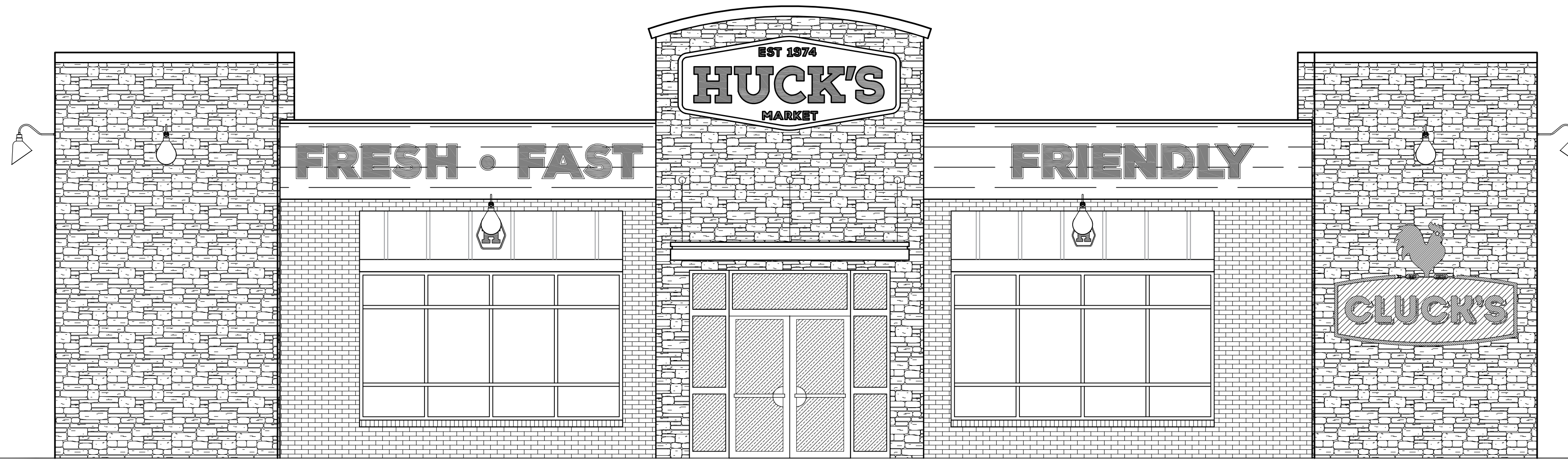
3 OCCUPANTS

OCCUPANT LOAD = 29 OCCUPANTS

INDEX OF DRAWINGS

SHEET: DESCRIPTION:

- T1 TITLE SHEET
- AB1 AS-BUILT FLOOR PLAN
- AB2 AS-BUILT ELEVATIONS
- AB3 AS-BUILT ELEVATIONS
- AB4 AS-BUILT ELECTRICAL LIGHTING
- AD1 DEMOLITION FLOOR PLAN
- A1 MAIN LEVEL FLOOR PLAN
- A2 REFLECTED CEILING PLAN
- A3 EXTERIOR BUILDING ELEVATIONS
- A4 EXTERIOR BUILDING ELEVATIONS
- A5 BUILDING SECTIONS
- A6 ENTRY TOWER SECTION/ DETAILS
- A7 BATHROOM DETAILS
- A8 ROOF PLAN
- SC1 DOOR & WINDOW SCHEDULE
- S1 FOUNDATION PLAN
- S2 ROOF FRAMING PLAN
- M1 MECHANICAL PLAN
- M2 EXHAUST HOOD SECTION
- M3 EXHAUST HOOD DETAILS
- M4 MECHANICAL DETAILS
- M5 MECHANICAL DETAILS
- M6 MECHANICAL DETAILS
- E1 ELECTRICAL LIGHTING PLAN
- E2 ELECTRICAL POWER PLAN
- P1 PLUMBING SUPPLY PLAN
- P2 PLUMBING WASTE PLAN
- P3 PLUMBING ISOMETRICS



TABBERTSON ARCHITECTS

1937 W. Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billt@tbertsonarchitects.com
Website: www.tbertsonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

SUBMITTAL LOG

- PREVIOUS DRAWING RELEASES:
- 05.21.20-DRAWING SET 1
DESIGN DEVELOPMENT
 - 05.27.20-DRAWING SET 1.1
REVIEW SET
 - 06.17.20-DRAWING SET 1.2
CONSTRUCTION REVIEW
 - 06.22.20-DRAWING SET 2
CONSTRUCTION REVIEW
 - 07.07.20-DRAWING SET 3
CONSTRUCTION REVIEW
 - 09.09.20-DRAWING SET 4
CONSTRUCTION SET

DRAWING SET 5:
**REVISED
CONSTRUCTION
SET
APRIL 29, 2021**

William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

04/29/2021

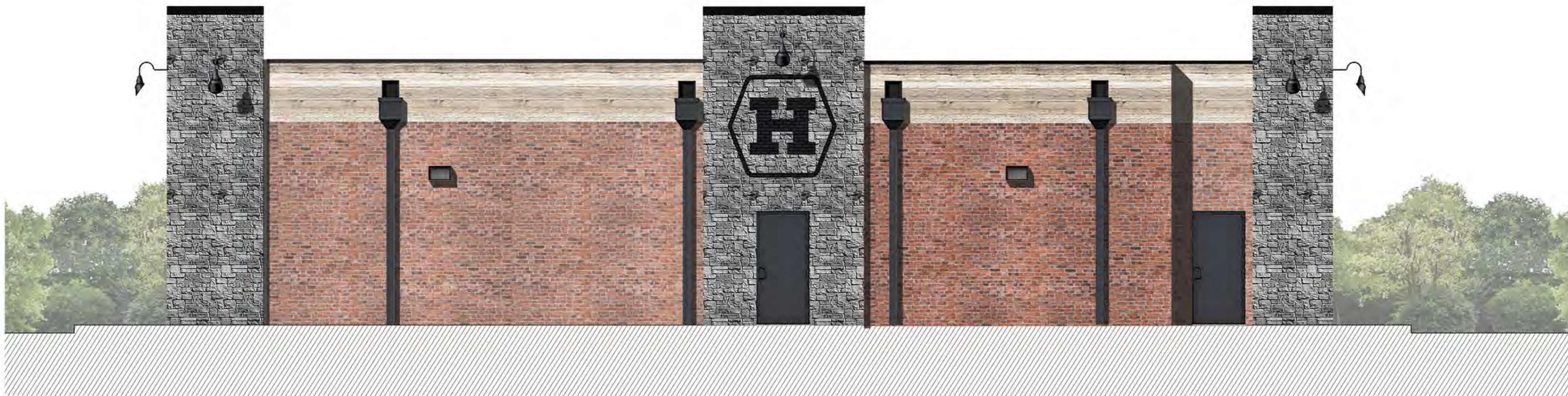
COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

TITLE PAGE
T1
DRAWING NUMBER:

APRIL 29, 2021
DRAWING ISSUE DATE:
PROJECT FILE NUMBER:



1 Exterior Elevation
D1 SCALE: NTS



2 Exterior Elevation
D1 SCALE: NTS

TABBBERSON

1937 W Royale Dr,
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbersonarchitects.com
Website: www.tabbersonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

William Tabberson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041



09/09/2020

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

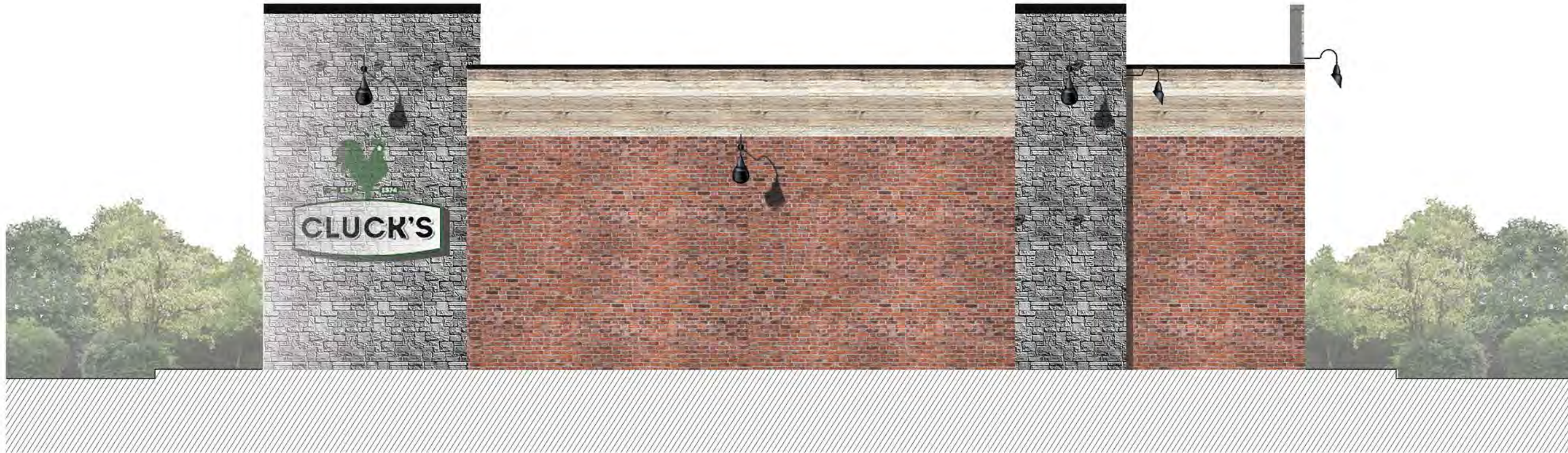
AS-BUILT
FLOOR PLAN

D1

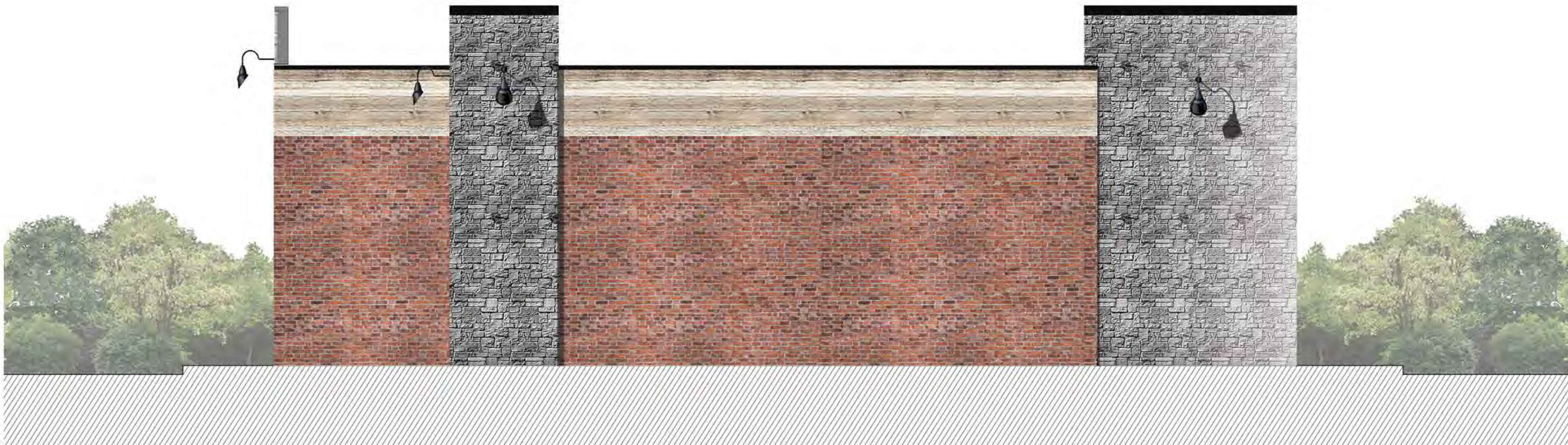
DRAWING NUMBER:

SEPT. 09, 2020
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:



1 Exterior Elevation
D2 SCALE: NTS



2 Exterior Elevation
D2 SCALE: NTS

TABBERSON

1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbersonarchitects.com
Website: www.tabbersonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

William Tabberson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041



09/09/2020

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

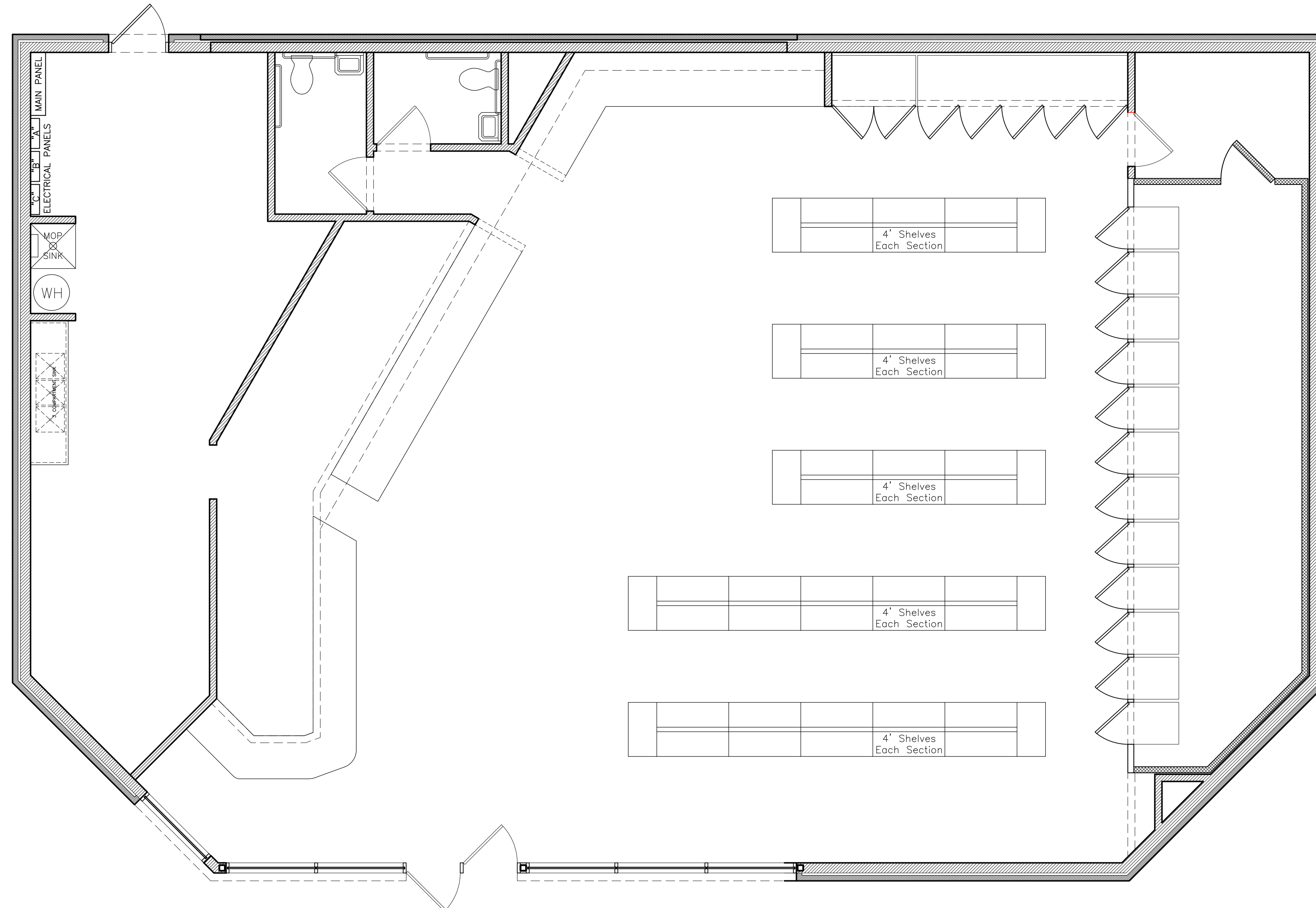
AS-BUILT
FLOOR PLAN

D2

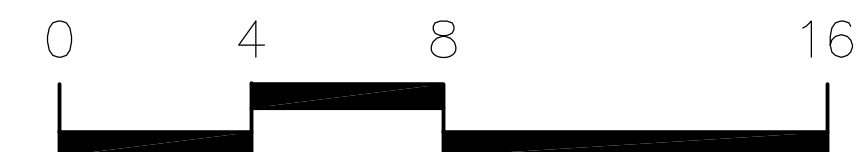
DRAWING NUMBER:

SEPT. 09, 2020
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:



1
AB1 As-Built Floor Plan
SCALE: 1/4" = 1'-0"



TABBERTSON
Architects
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com

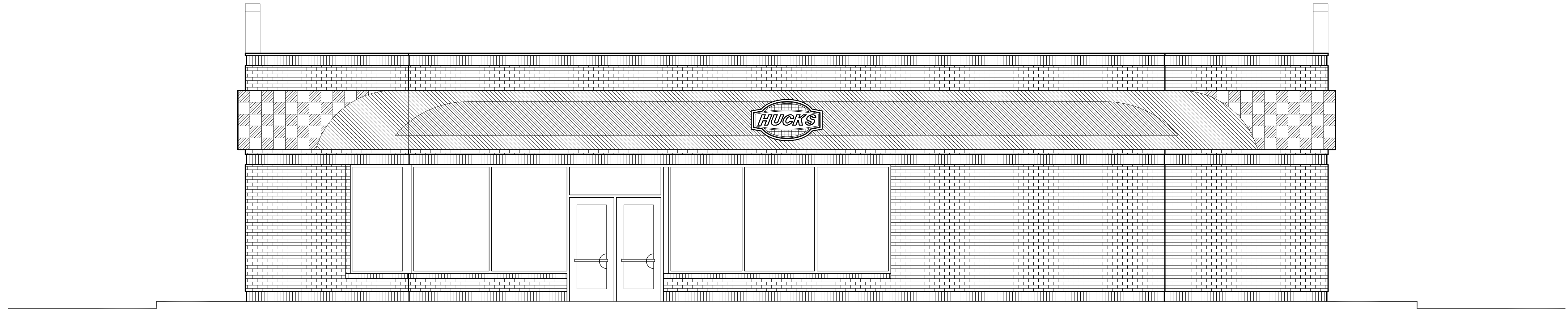
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabbertson, AIA
 NCARB Certification No. 46418
 Indiana Certification No. 19700041

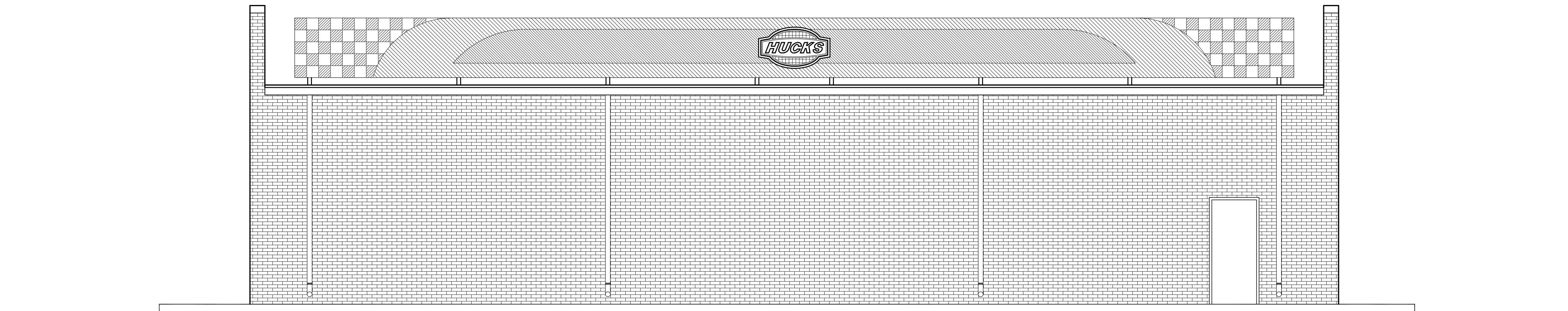
09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

AS-BUILT
 FLOOR PLAN
AB1
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:



1
AB2 As-Built Elevation
SCALE: 1/4" = 1'-0"



2
AB2 As-Built Elevation
SCALE: 1/4" = 1'-0"

TABBERSON
Architects
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com

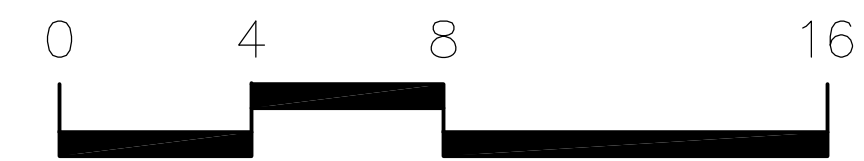
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

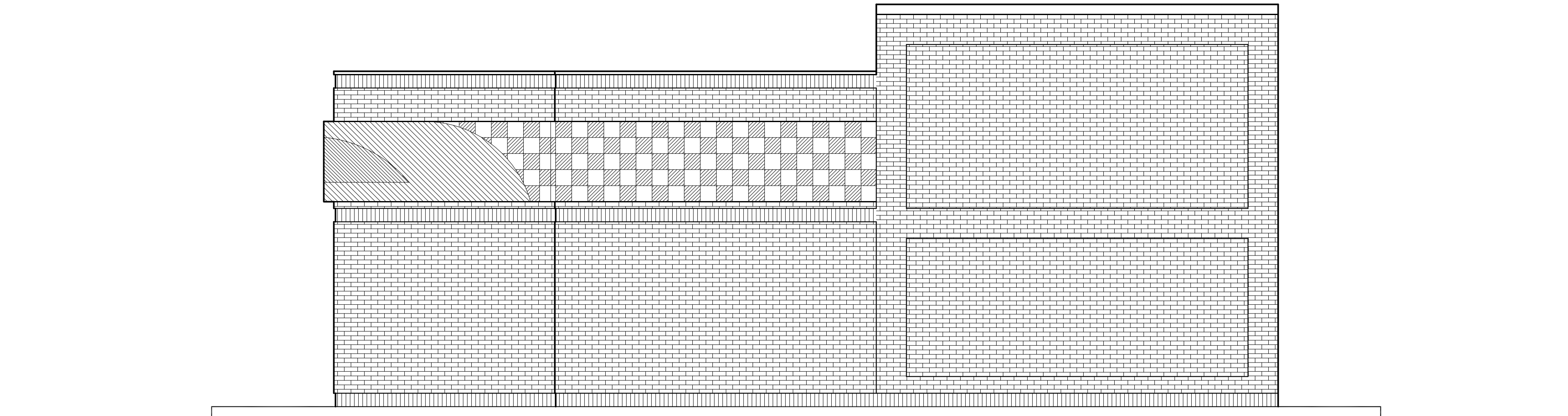
William Tabberson, AIA
 NCARB Certification No. 46418
 Indiana Certification No. 19700041

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

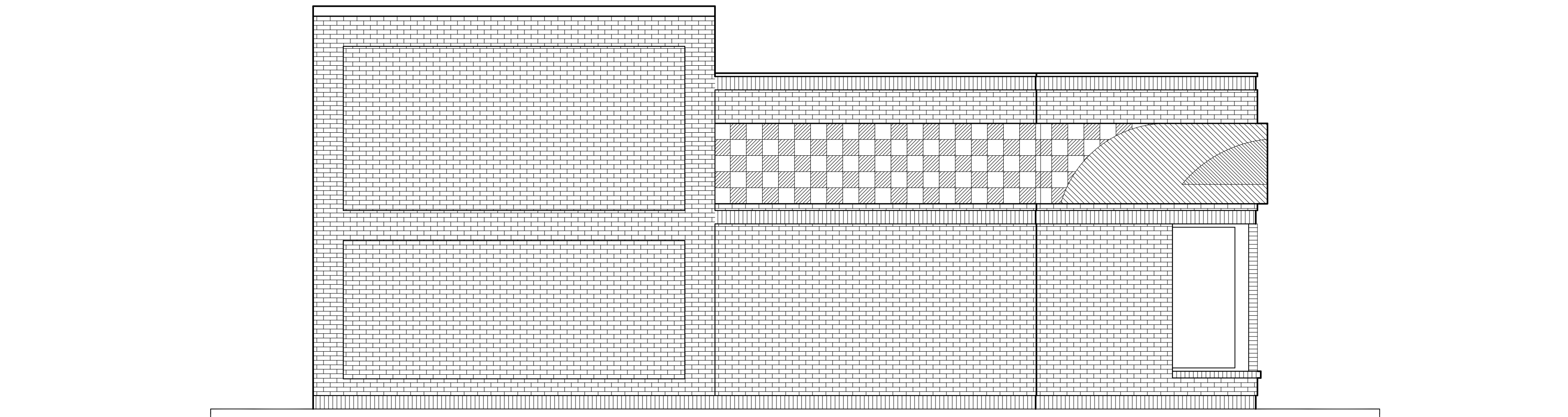
AS-BUILT
 ELEVATIONS
AB2
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:





1
AB3 As-Built Elevation
SCALE: 1/4" = 1'-0"



2
AB3 As-Built Elevation
SCALE: 1/4" = 1'-0"

TABBERSON
Architects
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com

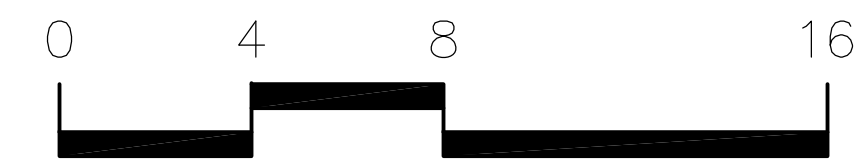
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

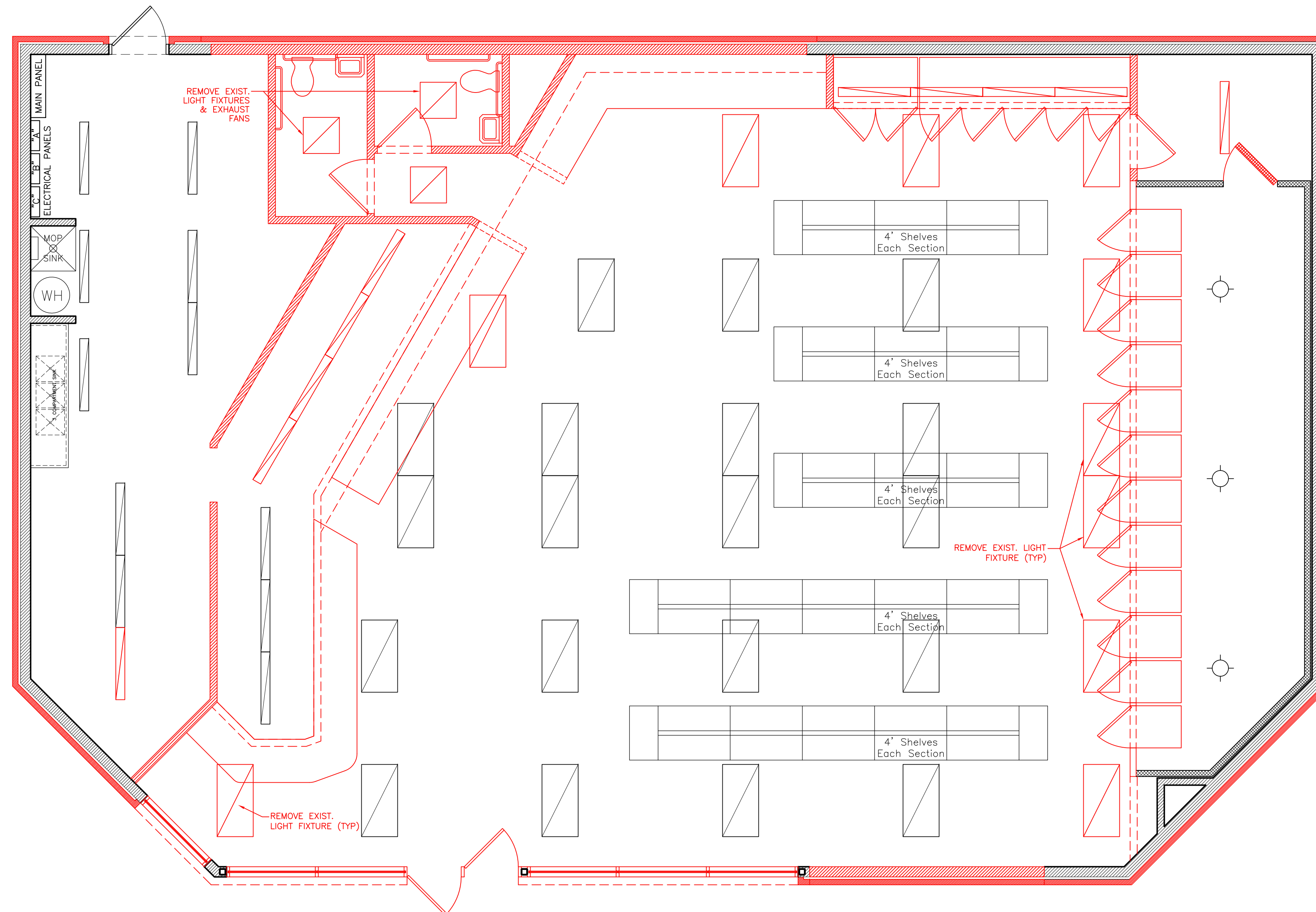
William Tabberson, AIA
 NCARB Certification No. 46418
 Indiana Certification No. 19700041

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

AS BUILT
 ELEVATIONS
AB3
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:





1
AB4 As-Built Lighting Plan
SCALE: 1/4" = 1'-0"



TABBERSON
Architects
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com

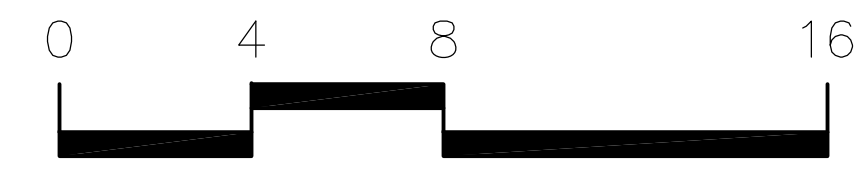
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031




William Tabberson, AIA
 NCARB Certification No. 48418
 Indiana Certification No. 19700041

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

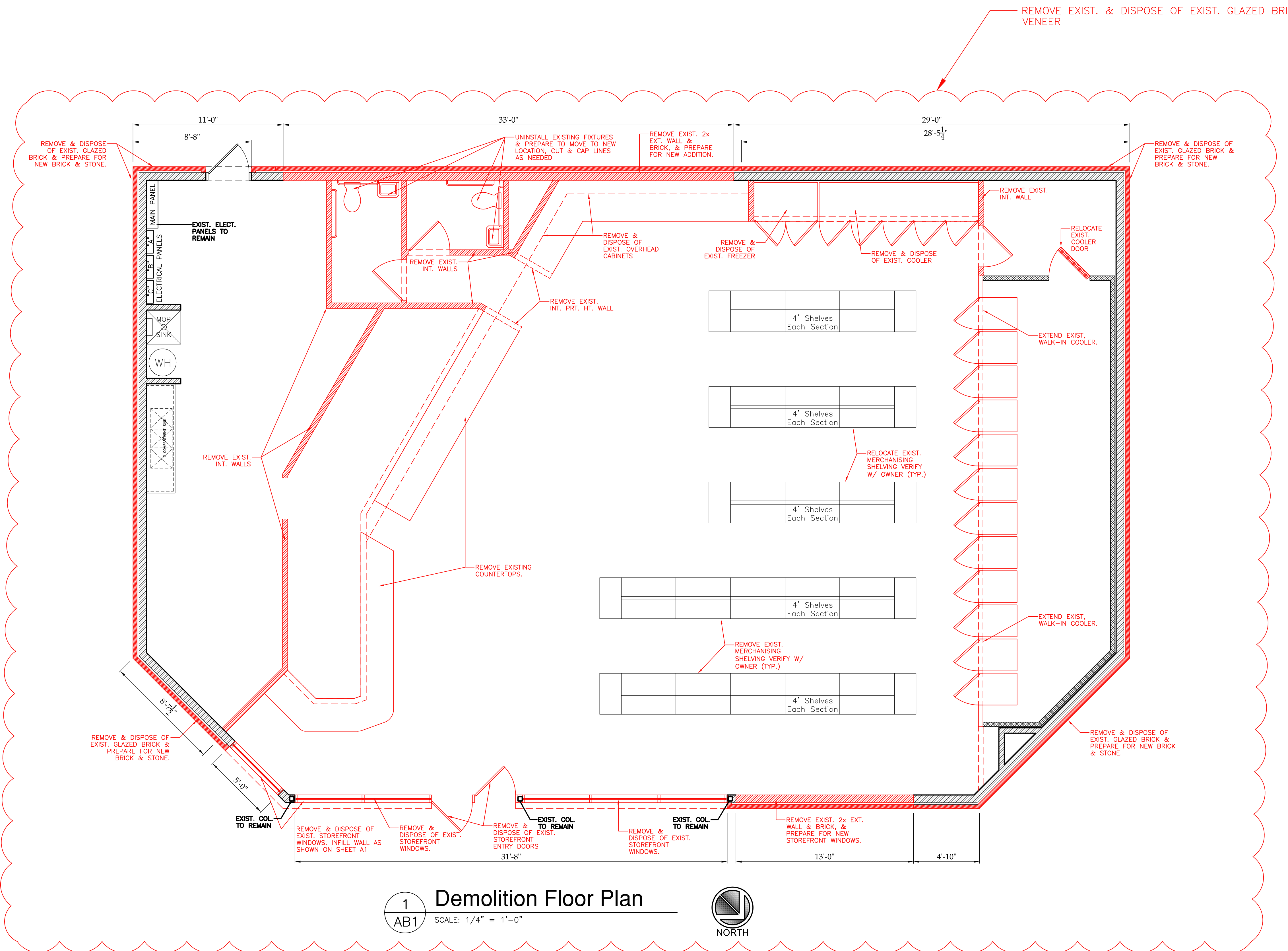
AS-BUILT
 LIGHTING PLAN
AB4
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:



SYMBOL LEGEND	
	EXISTING WALL
	DEMO EXISTING WALL
	NEW WALL


TABBERSON ARCHITECTS
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com



1 Demolition Floor Plan
 AB1 SCALE: 1/4" = 1'-0"
 NORTH

Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

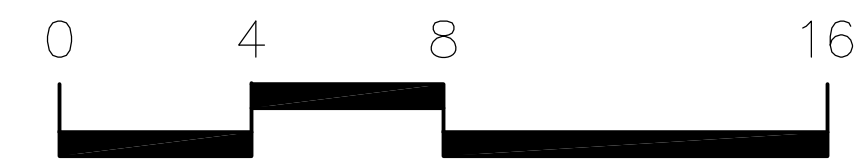
William Tabberson, AIA
 NCARB Certification No. 48418
 Indiana Certification No. 19700041



04/29/2021
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architects. They are to be used only for the construction of this project.

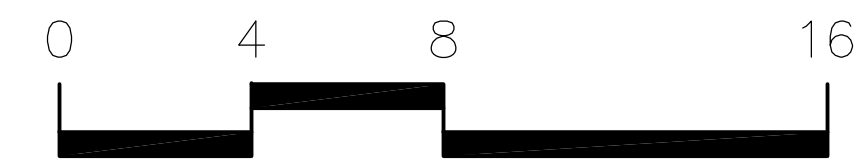
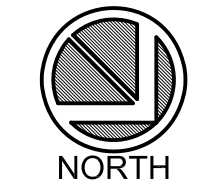
DEMOLITION FLOOR PLAN
AD1
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:





1 Reflected Ceiling Plan
 A2 SCALE: 1/4" = 1'-0"



TABBERTSON
 ARCHITECTS
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billt@tbberson.com
 Website: www.tbbersonarchitects.com

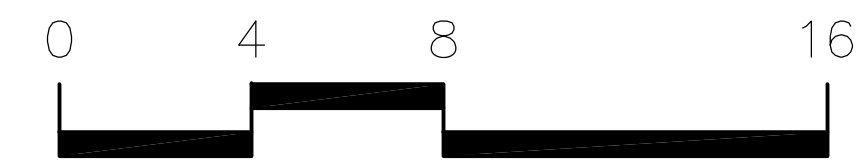
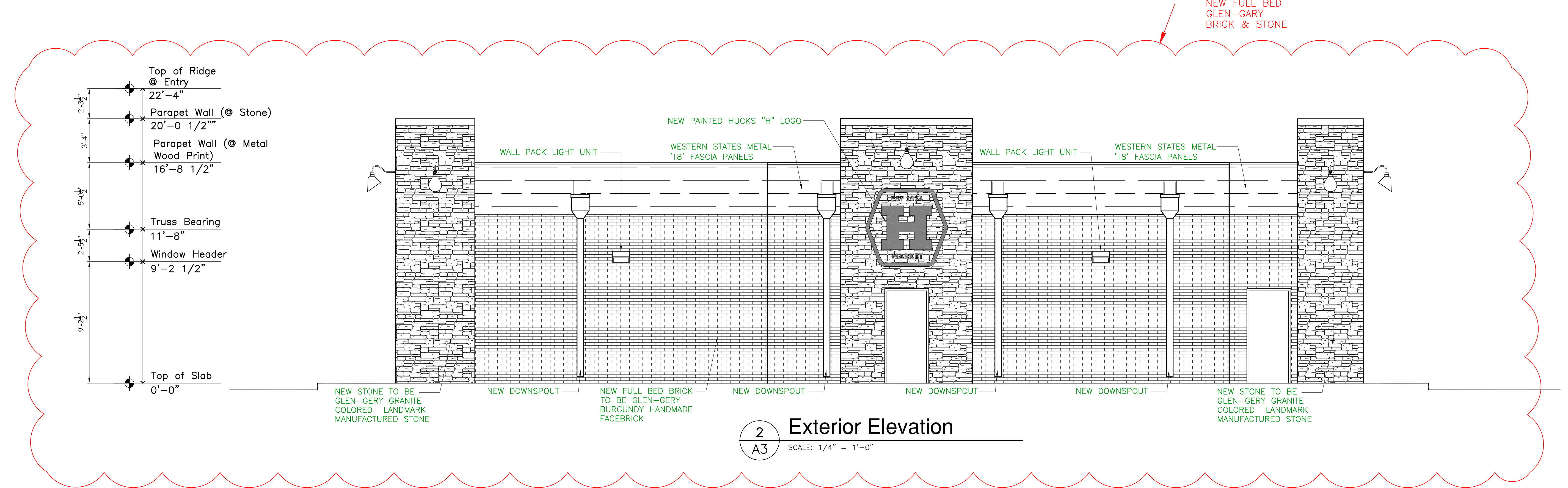
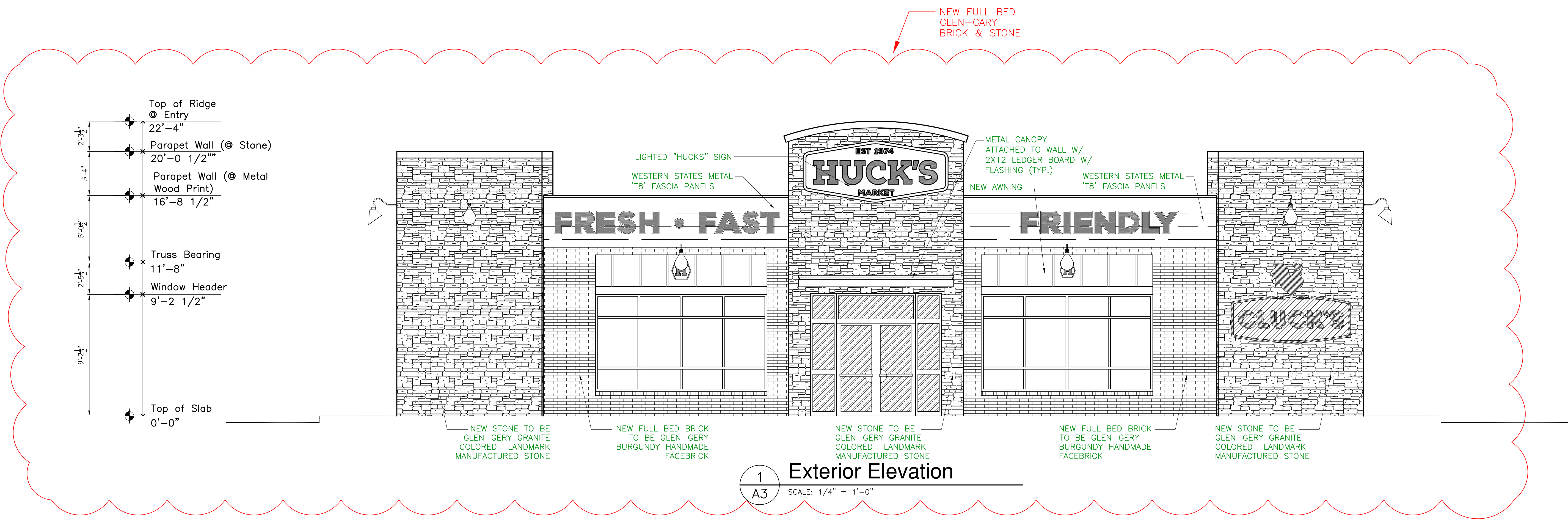
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabbertson, AIA
 NCARB Certification No. 48418
 Indiana Certification No. 19700041

04/29/2021
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

REFLECTED CEILING PLAN
A2
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:



Top of Ridge
 @ Entry
 22'-4"

2'-3/4"

3'-4"

Parapet Wall (@ Stone)
 20'-0 1/2"

Parapet Wall (@ Metal
 Wood Print)
 16'-8 1/2"

5'-0 1/2"

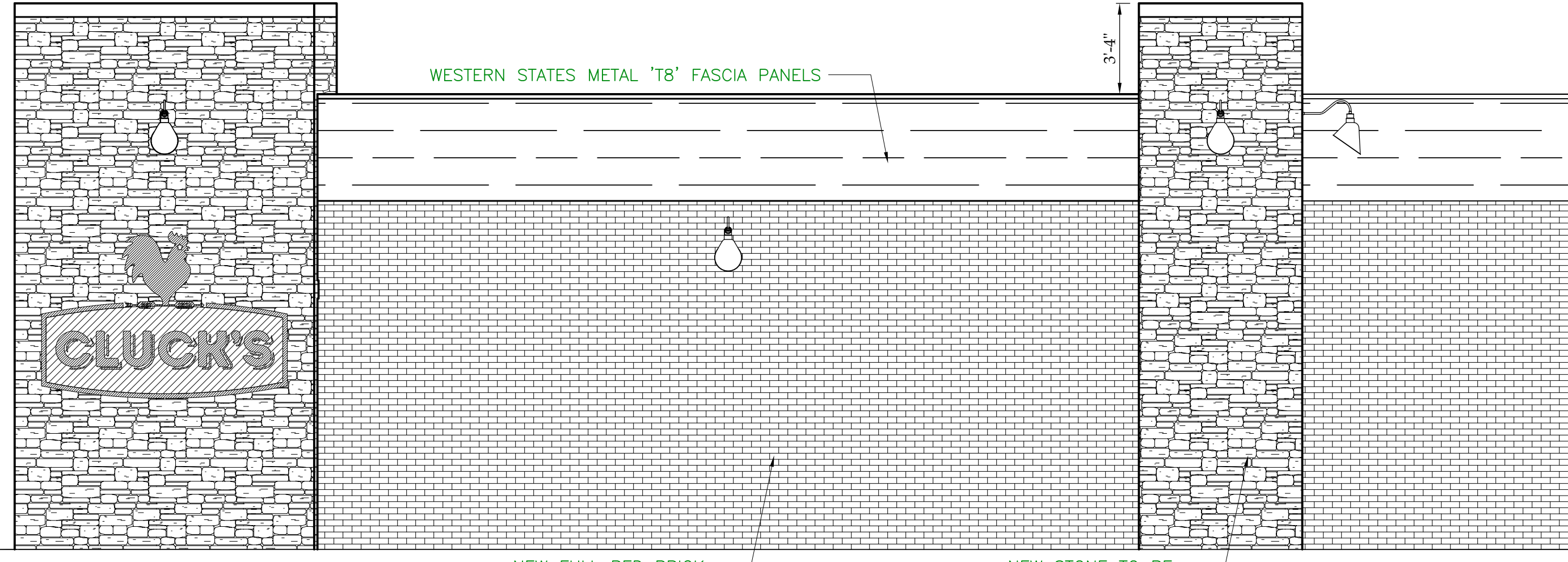
Truss Bearing
 11'-8"

2'-5 1/2"

Window Header
 9'-2 1/2"

9'-2 1/2"

Top of Slab
 0'-0"



1
 A4
 Exterior Elevation
 SCALE: 1/4" = 1'-0"

Top of Ridge
 @ Entry
 22'-4"

2'-3/4"

3'-4"

Parapet Wall (@ Stone)
 20'-0 1/2"

Parapet Wall (@ Metal
 Wood Print)
 16'-8 1/2"

5'-0 1/2"

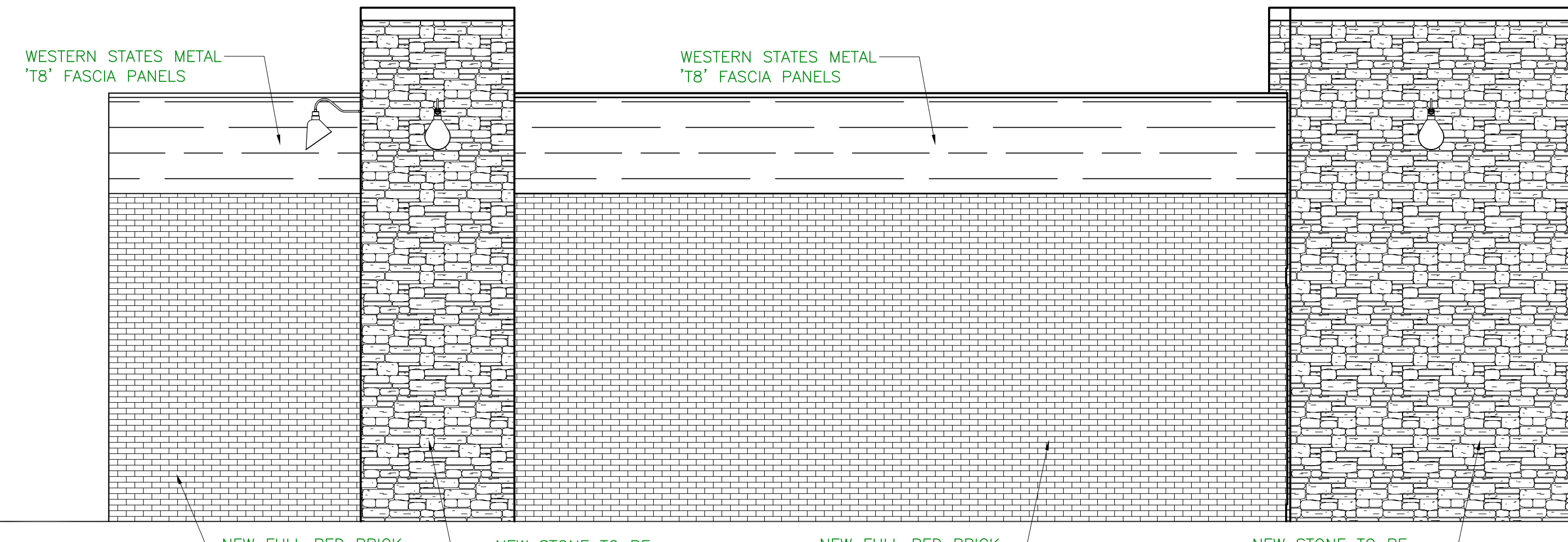
Truss Bearing
 11'-8"

2'-5 1/2"

Window Header
 9'-2 1/2"

9'-2 1/2"

Top of Slab
 0'-0"



2
 A4
 Exterior Elevation
 SCALE: 1/4" = 1'-0"

TABBERTSON
 ARCHITECTS
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billt@tbbersonarchitects.com
 Website: www.tbbersonarchitects.com

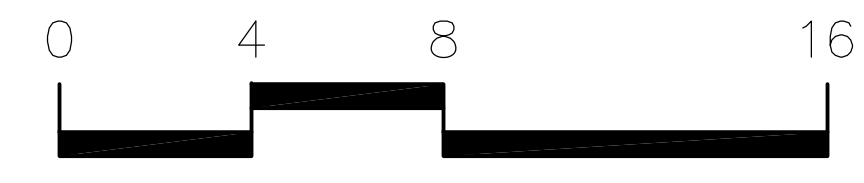
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

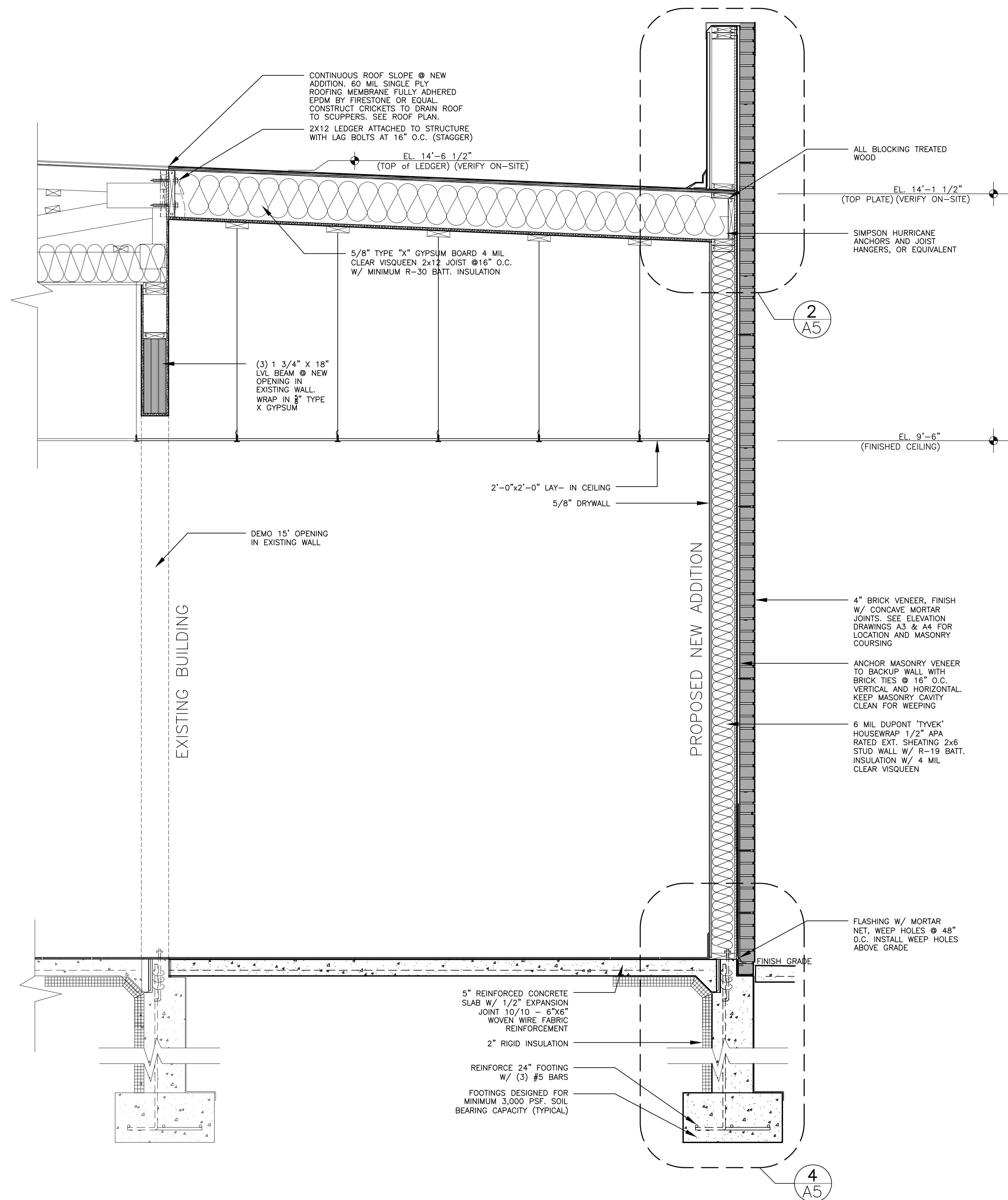
William Tabbertson, AIA
 NCARB Certification No. 48418
 Indiana Certification No. 19700041

04/29/2021
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

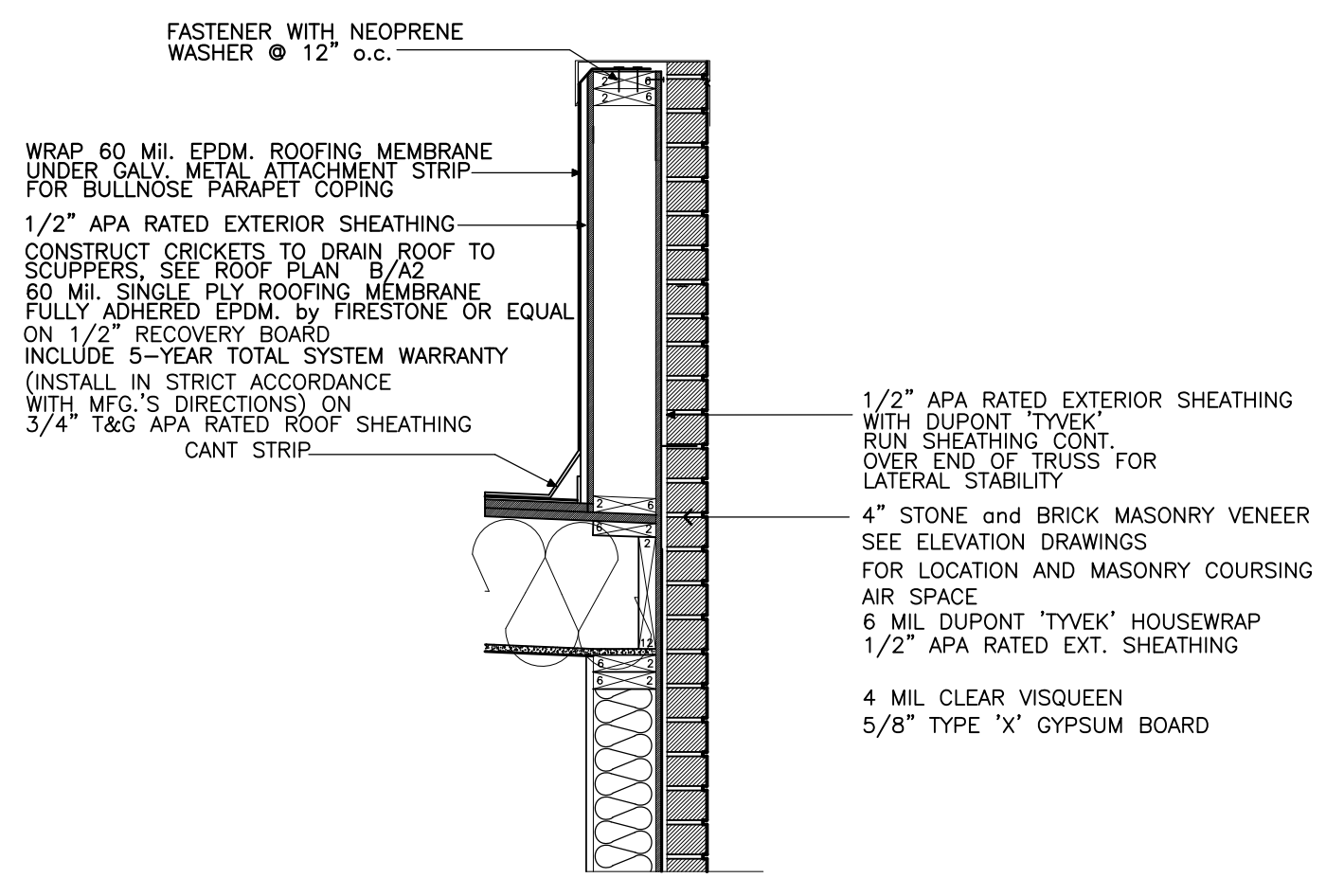
EXTERIOR ELEVATIONS
A4
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:

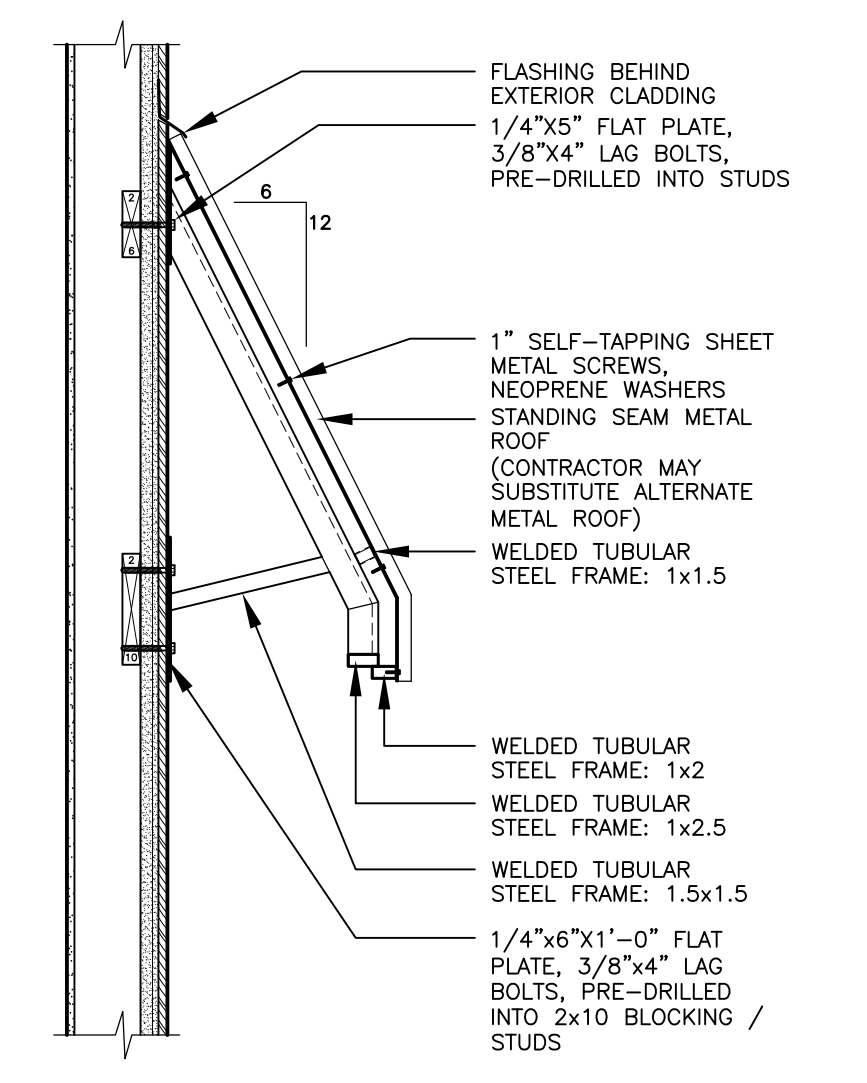




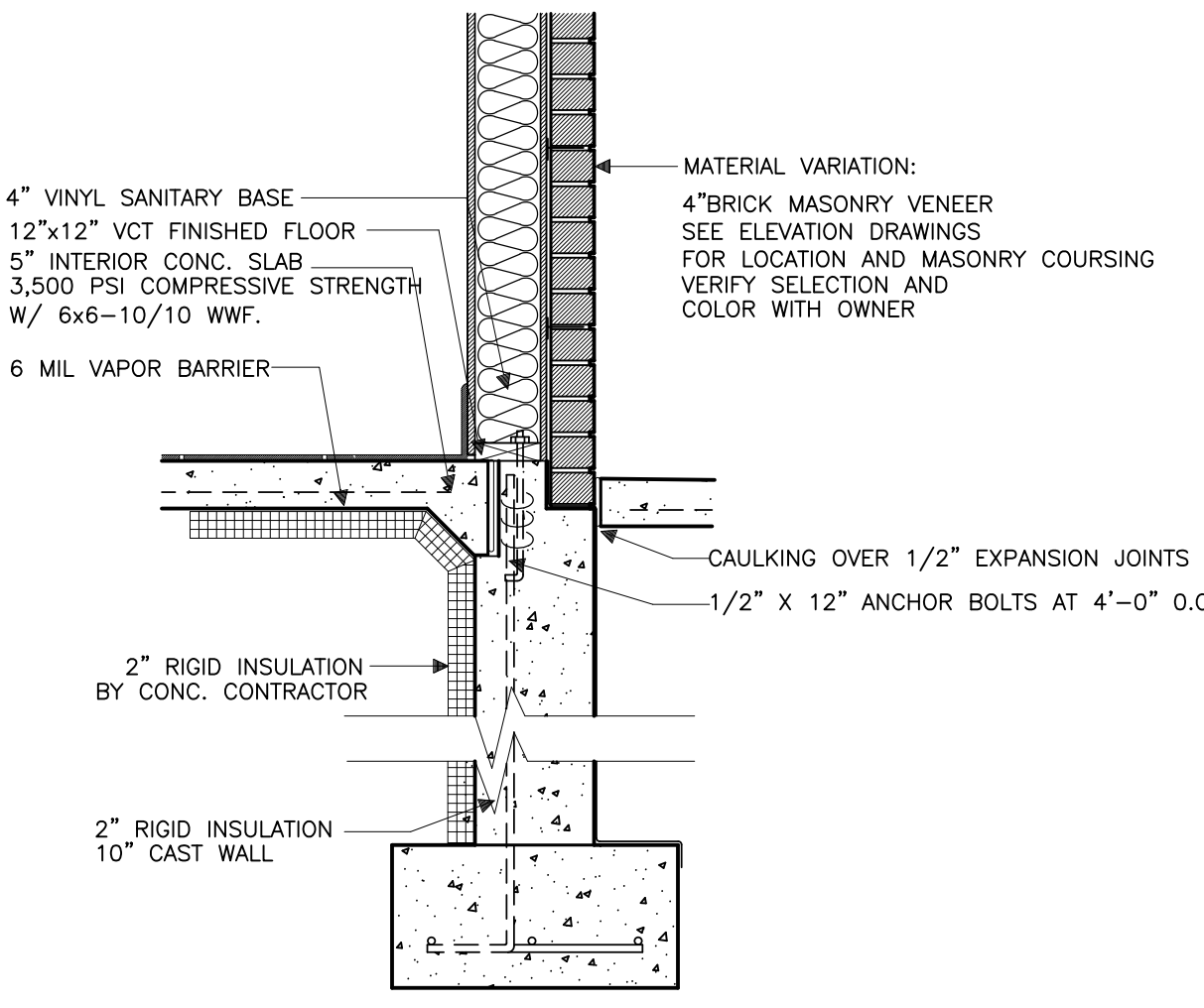
1
A5
Addition Wall Section
SCALE: 3/4" = 1'-0"



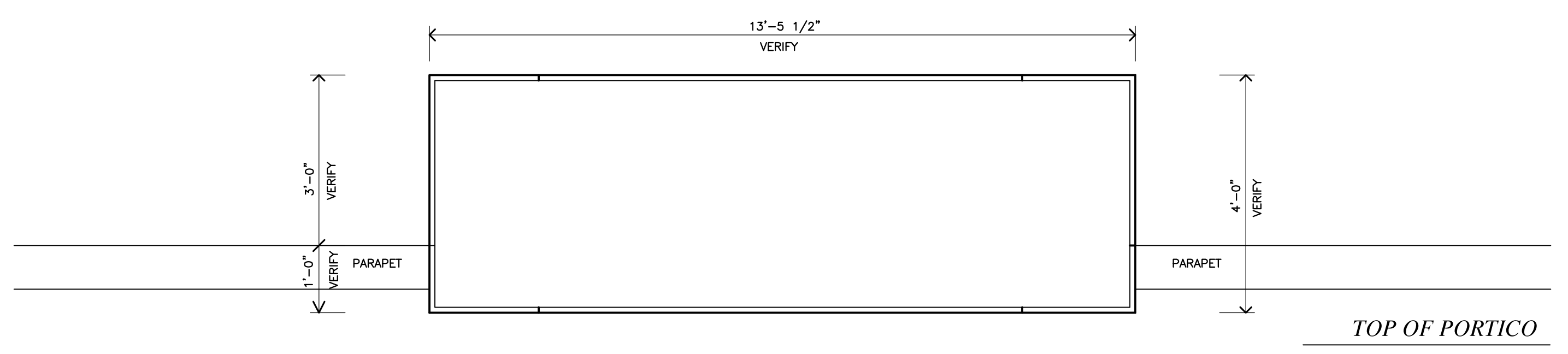
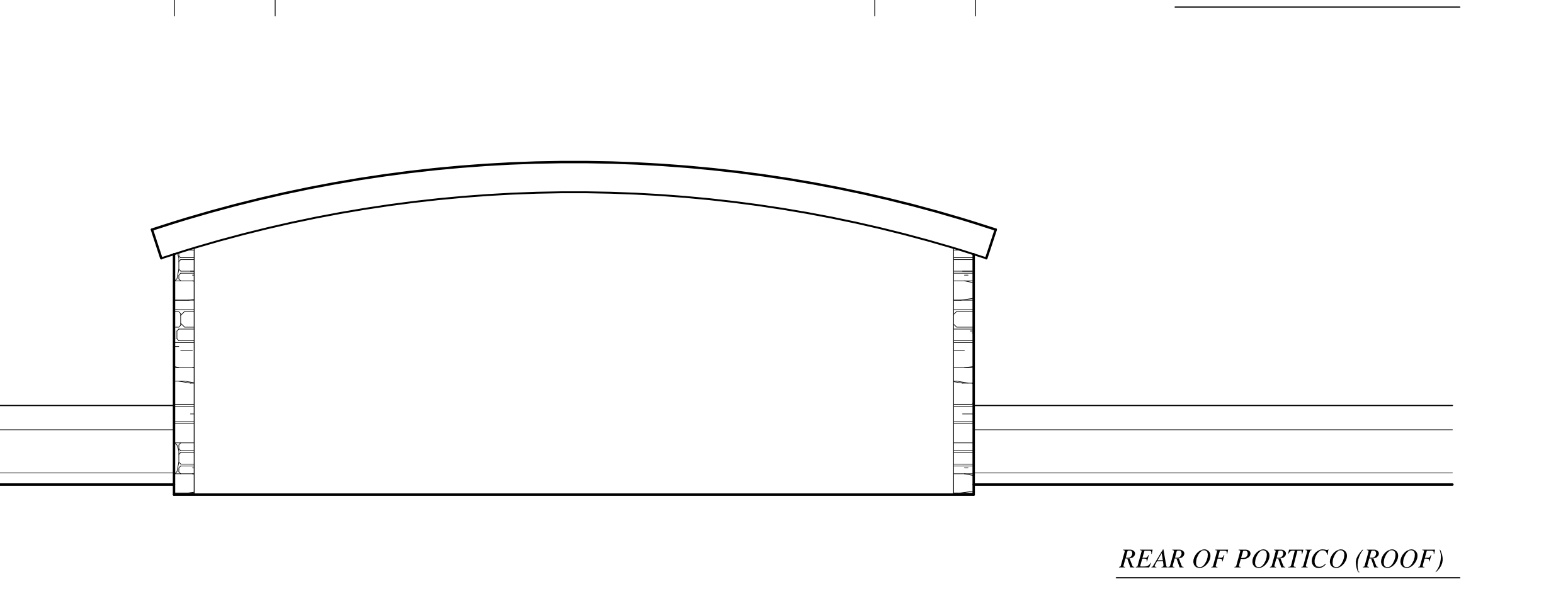
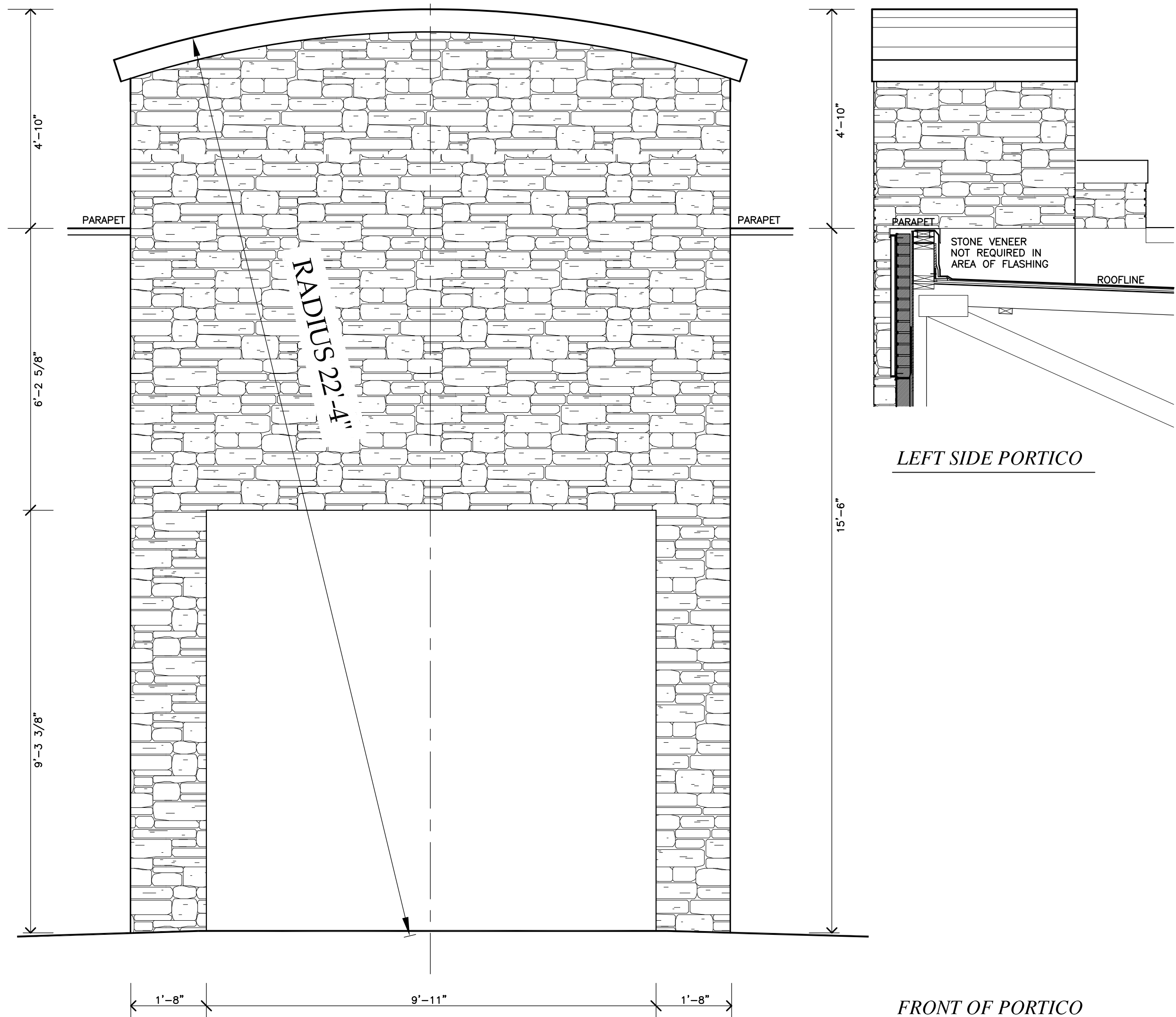
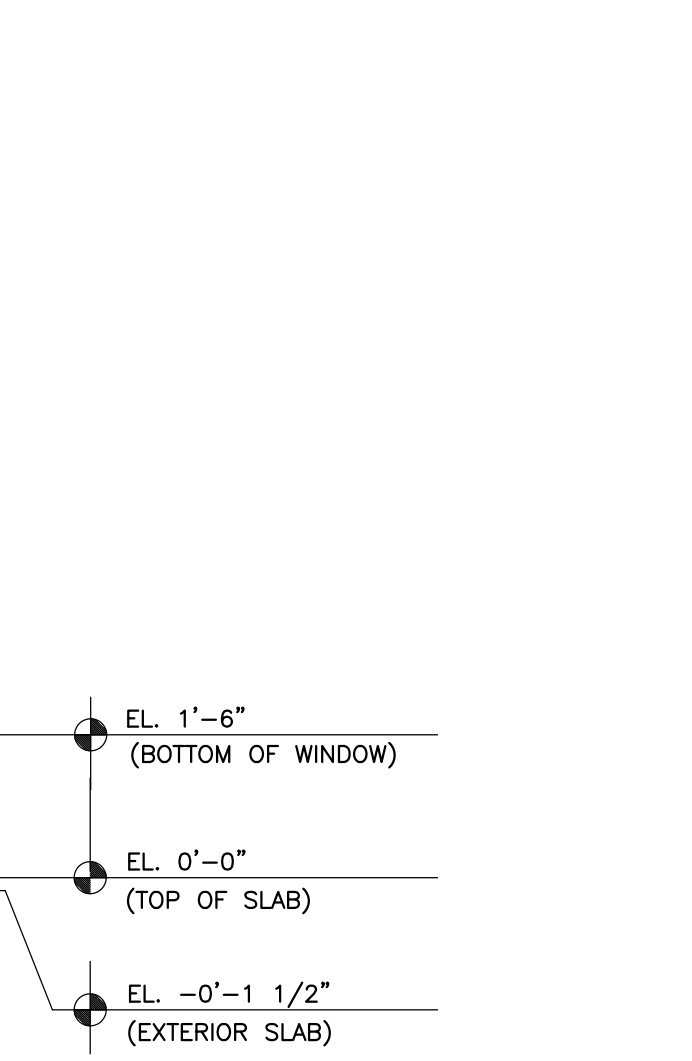
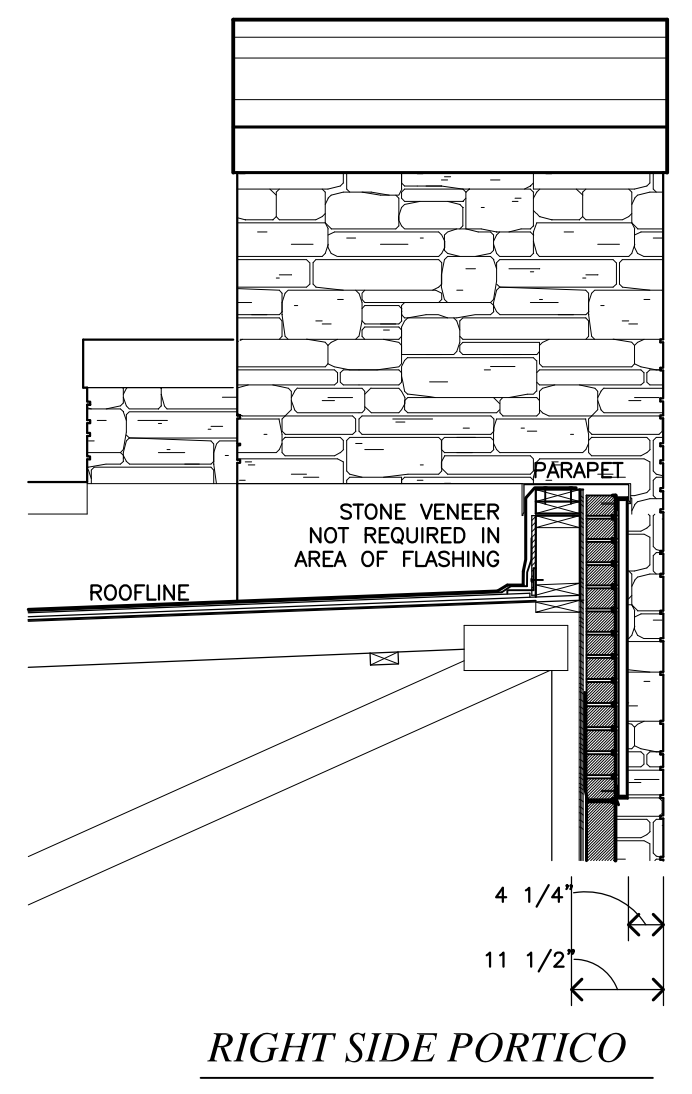
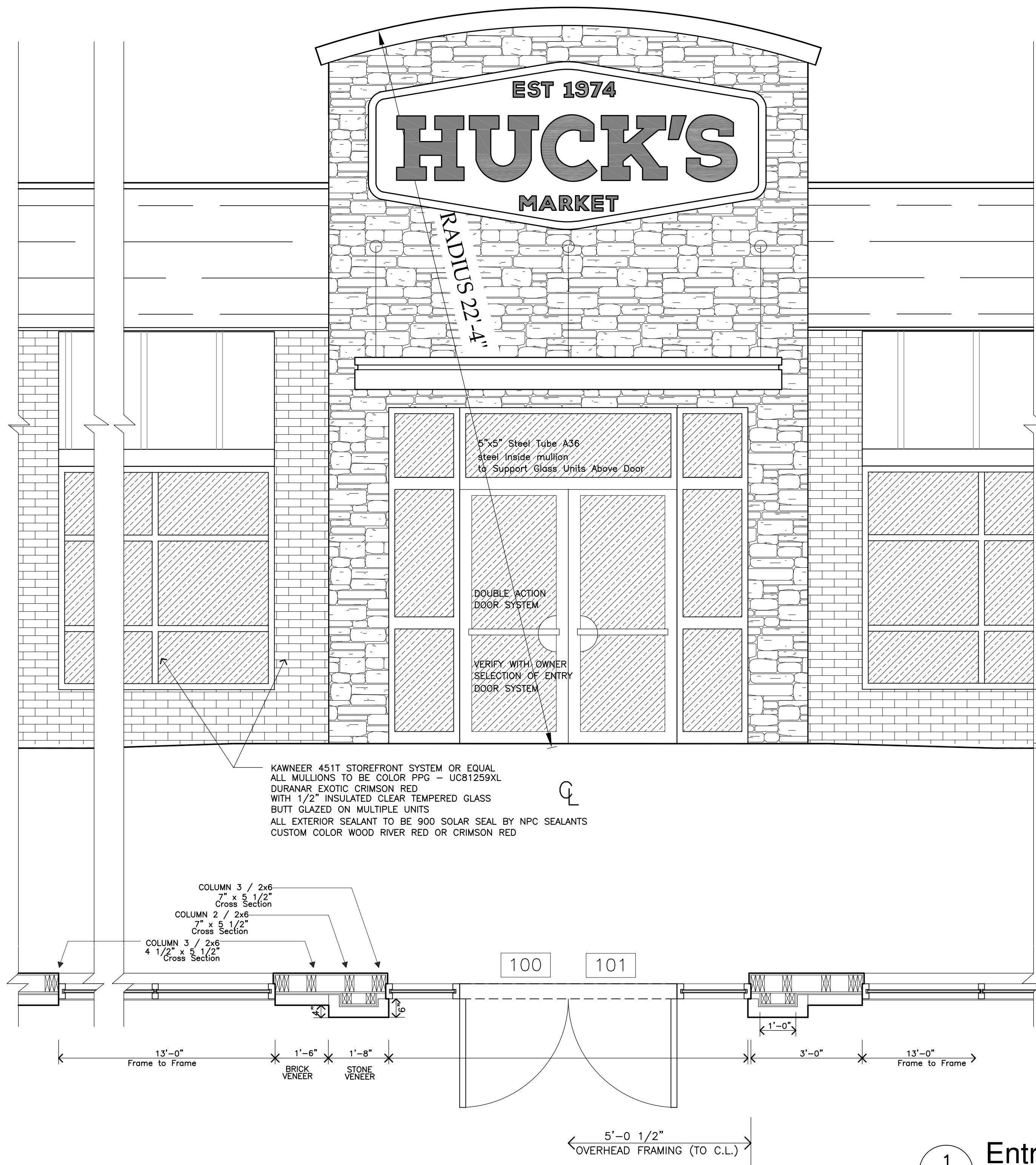
2
A5
Parapet Detail
SCALE: 3/4" = 1'-0"



3
A5
Parapet Detail
SCALE: 3/4" = 1'-0"



4
A5
Foundation Detail
SCALE: 3/4" = 1'-0"



1
A6 **Entry Tower Details**
SCALE: 1/2" = 1'-0"

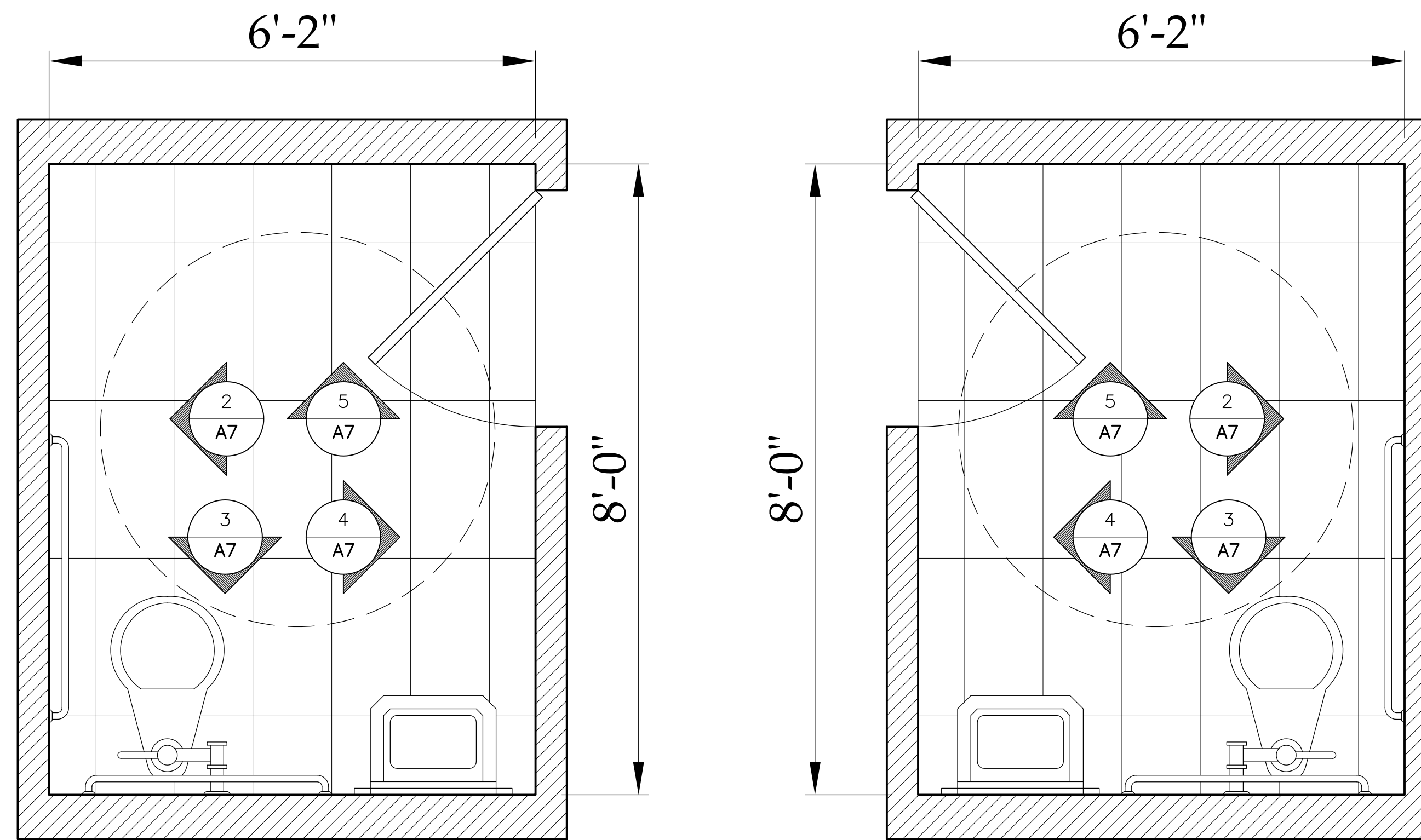
TABBERTSON
ARCHITECTS
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtbertson@tbertsonarchitects.com
Website: www.tbertsonarchitects.com

Huck's Greenway Chase
Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

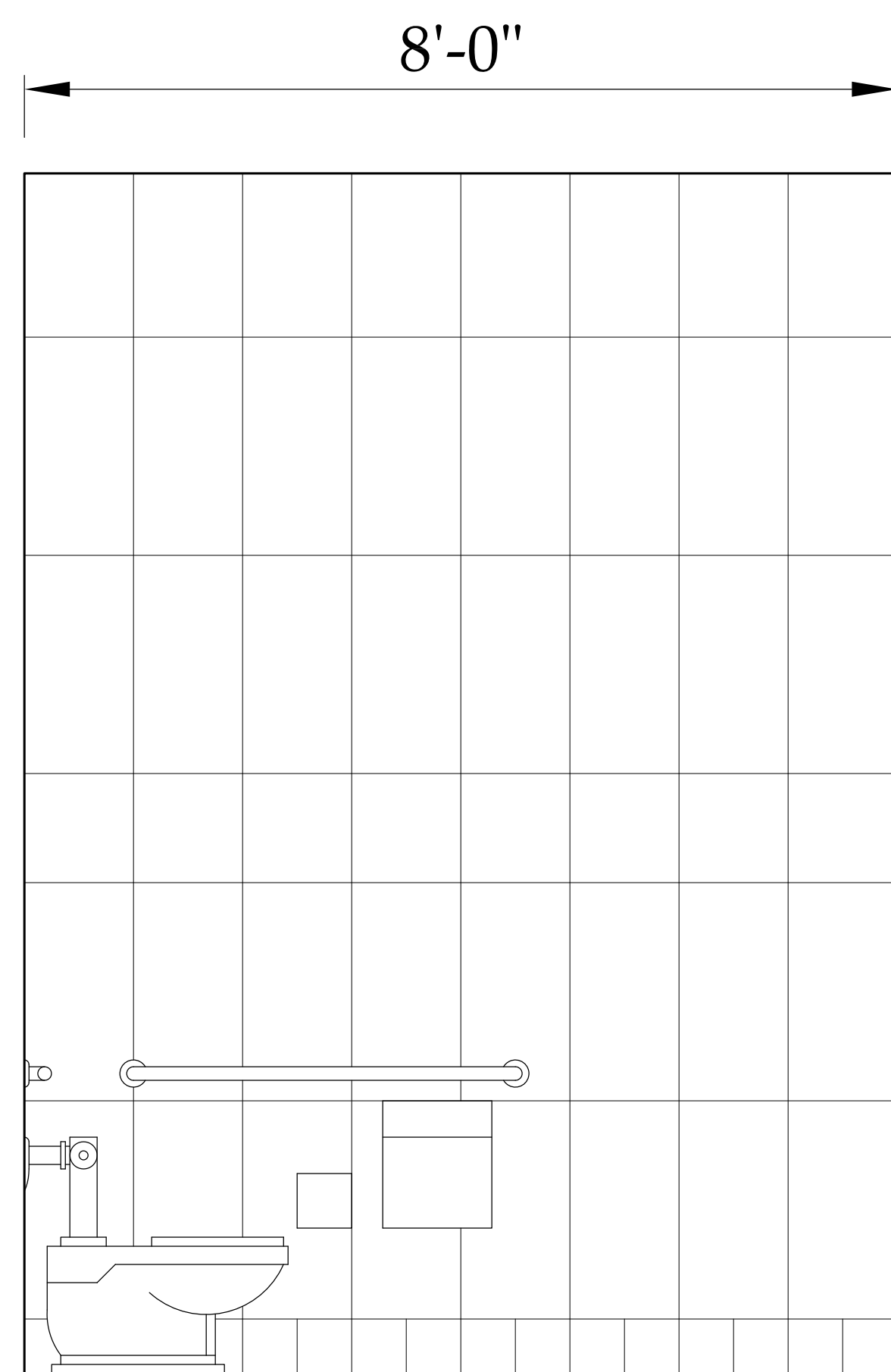
William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041
WILLIAM TABBERTSON
ARCHITECT
A-1999137655
REGISTERED ARCHITECT
09/09/2020
COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents,
and specifications furnished by William
Tabbertson, Architect are and shall remain
the property of the Architect. They are to be
used only for the construction of this project.

**ENTRY TOWER
DETAILS**
A6
DRAWING NUMBER:

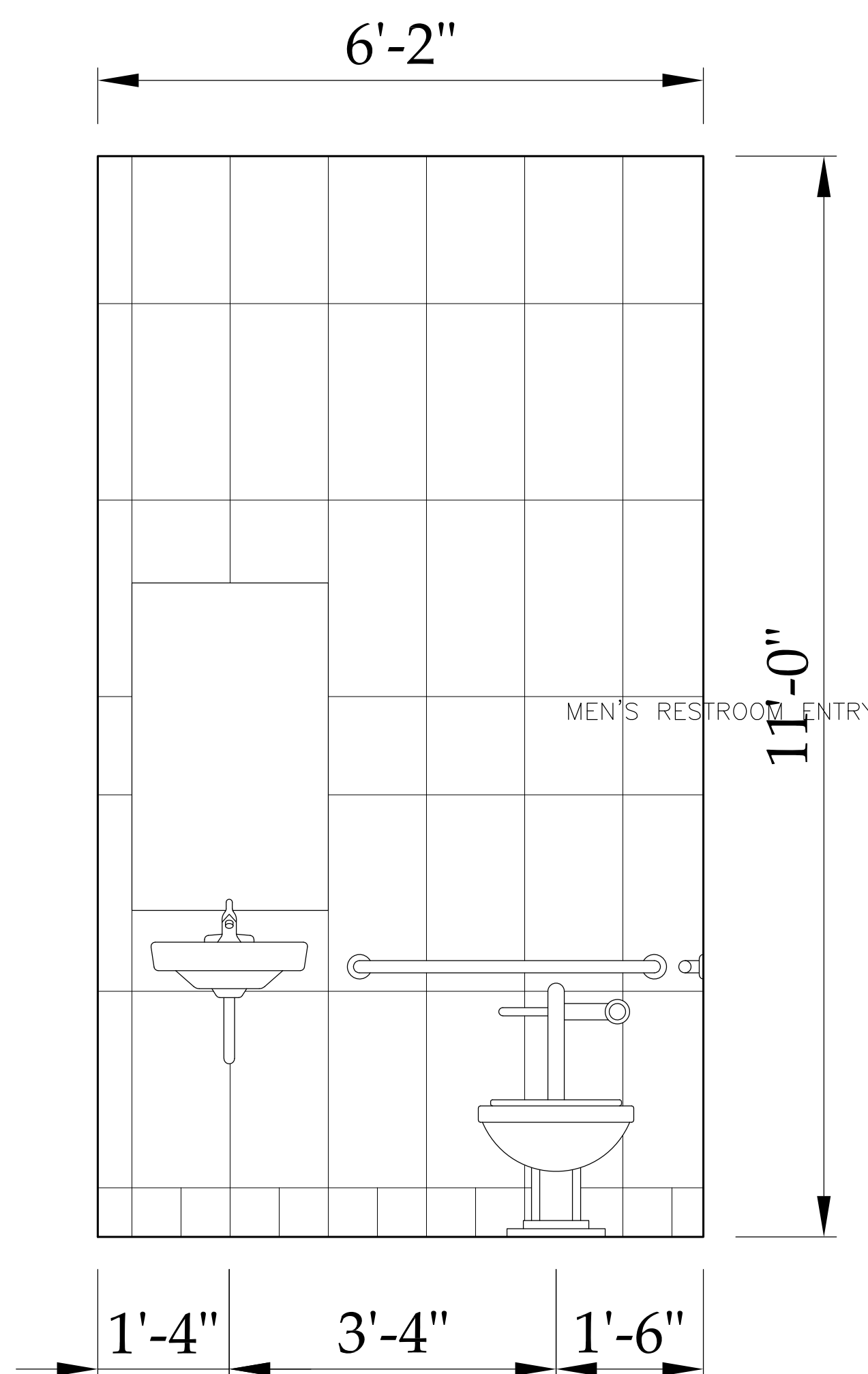
APRIL 29, 2021
DRAWING ISSUE DATE:
PROJECT FILE NUMBER:



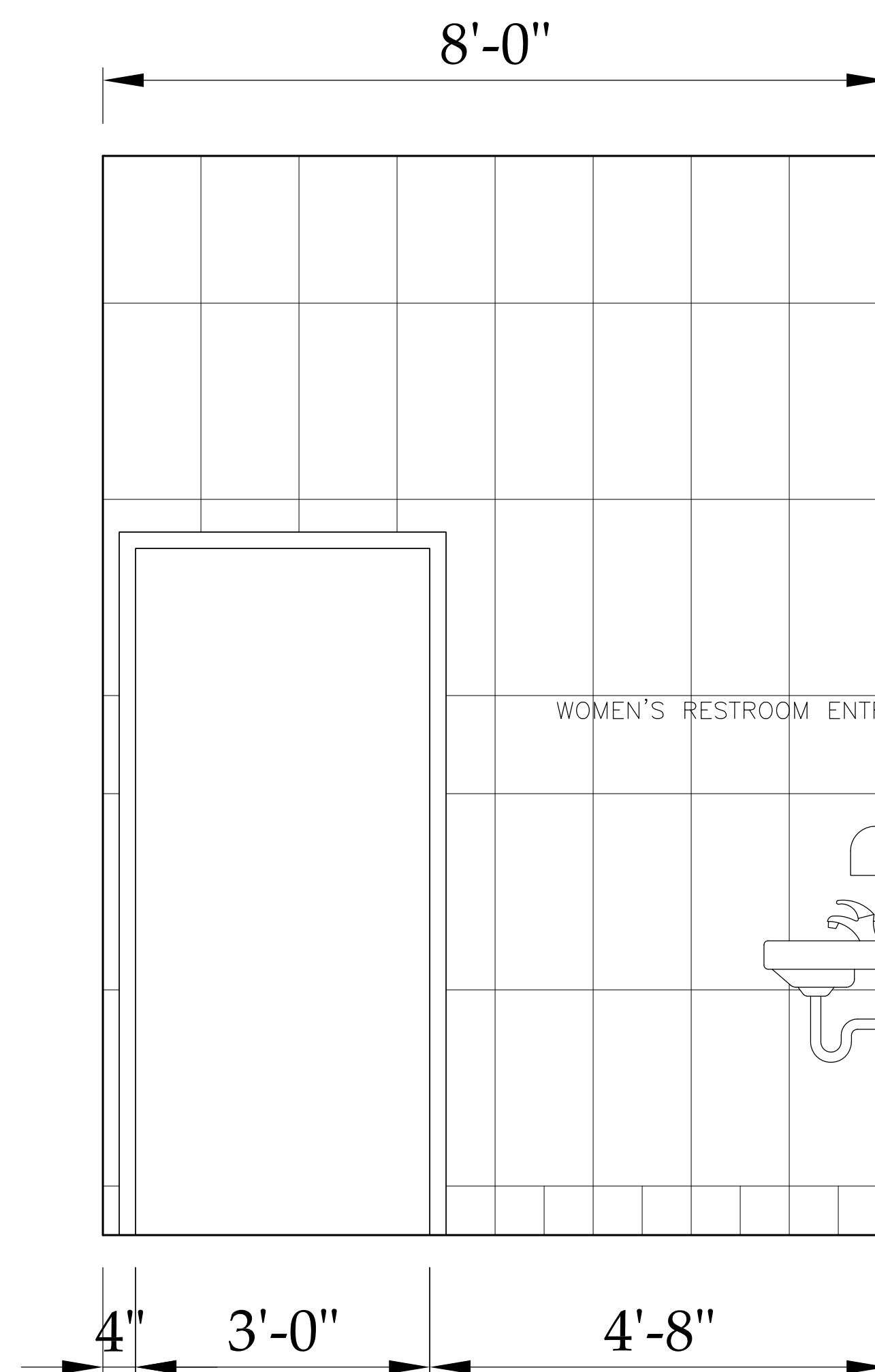
1 Bathroom Floor Plan
SCALE: 3/4" = 1'-0"



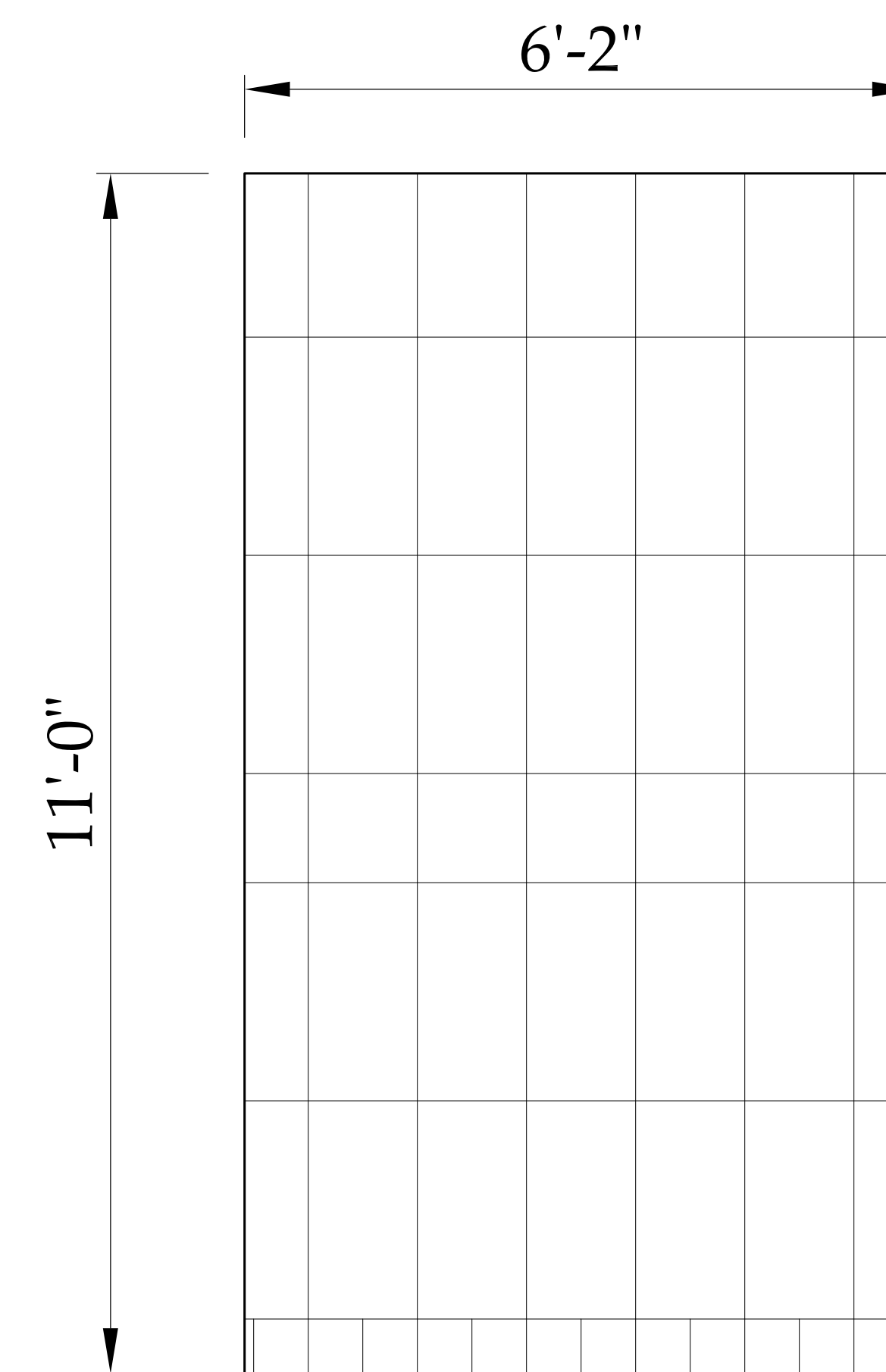
2 Bathroom Interior Elevation
SCALE: 3/4" = 1'-0"



3 Bathroom Interior Elevation
SCALE: 3/4" = 1'-0"



4 Bathroom Interior Elevation
SCALE: 3/4" = 1'-0"



5 Bathroom Interior Elevation
SCALE: 3/4" = 1'-0"

TABBERTSON
ARCHITECTS
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbersonarchitects.com
Website: www.tabbersonarchitects.com

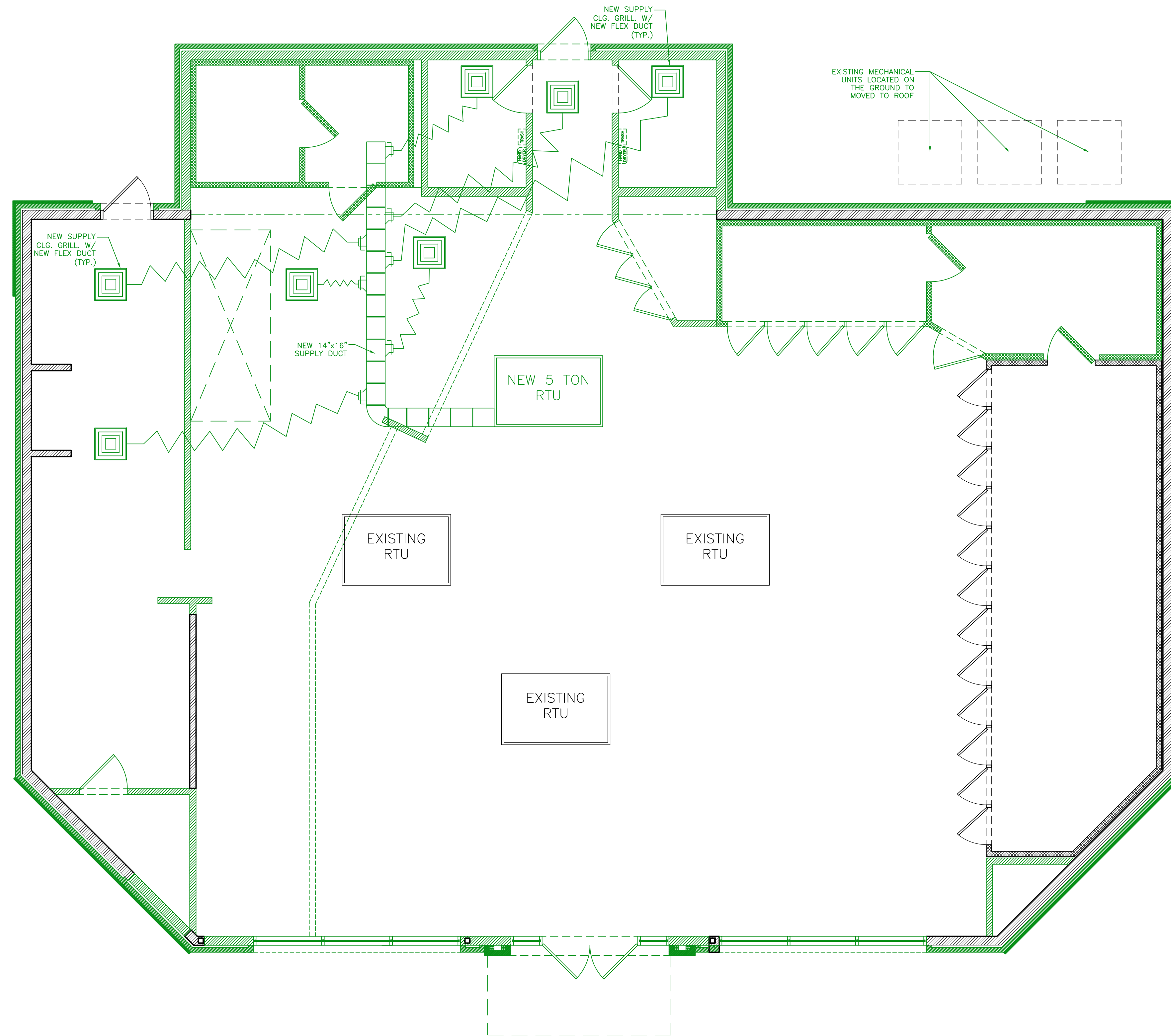
Huck's Greenway Chase
Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

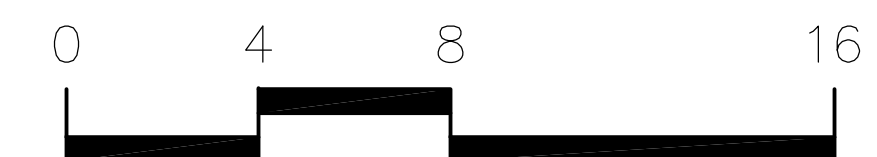
09/09/2020
COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

MAIN LEVEL
FLOOR PLAN
A7
DRAWING NUMBER:

APRIL 29, 2021
DRAWING ISSUE DATE:
PROJECT FILE NUMBER:



1 Mechanical plan
M1 SCALE: 1/4" = 1'-0"



TABBERTSON
Architects
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billt@tbberson.com
 Website: www.tbberson.com

Huck's Greenway Chase

Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabbertson, AIA
 NCARB Certification No. 48418
 Indiana Certification No. 19700041

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

MECHANICAL PLAN
M1
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:

60 MIL. SINGLE PLY ROOFING MEMBRANE
FULLY ADHERED EPDM. BY FIRESTONE OR EQUAL
CONSTRUCT CRICKETS TO DRAIN ROOF TO
SCUPPERS, SEE ROOF PLAN SHEET A9

VENTED ROOF CURB OF
20 GAUGE STEEL

PRE FABRICATED WOOD TRUSSES

CONTINUOUS 2 X 4 BRACING
AT TOP AND BOTTOM CHORDS

20 GAUGE STAINLESS STEEL
FULLY WELDED EXHAUST DUCT

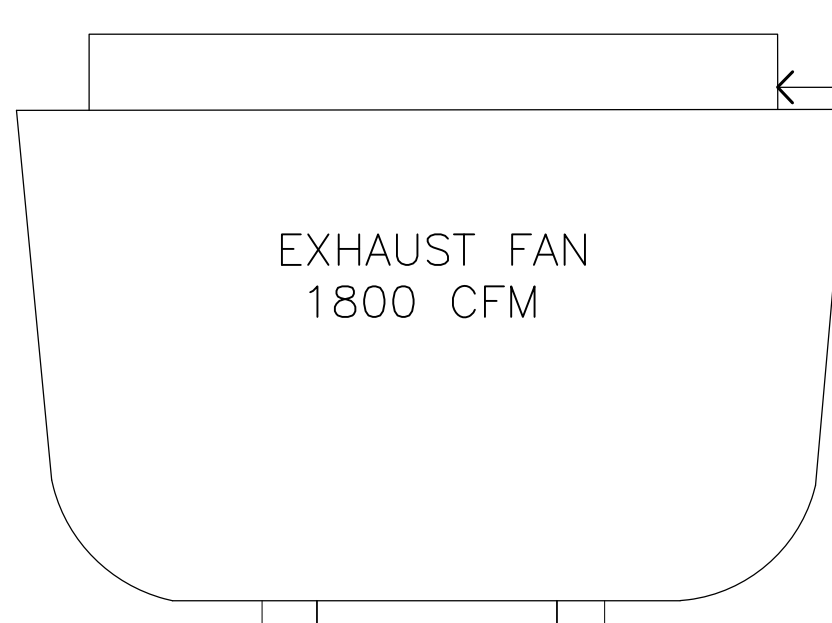
HANG HOOD SYSTEM USING 1/2"
ALL-THREAD ROD AT EACH CONNECTION
POINT PROVIDED ON HOOD

GREASE DRAIN W/ REMOVABLE CUP

2x6 METAL STUD W/ 5/8" GYP.
BOARD EACH SIDE.

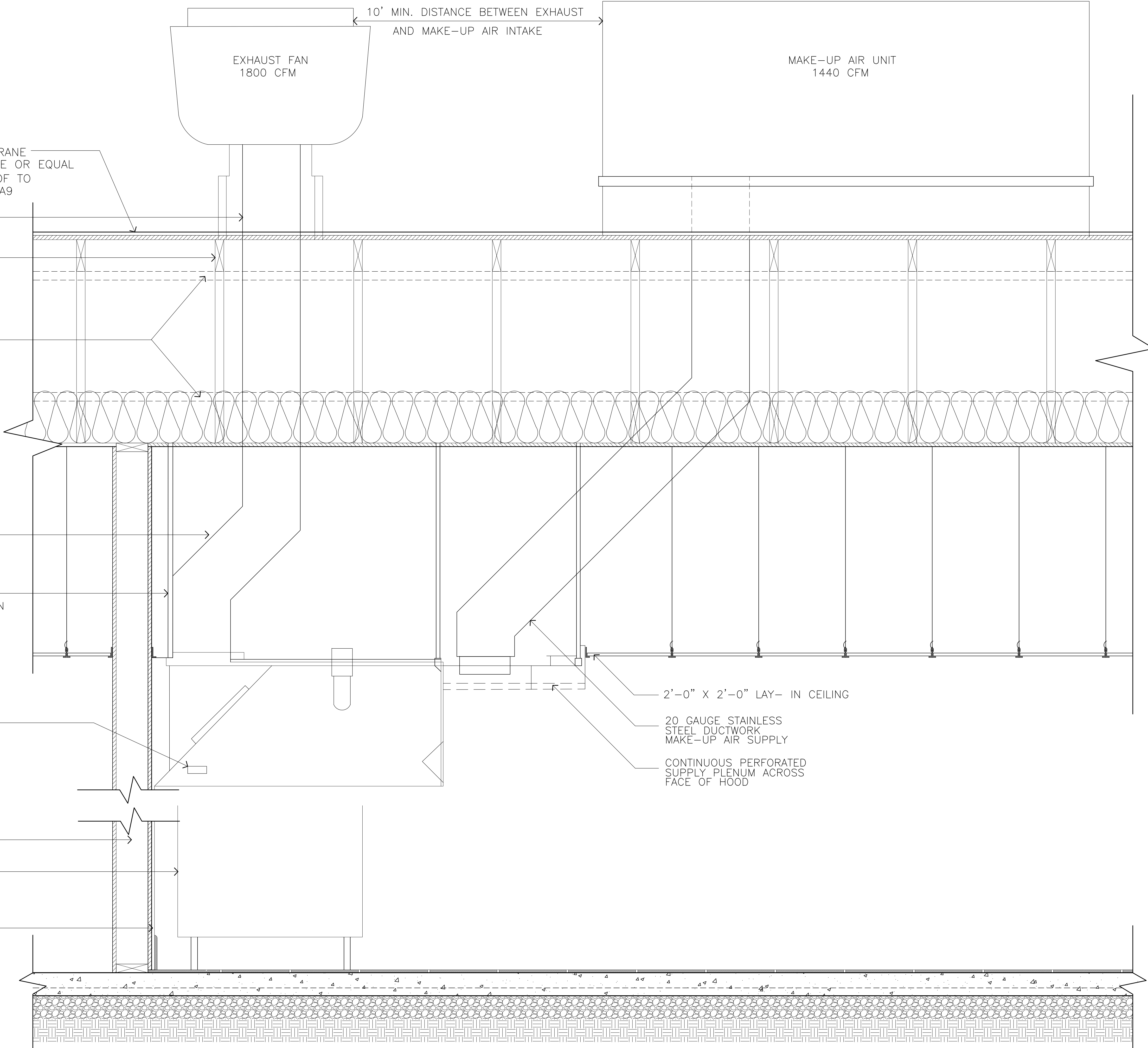
KITCHEN EQUIPMENT: UNDER HOOD
-TRIPLE STACK PIZZA OVEN
-2' GRILL TOP
-(2) 2' OPEN FRYER

STAINLESS STEEL BACKSPASH
BENEATH HOOD SYSTEM



10' MIN. DISTANCE BETWEEN EXHAUST
AND MAKE-UP AIR INTAKE

MAKE-UP AIR UNIT
1440 CFM



2'-0" X 2'-0" LAY- IN CEILING

20 GAUGE STAINLESS
STEEL DUCTWORK
MAKE-UP AIR SUPPLY

CONTINUOUS PERFORATED
SUPPLY PLENUM ACROSS
FACE OF HOOD

TABBERTSON
ARCHITECTS
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billt@ttabbersonarchitects.com
Website: www.ttabbersonarchitects.com

Huck's Greenway Chase
Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

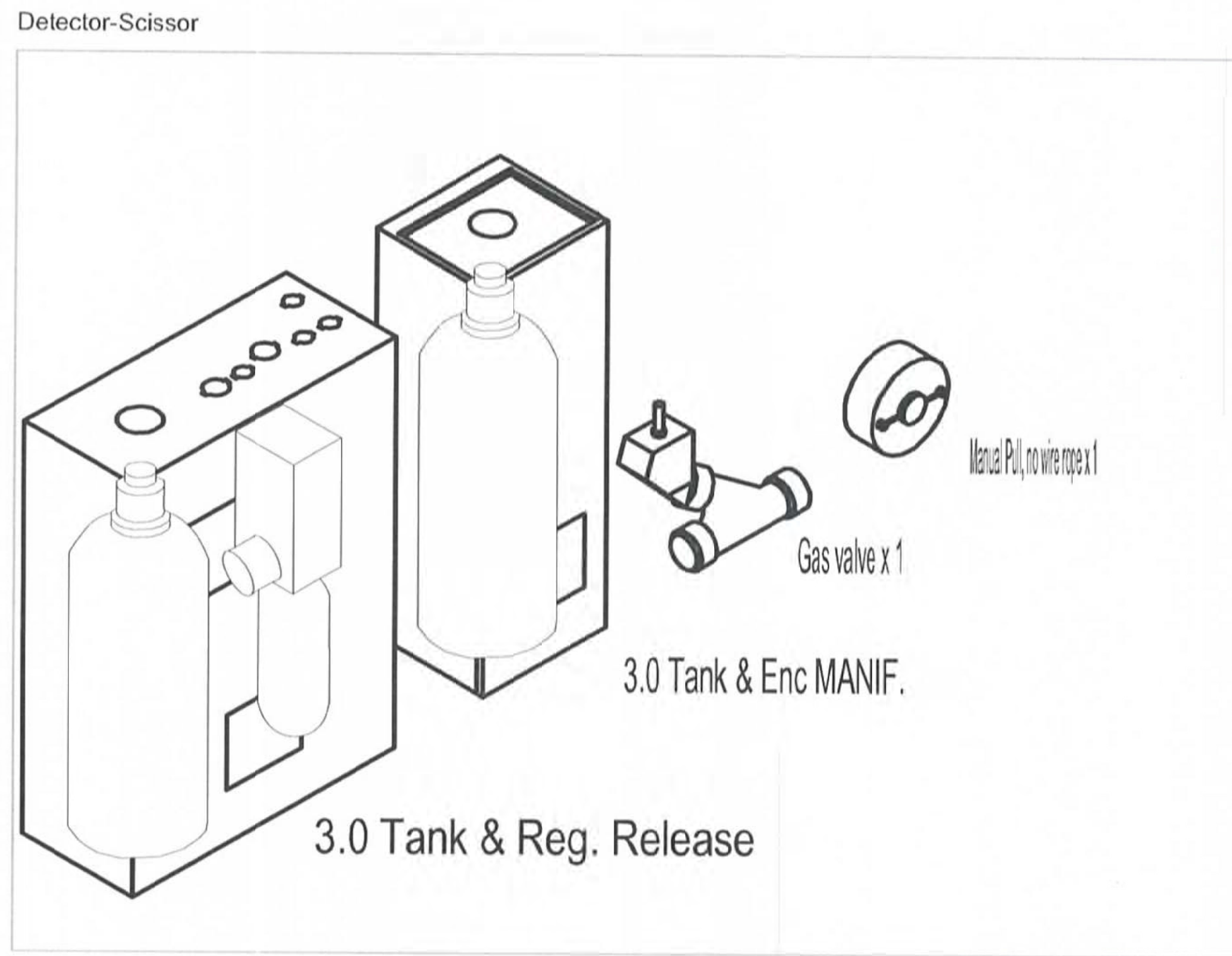
William Tabbertson, AIA
NCARB Certification No. 46418
Indiana Certification No. 19700041

09/09/2020
COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents,
and specifications furnished by William
Tabbertson, Architect are and shall remain
the property of the Architect. They are to be
used only for the construction of this project.

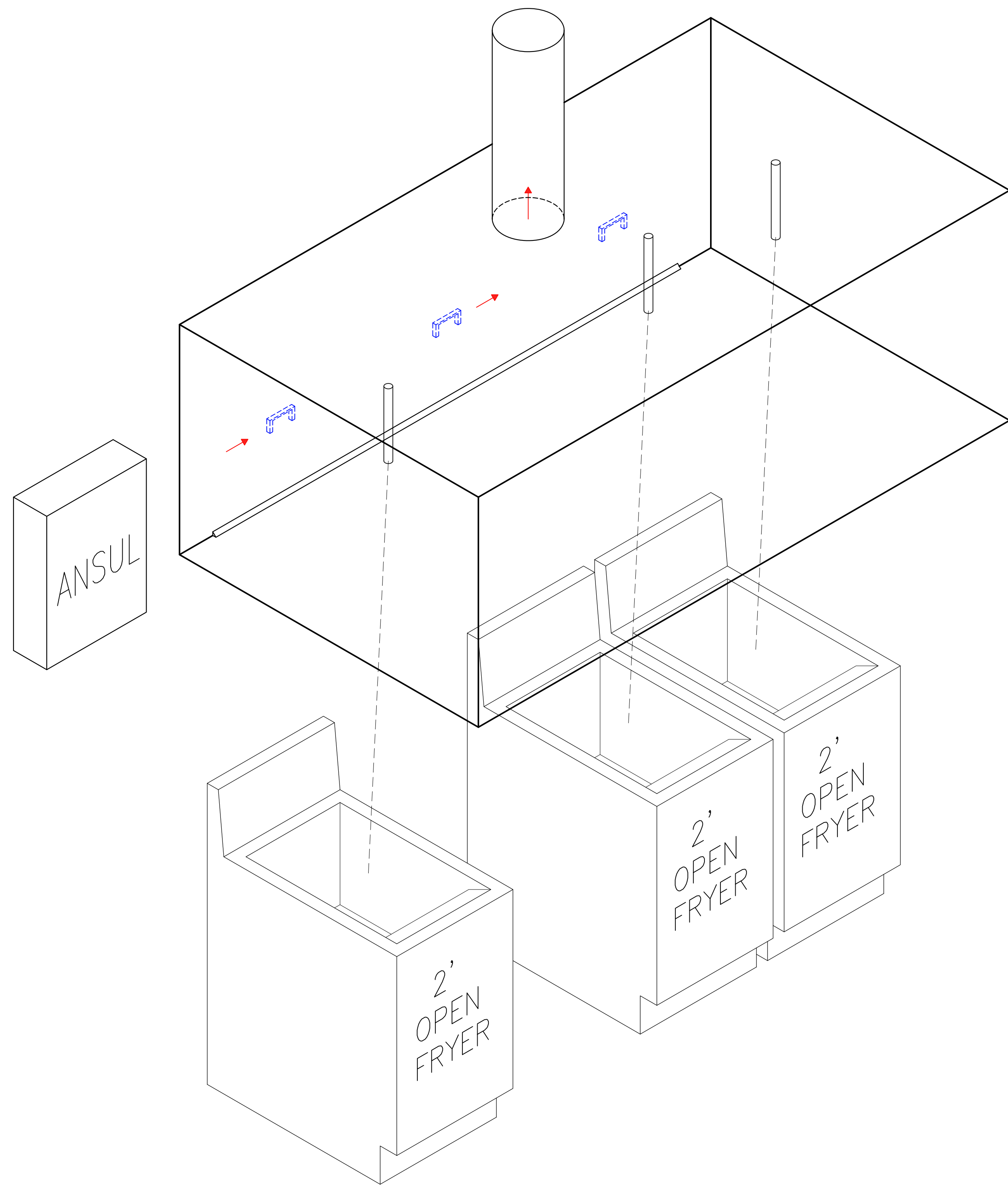
HOOD SECTION
M2
DRAWING NUMBER:

APRIL 29, 2021
DRAWING ISSUE DATE:
PROJECT FILE NUMBER:

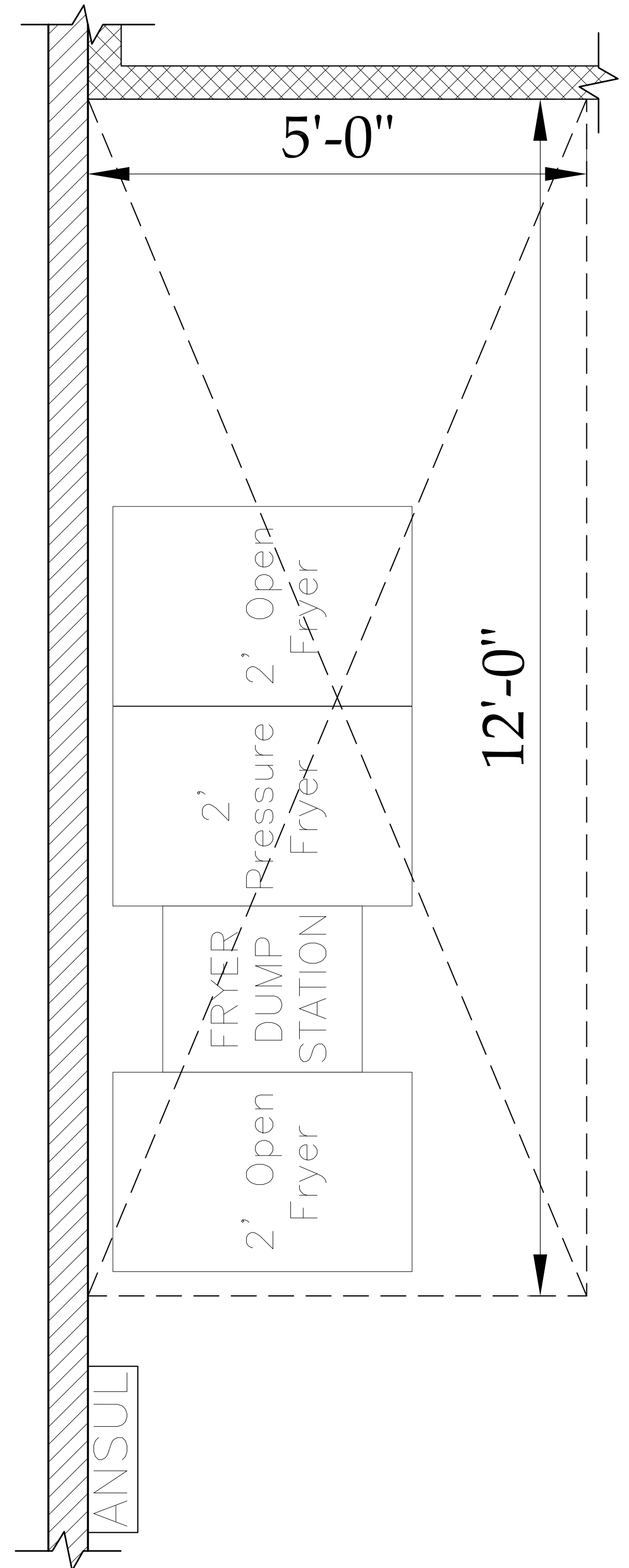
1 Hood Section
M2 SCALE: 1 1/2" = 1'-0"



1 ANSUL Diagram
 M3 NTS *ANSUL to submit drawings for their system



2 Kitchen Hood ISO
 M3 SCALE: 1" = 1'-0"



3 Kitchen Hood Plan
 M3 SCALE: 1" = 1'-0"

FLOW SUMMARY:				
COVERAGE:	OVERALL DIMENSIONS	NOZZLE	FLWS	NOZZLE LOCATION
HOOD: SINGLE BANK	144"x54"	1Nx2	2	2"-4" FROM FILTER FACE, CENTER OF HT. DIMENSION, AIMED DOWN FILTER LENGTH
DUCT: ROUND	16"φ		1	2"-8" INTO CENTER OF DUCT OPENING, AIMED UP
OPEN FRYER: 1 VAT	21"x34"	3N	3	25-35", FRONT HALF OF PERIMETER, AIMED @ CENTER
OPEN FRYER: 1 VAT	21"x34"	3N	3	25-35", FRONT HALF OF PERIMETER, AIMED @ CENTER
OPEN FRYER: 1 VAT	21"x34"	3N	3	25-35", FRONT HALF OF PERIMETER, AIMED @ CENTER
TOTAL FLOW POINTS:			12	

TABBERSON ARCHITECTS
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billt@ttabbersonarchitects.com
 Website: www.ttabbersonarchitects.com

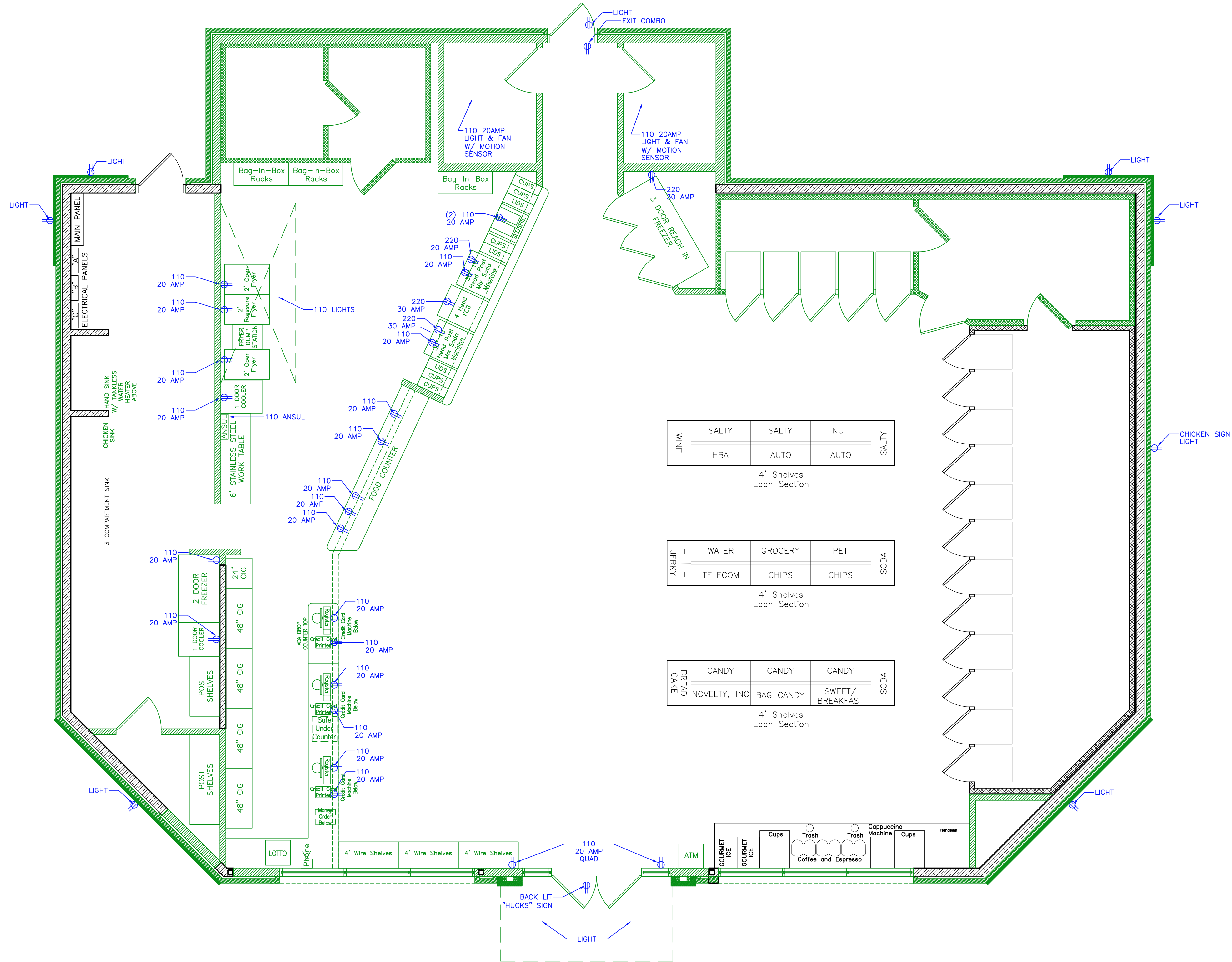
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabberson, AIA
 NCARB Certification No. 46416
 Indiana Certification No. 19700041

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

HOOD DETAILS
M3
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:



1 Electrical Power Plan
E2 SCALE: 1/4" = 1'-0"



WINE	SALTY	SALTY	NUT	SALTY
	HBA	AUTO	AUTO	SALTY

4' Shelves Each Section

JERKY	WATER	GROCERY	PET	SODA
	TELECOM	CHIPS	CHIPS	SODA

4' Shelves Each Section

BREAD	CANDY	CANDY	CANDY	SODA
CAKE	NOVELTY, INC	BAG CANDY	SWEET/BREAKFAST	SODA

4' Shelves Each Section

William Tabbertson, AIA
 NCARB Certification No. 48118
 Indiana Certification No. 19700041

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

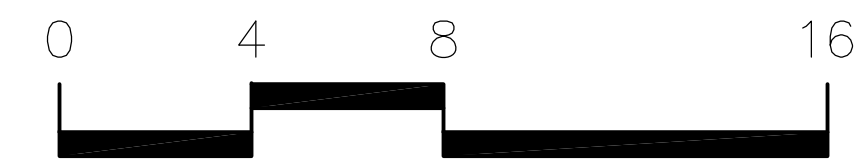
ELECTRICAL POWER PLAN

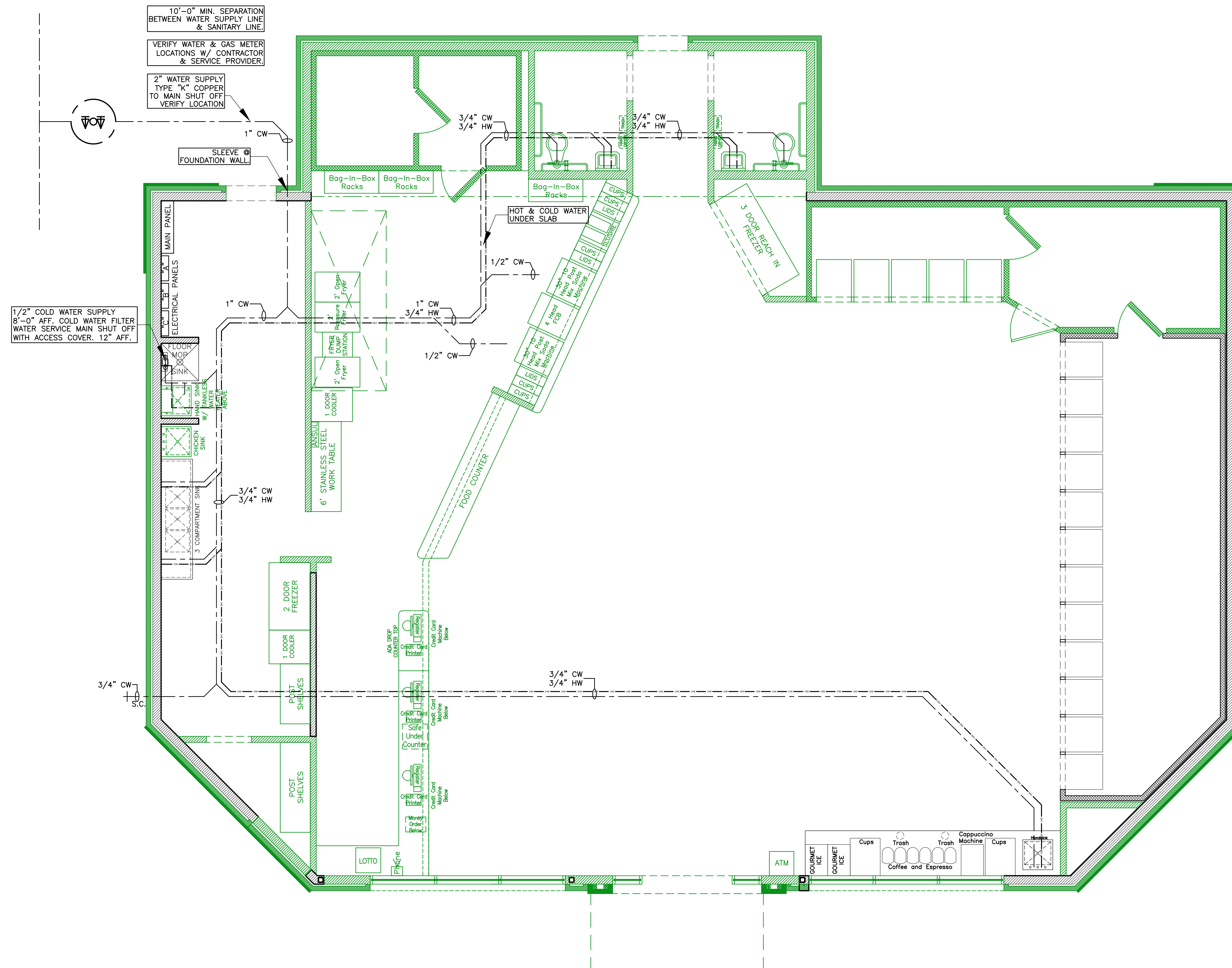
E2

DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:

PROJECT FILE NUMBER:





10'-0" MIN. SEPARATION BETWEEN WATER SUPPLY LINE & SANITARY LINE.
 VERIFY WATER & GAS METER LOCATIONS W/ CONTRACTOR & SERVICE PROVIDER.
 2" WATER SUPPLY TYPE "K" COPPER TO MAIN SHUT OFF. VERIFY LOCATION.

1/2" COLD WATER SUPPLY 8'-0" AFF. COLD WATER FILTER WATER SERVICE MAIN SHUT OFF WITH ACCESS COVER. 12" AFF.

1
P1 **Plumbing Supply Plan**
 SCALE: 1/4" = 1'-0"
 NORTH

TABBERSON
 ARCHITECTS
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com

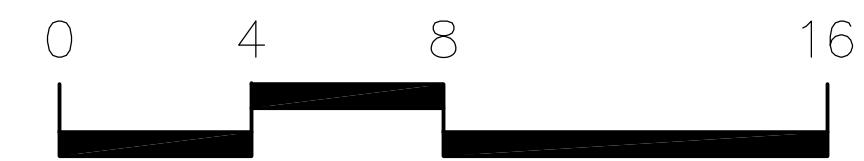
Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

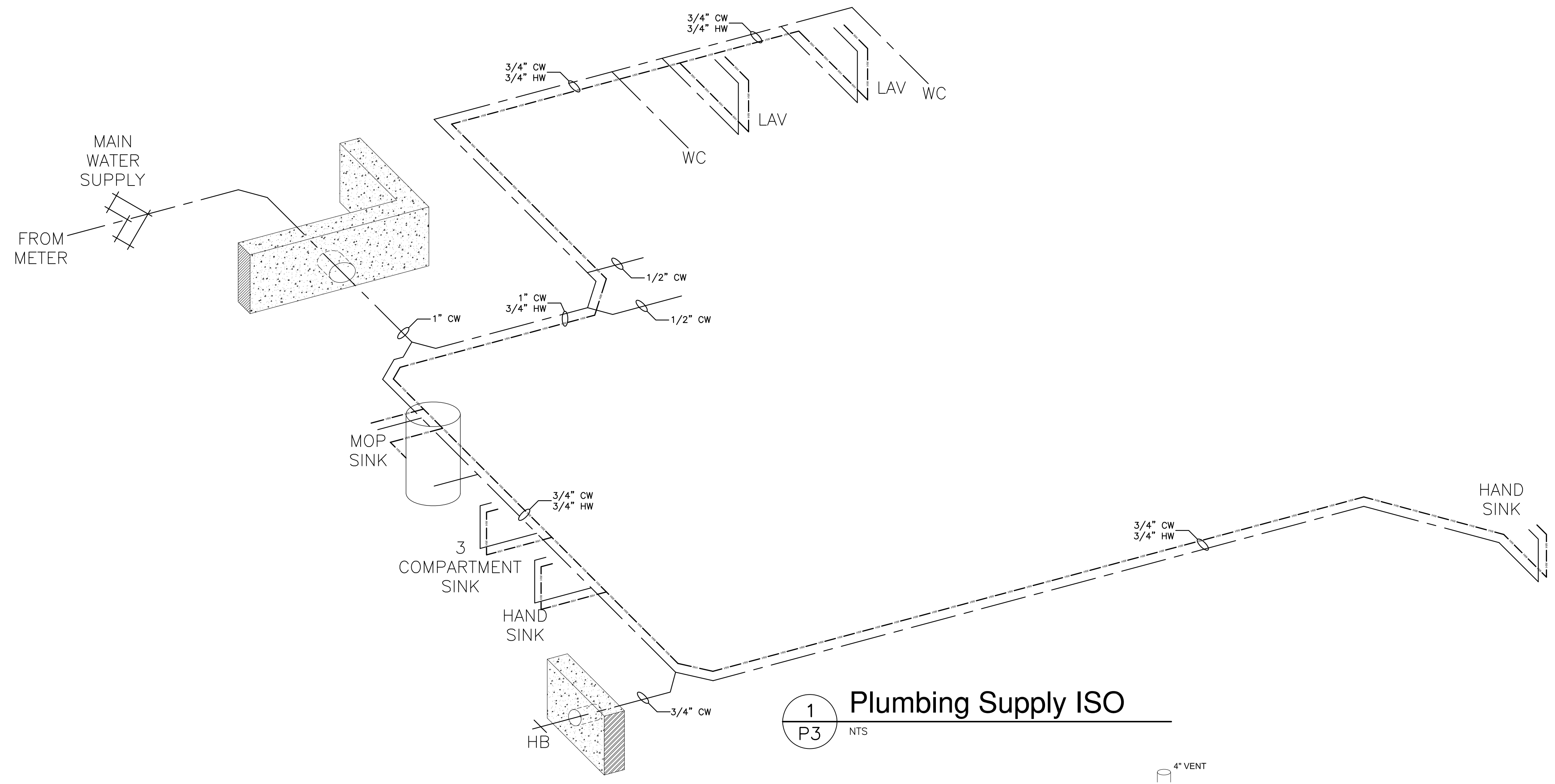
William Tabberson, AIA
 NCARB Certification No. 46116
 Indiana Certification No. 19700041

 09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architects. They are to be used only for the construction of this project.

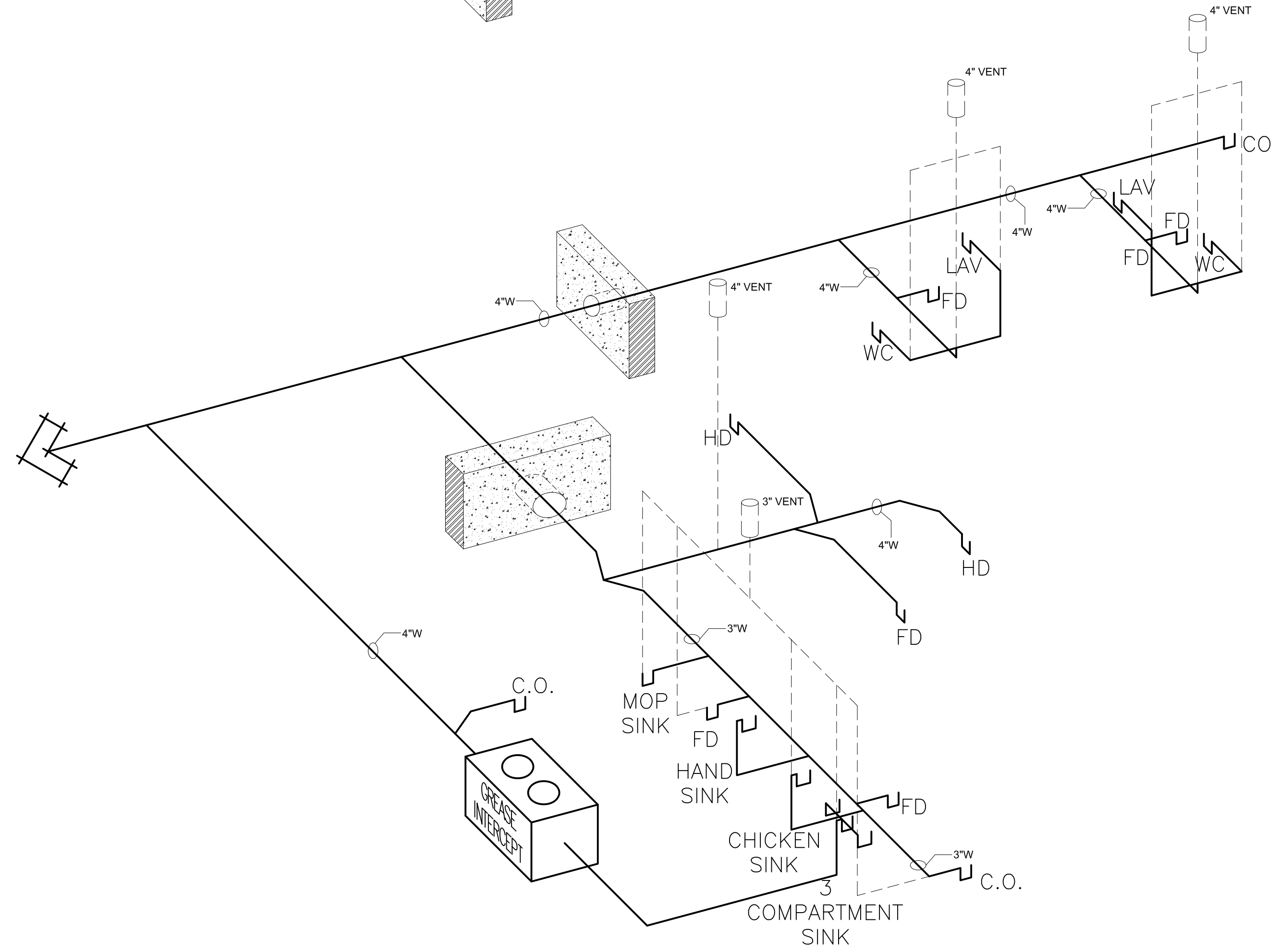
PLUMBING SUPPLY PLAN
P1
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:

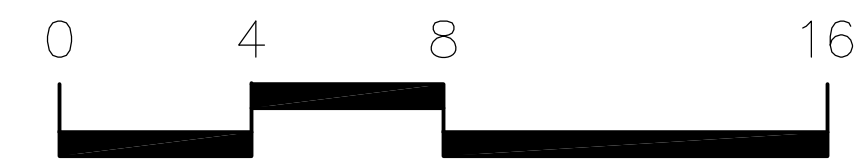




1 Plumbing Supply ISO
P3 NTS



2 Plumbing Waste & Vent ISO
P3 NTS



TABBERTSON ARCHITECTS
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtbertson@tbertsonarchitects.com
Website: www.tbertsonarchitects.com

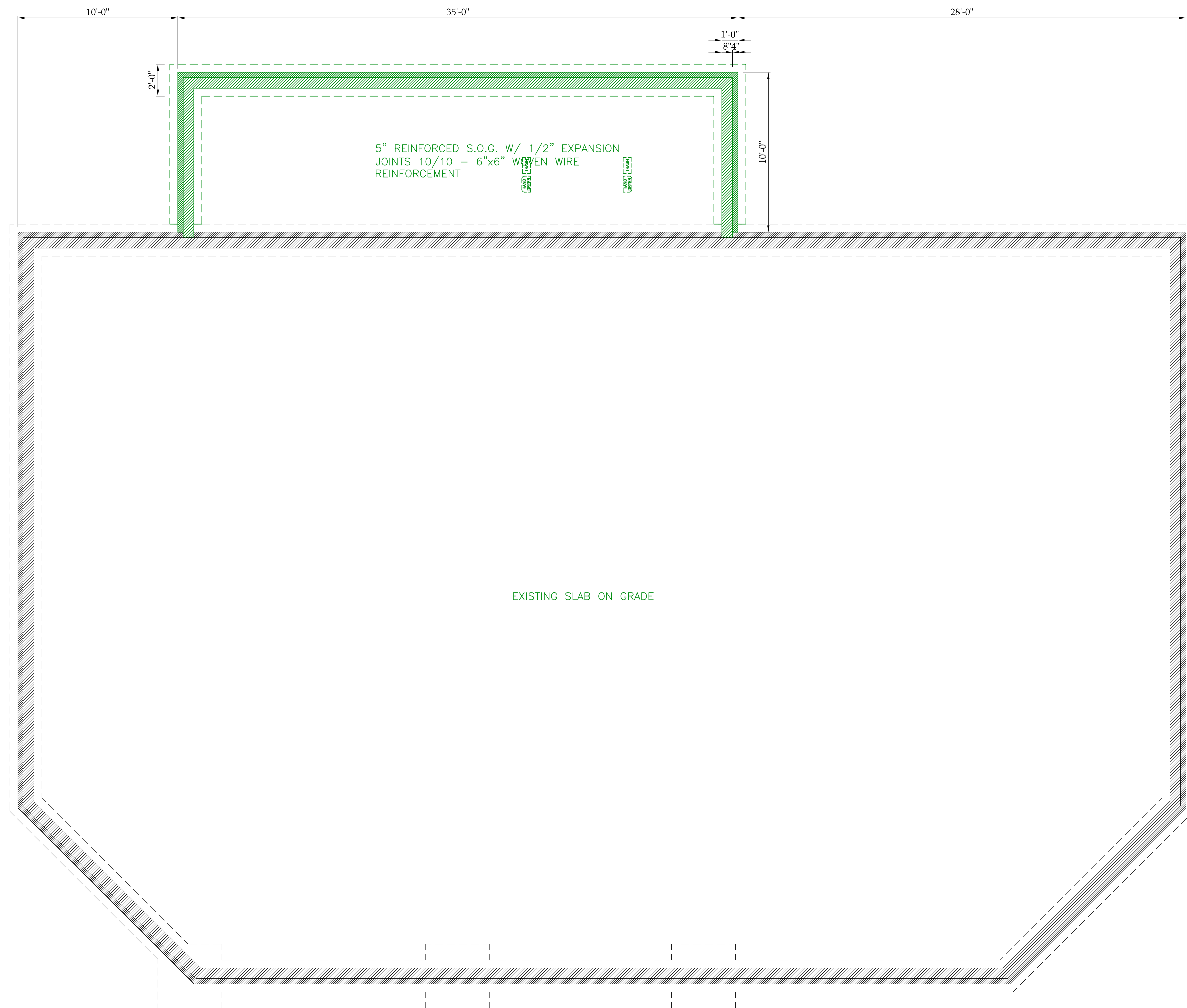
Huck's Greenway Chase
Huck's Food & Fuel
3500 Patterson Rd
Florissant, MO 63031

William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

09/09/2020
COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

PLUMBING ISOMETRICS
P3
DRAWING NUMBER:

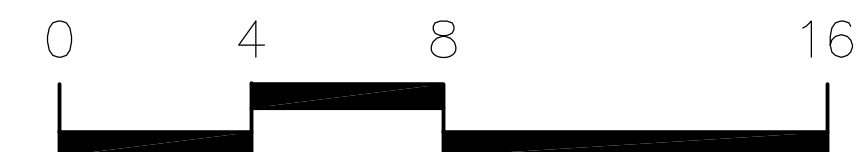
APRIL 29, 2021
DRAWING ISSUE DATE:
PROJECT FILE NUMBER:



1
S1

Foundation Plan

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



TABBERTSON
Architects
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtbberson@tbbersonarchitects.com
 Website: www.tbbersonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabbertson, AIA
 NCARB Certification No. 46418
 Indiana Certification No. 19700041



09/09/2020

COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

FOUNDATION PLAN

S1

DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:

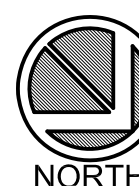
PROJECT FILE NUMBER:



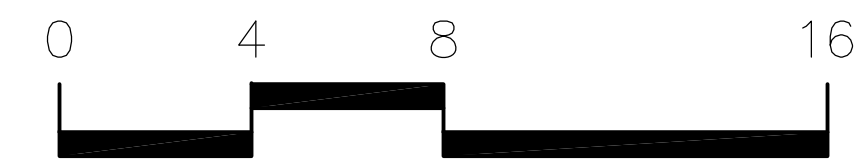
1
S2

Roof Framing Plan

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



NORTH



Huck's Greenway Chase

Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabberson, AIA
 NCARB Certification No. 48418
 Indiana Certification No. 19700041



09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architects. They are to be used only for the construction of this project.

ROOF FRAMING PLAN

S2

DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:

PROJECT FILE NUMBER:

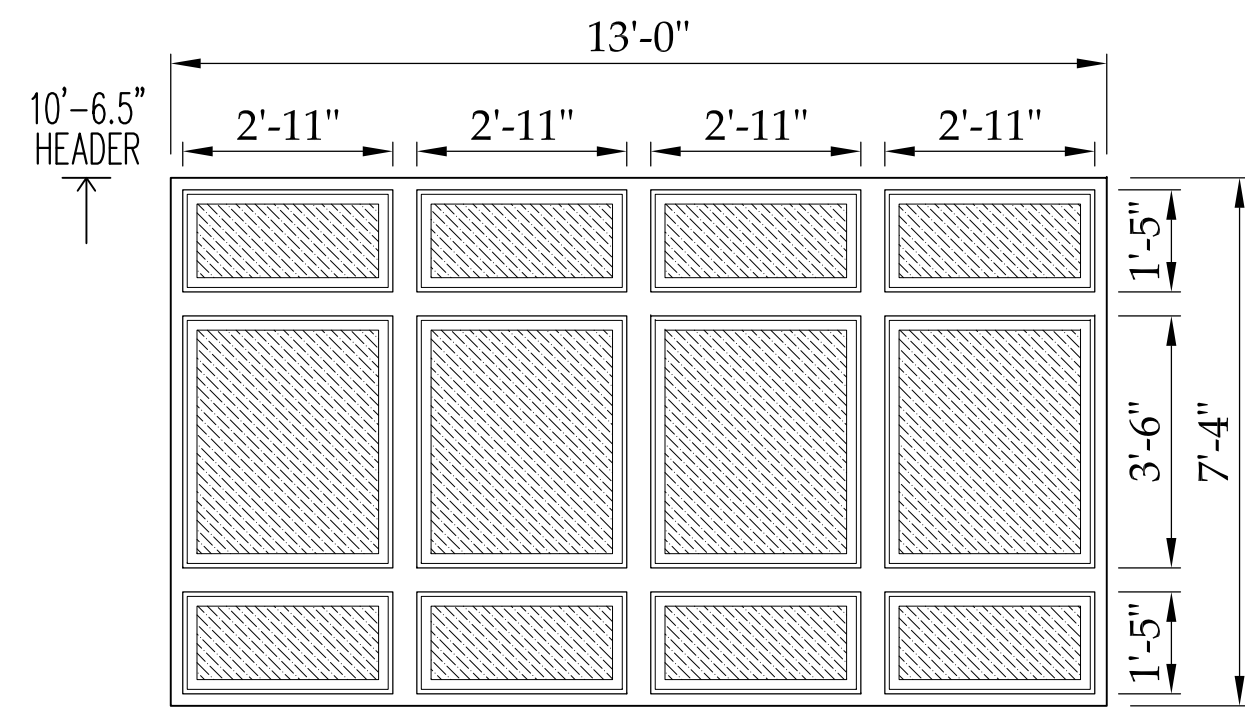
TABBERSON
Architects

1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabberson@tabbersonarchitects.com
 Website: www.tabbersonarchitects.com

WINDOW SCHEDULE: CONTRACTOR TO VERIFY ALL UNIT SIZES

#	MFR. / SERIES	QTY.	UNIT	ROOM	UNIT SIZE	GLASS	EXTERIOR FRAME COLOR	INTERIOR MATERIAL FINISH	EXTENSION JAMB	HARDWARE	ROUGH OPENING
A	KAWNEER 451T or EQUIVALENT	3	PICTURE	SALES FLOOR	SEE BELOW	IG-LOW E 1" INSUL.	ALUMINUM CLAD BLACK COLOR	ALUMINUM	VERIFY	VERIFY	STUD FRAMING
B											
C											
D											

WINDOW TYPES

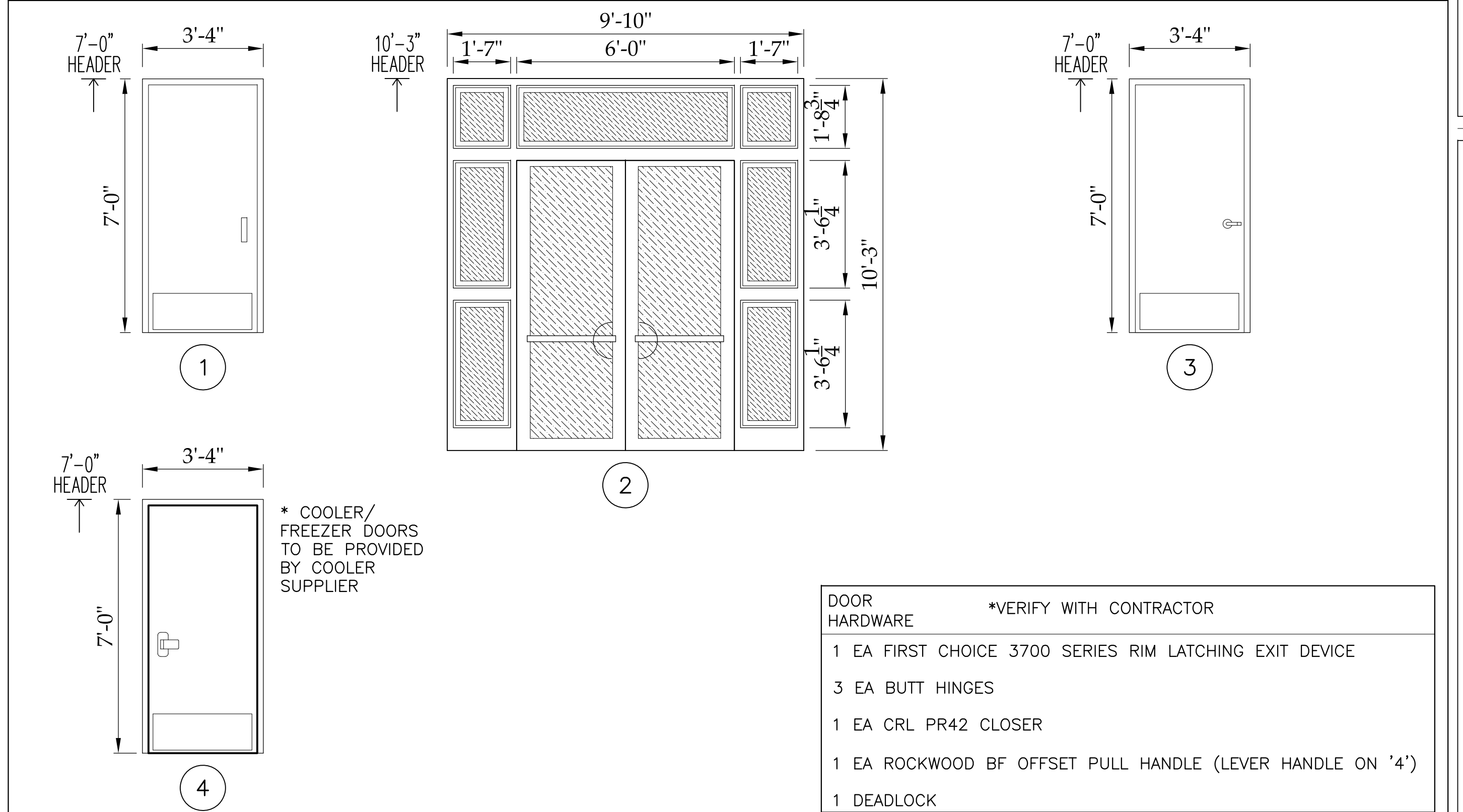


A

DOOR SCHEDULE: CONTRACTOR TO VERIFY ALL UNIT SIZES

DOOR NO.	QTY.	DOOR SIZE	UNIT	ROOM	UNIT SIZE	GLASS	EXTERIOR FRAME COLOR	INTERIOR MATERIAL FINISH	EXTENSION JAMB	DOOR HARDWARE	ROUGH OPENING
1	1	SEE BELOW	STEEL SECURITY DOOR		SEE BELOW	N/A	ALUMINUM CLAD BLACK COLOR	ALUMINUM	VERIFY	SEE BELOW	STUD FRAMING
2	1	SEE BELOW	KAWNEER 451T or EQUIVALENT		SEE BELOW	IG-LOW E 1" INSUL.	ALUMINUM CLAD BLACK COLOR	ALUMINUM	VERIFY	SEE BELOW	STUD FRAMING
3	3	SEE BELOW	INTERIOR STEEL DOOR		SEE BELOW	IG-LOW E 1" INSUL.	GRAY DOOR W/ BLACK FRAME	STEEL	VERIFY	SEE BELOW	STUD FRAMING
4	2	SEE BELOW	COOLER STEEL DOORS		SEE BELOW	N/A		VERIFY	VERIFY	SEE BELOW	STUD FRAMING

DOOR TYPES



DOOR HARDWARE	*VERIFY WITH CONTRACTOR
1 EA FIRST CHOICE 3700 SERIES RIM LATCHING EXIT DEVICE	
3 EA BUTT HINGES	
1 EA CRL PR42 CLOSER	
1 EA ROCKWOOD BF OFFSET PULL HANDLE (LEVER HANDLE ON '4')	
1 DEADLOCK	

TABBERTSON
 1937 W Royale Dr.
 Muncie, Indiana 47304-3229
 Phone: 317.371.3692
 Email: billtabbertson@tabbertsonarchitects.com
 Website: www.tabbertsonarchitects.com

Huck's Greenway Chase
 Huck's Food & Fuel
 3500 Patterson Rd
 Florissant, MO 63031

William Tabbertson, AIA
 NCARB Certification No. 46418
 Indiana Certification No. 19700041

STATE OF MISSOURI
 WILLIAM TABBERTSON
 ARCHITECT
 A-1999137658
 REGISTERED ARCHITECT

09/09/2020
 COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

DOOR & WINDOW SCHEDULE
SC1
 DRAWING NUMBER:

APRIL 29, 2021
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:

CITY OF FLORISSANT

Public Hearing



In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 14, 2021 at 7:00 p.m. on the following proposition:

To amend an existing 'B-5' Planned Commercial District to allow for changes in the recorded development plan to include an addition, exterior changes, and signage at 3500 Patterson Road (Huck's). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 14, 2021

3
4 BILL NO. 9691

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY**
7 **OF FLORISSANT TO ENTER INTO A PROGRAM**
8 **AGREEMENT FOR THE FEDERAL FUNDING FOR PROJECT**
9 **NUMBER STP-5622 (603) FOR THE IMPROVEMENT OF RUE**
10 **ST. DENIS STREET PHASE II.**

11
12 WHEREAS, the City of Florissant wishes to make improvements to rue St. Denis Street;
13 and

14
15 WHEREAS, the improvements contemplated by this agreement and designated as Project
16 STP-5622(603) involve resurfacing the road and installing new curbs, gutters, and
17 sidewalk along rue St. Denis; and

18
19 WHEREAS, the City of Florissant supports the attached Transportation Improvement
20 Program (TIP) application through the East-West Gateway Council of Governments and
21 the Missouri Department of Transportation (MoDOT) as a part of its overall effort
22 improve the quality of the roads.

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, AS FOLLOWS:

26
27 Section 1: The City Council endorses and supports the City of Florissant’s
28 application for federal funding of the improvements to rue St. Denis Street, from the
29 Transportation Improvement Program (TIP) through the East-West Gateway Council of
30 Governments and the Missouri Department of Transportation (MoDOT).

31
32
33 Adopted this _____ day of _____ 2021.

34
35
36 _____
Keith Schildroth, Council President

37 Approved this _____ day of _____ 2021.

38
39 _____
Timothy J. Lowery
40 Mayor

41 ATTEST

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

CCO Form: FS11
Approved: 07/96 (KMH)
Revised: 03/17 (MWH)
Modified:

CFDA Number: CFDA #20.205
CFDA Title: Highway Planning and Construction
Award name/number: STP-5622(603)
Award Year: 2022
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
STP-URBAN PROGRAM AGREEMENT**

THIS STP-URBAN AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Florissant, St. Louis County, Missouri (hereinafter, "City").

WITNESSETH:

WHEREAS, the Fixing America's Surface Transportation Act (FAST) 23 U.S.C. §133, authorizes a Surface Transportation Program (STP) to fund transportation related projects; and

WHEREAS, the City desires to construct certain improvements, more specifically described below, using such STP funding; and

WHEREAS, those improvements are to be designed and constructed in compliance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to grant the use of STP funds to the City. The improvement contemplated by this Agreement and designated as Project STP-5622(603) involves:

Resurfacing, new curb and gutter, curb bump-outs, marked on-street parking spaces, storm sewer improvements and sidewalks

The City shall be responsible for all aspects of the construction of the improvement.

(2) LOCATION: The contemplated improvement designated as Project STP-5622(603) by the Commission is within the city limits of Florissant, Missouri. The general

location of the improvement is shown on an attachment hereto marked "Exhibit A" and incorporated herein by reference. More specific descriptions are as follows:

Rue St. Denis from N. Lafayette St. to N. New Florissant Road

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City.

(4) LIMITS OF SYSTEM: The limits of the surface transportation system for the City shall correspond to its geographical area as encompassed by the urban boundaries of the City as fixed cooperatively by the parties subject to approval by the Federal Highway Administration (FHWA).

(5) ROUTES TO BE INCLUDED: The City shall select the high traffic volume arterial and collector routes to be included in the surface transportation system, to be concurred with by the Commission, subject to approval by the FHWA. It is understood by the parties that surface transportation system projects will be limited to the said surface transportation system, but that streets and arterial routes may be added to the surface transportation system, including transfers from other federal aid systems.

(6) INVENTORY AND INSPECTION: The City shall:

(A) Furnish annually, upon request from the Commission or FHWA, information concerning conditions on streets included in the STP system under local jurisdiction indicating miles of system by pavement width, surface type, number of lanes and traffic volume category.

(B) Inspect and provide inventories of all bridges on that portion of the federal-aid highway systems under the jurisdiction of the City in accordance with the Federal Special Bridge Program, as set forth in 23 U.S.C. §144, and applicable amendments or regulations promulgated thereunder.

(7) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved street and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. Any traffic signals installed on highways maintained by the Commission will

be turned over to the Commission upon completion of the project for maintenance. All obligations of the Commission under this Agreement shall cease upon completion of the improvement.

(8) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(9) CONSTRUCTION SPECIFICATIONS: Parties agree that all construction under the STP for the City will be constructed in accordance with current MoDOT design criteria/specifications for urban construction unless separate standards for the surface transportation system have been established by the City and the Commission subject to the approval of the FHWA.

(10) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement

with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(11) ACQUISITION OF RIGHT OF WAY: With respect to the acquisition of right of way necessary for the completion of the project, City shall acquire any additional necessary right of way required for the project and in doing so agrees that it will comply with all applicable federal laws, rules and regulations, including 42 U.S.C. 4601-4655, the Uniform Relocation Assistance and Real Property Acquisition Act, as amended and any regulations promulgated in connection with the Act. However upon written request by the City and the written acceptance by the Commission, the Commission shall acquire right of way for the City. Upon approval of all agreements, plans and specifications by the Commission and the FHWA, the commission will file copies of said plans in the office of the county clerk: and proceed to acquire by negotiation and purchase or by condemnation any necessary right of way required for the construction of the improvement contemplated herein. All right of way acquired by negotiation and purchase will be acquired in the name of City, and the City will pay to grantors thereof the agreed upon purchase prices. All right of way acquired through condemnation proceedings will be acquired in the name of the State of Missouri and subsequently released to the City. The City shall pay into court all awards and final judgments in favor of any such condemnees. The City shall also reimburse the Commission for any expense incurred by the Commission in acquiring said right of way, including but not limited to the costs of surveying, appraisal, negotiation, condemnation, and relocation assistance benefits. Unless otherwise agreed to in writing the Commission shall have the final decision regarding the settlement amount in condemnation.

(12) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. All federally funded projects are required to have a project end date. Any costs incurred after the project end date are not eligible for reimbursement. The federal share for this project will be 80 percent not to exceed \$839,200. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs

associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(B) The total reimbursement otherwise payable to the City under this Agreement is subject to reduction, offset, levy, judgment, collection or withholding, if there is a reduction in the available federal funding, or to satisfy other obligations of the City to the Commission, the State of Missouri, the United States, or another entity acting pursuant to a lawful court order, which City obligations or liability are created by law, judicial action, or by pledge, contract or other enforceable instrument. Any costs incurred by the City prior to authorization from FHWA and notification to proceed from the Commission are not reimbursable costs.

(13) PERMITS: The City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to permit the construction and maintenance of the contemplated improvements.

(14) TRAFFIC CONTROL: The plans shall provide for handling traffic with signs, signal and marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

(15) WORK ON STATE RIGHT OF WAY: If any contemplated improvements for Project STP-5622(603) will involve work on the state's right of way, the City will provide reproducible final plans to the Commission relating to such work.

(16) DISADVANTAGED BUSINESS ENTERPRISES (DBEs): At time of processing the required project agreements with the FHWA, the Commission will advise the City of any required goals for participation by DBEs to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(17) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(18) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly. All progress payment requests must be submitted for reimbursement within 90 days of the project completion date for the final phase of work. The City shall repay any progress payments which involve ineligible costs.

(19) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice

shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(20) OUTDOOR ADVERTISING: The City further agrees that the right of way provided for any STP improvement will be held and maintained inviolate for public highway or street purposes, and will enact and enforce any ordinances or regulations necessary to prohibit the presence of billboards or other advertising signs or devices and the vending or sale of merchandise on such right of way, and will remove or cause to be removed from such right of way any sign, private installation of any nature, or any privately owned object or thing which may interfere with the free flow of traffic or impair the full use and safety of the highway or street.

(21) FINAL AUDIT: The Commission will perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(22) AUDIT REQUIREMENT: If the City expend(s) seven hundred fifty thousand dollars (\$750,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than seven hundred fifty thousand dollars (\$750,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(23) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

(24) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(25) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(26) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(27) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(28) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

- (A) To the City:
955 Rue St. Francois
Florissant, MO 63031

- (B) To the Commission:
1590 Woodlake Drive
Chesterfield, MO 63017

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(29) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, et seq.). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (29) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the

City may request the United States to enter into such litigation to protect the interests of the United States.

(30) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the FHWA and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

(31) CONFLICT OF INTEREST: The City shall comply with conflict of interest policies identified in 23 CFR 1.33. A conflict of interest occurs when an entity has a financial or personal interest in a federally funded project.

(32) MANDATORY DISCLOSURES: The City shall comply with 2 CFR 200.113 and disclose, in a timely manner, in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City on _____(DATE).

Executed by the Commission on _____(DATE).

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF FLORISSANT

Title _____

By _____
Title _____

ATTEST:

ATTEST:

Secretary to the Commission

By _____
Title _____

Approved as to Form:

Approved as to Form:

Commission Counsel

By _____
Title _____

Ordinance No: _____

Exhibit A - Location of Project

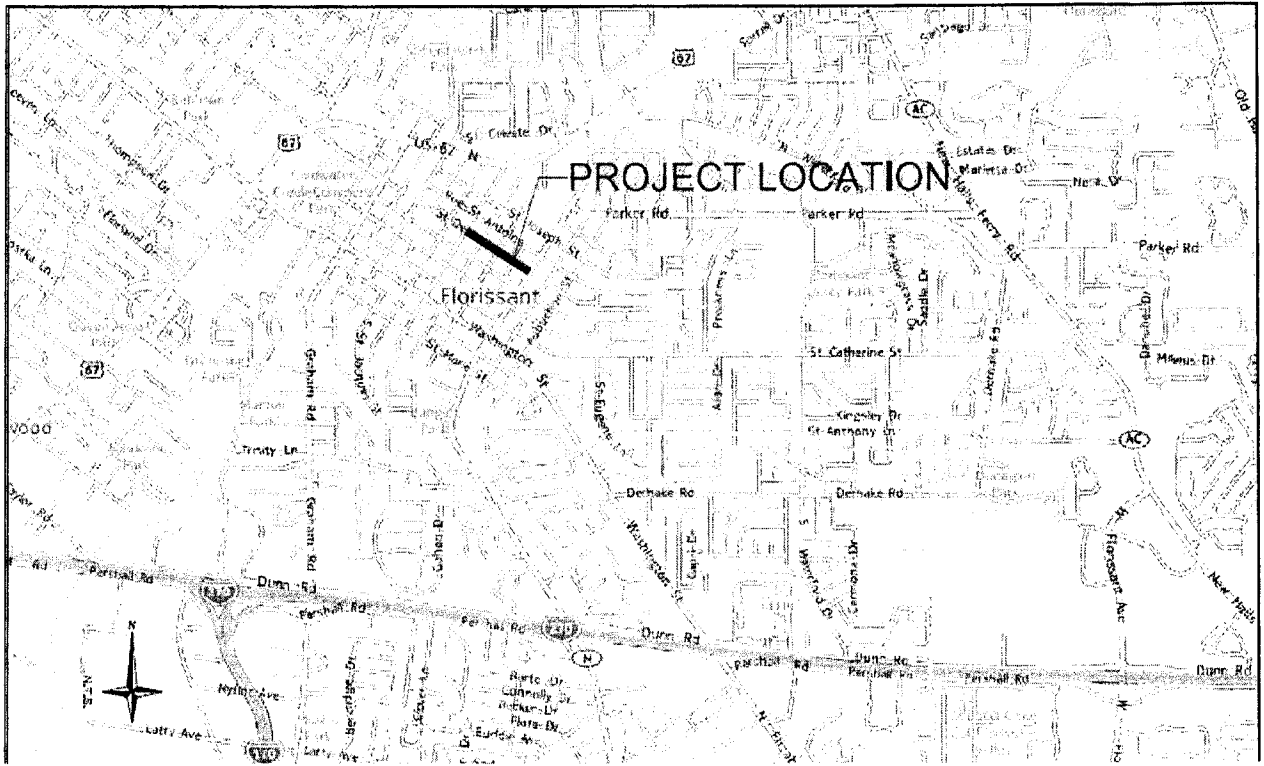


Exhibit B – Project Schedule

Project Description: STP-5622(603) Rue St. Denis

PROJECT DEVELOPMENT SCHEDULE			
<i>Note: many stages can occur concurrently.</i>			
Activity Description	Start Date (MM/YYYY)	Finish Date (MM/YYYY)	Time Frame (Months)
Receive notification letter	10/2020	10/2020	1
Execute agreement (project sponsor and DOT)	05/2021	07/2021	3
Engineering services contract submitted and approved*	08/2021	10/2021	3
Obtain environmental clearances (106, CE2, T&E, etc.)	10/2021	08/2022	11
Public meeting/hearing	05/2022	05/2022	1
Develop and submit preliminary plans	10/2021	05/2022	8
Preliminary plans approved	06/2022	06/2022	1
Develop and submit right-of-way plans	05/2022	07/2022	3
Review and approval of right-of-way plans	08/2022	08/2022	1
Submit and receive approval for notice to proceed for right-of-way acquisition (A-Date)*	08/2022	10/2022	1
Right-of-way acquisition	10/2022	05/2023	8
Utility coordination	10/2021	07/2023	22
Develop and submit PS&E	08/2022	07/2023	12
District approval of PS&E/advertise for bids*	08/2023	10/2023	3
Submit and receive bids for review and approval	10/2023	11/2023	2
Project implementation/construction	12/2023	09/2024	10
* Finish date must match fiscal year for each milestone shown in bold text .			

*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

**Schedule dates are approximate as the project schedule will be actively managed and issues mitigated through the project delivery process. The Award Date or Planning Study Date deliverable is not approximate and requires request to adjust.

Exhibit C - Required Contract Provisions

REQUIRED CONTRACT PROVISIONS FEDERAL-AID CONSTRUCTION CONTRACTS

- I. General
- II. Nondiscrimination
- III. Nonsegregated Facilities
- IV. Davis-Bacon and Related Act Provisions
- V. Contract Work Hours and Safety Standards Act Provisions
- VI. Subletting or Assigning the Contract
- VII. Safety: Accident Prevention
- VIII. False Statements Concerning Highway Projects
- IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
- X. Compliance with Governmentwide Suspension and Debarment Requirements
- XI. Certification Regarding Use of Contract Funds for Lobbying

ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under Title 23 (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services). The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in bid proposal or request for proposal documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors.

II. NONDISCRIMINATION

The provisions of this section related to 23 CFR Part 230 are applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR 60, 29 CFR 1625-1627, Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding \$10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR 60, and 29 CFR 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), and Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR 230, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. **Equal Employment Opportunity:** Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630, 29 CFR 1625-1627, 41 CFR 60 and 49 CFR 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under

this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review activities under the contract.

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

2. **EEO Officer:** The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

3. **Dissemination of Policy:** All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. **Recruitment:** When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. **Personnel Actions:** Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. **Training and Promotion:**

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are

applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar

with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established there under. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors and suppliers and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurance Required by 49 CFR 26.13(b):

a. The requirements of 49 CFR Part 26 and the State DOT's U.S. DOT-approved DBE program are incorporated by reference.

b. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the contracting agency deems appropriate.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women;

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor

will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more.

The contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location, under the contractor's control, where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding \$2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size). The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. Contracting agencies may elect to apply these requirements to other projects.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 "Contract provisions and related matters" with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions

of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b.(1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Wage and Hour Administrator for determination. The Wage and Hour Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer

will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. Withholding

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and basic records

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-

Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b.(1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency..

(2) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and trainees

a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly

rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility.

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

The following clauses apply to any Federal-aid construction contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1.) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

3. Withholding for unpaid wages and liquidated damages. The FHWA or the contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

4. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term "perform work with its own organization" refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions:

- (1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
- (2) the prime contractor remains responsible for the quality of the work of the leased employees;
- (3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and
- (4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract.

2. The contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is

evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract.

5. The 30% self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements.

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C.3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

By submission of this bid/proposal or the execution of this contract, or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any person who is or will be utilized in the performance of this contract is not prohibited from receiving an award due to a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act.

2. That the contractor agrees to include or cause to be included the requirements of paragraph (1) of this Section X in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements.

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost \$25,000 or more – as defined in 2 CFR Parts 180 and 1200.

1. Instructions for Certification – First Tier Participants:

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this

covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

* * * * *

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. Instructions for Certification - Lower Tier Participants:

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost \$25,000 or more - 2 CFR Parts 180 and 1200)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which

this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the

department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed \$100,000 (49 CFR 20).

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such recipients shall certify and disclose accordingly.

ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS

This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.

FLORISSANT CITY COUNCIL

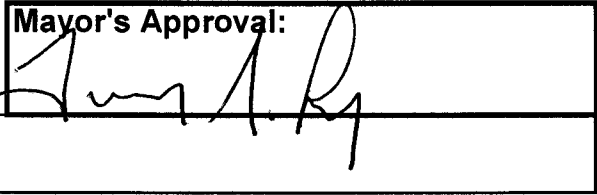
AGENDA REQUEST FORM

Date: 6-4-21

Mayor's Approval:

Agenda Date Requested:

14-Jun-21



Description of request:

An ordinance is requested as a requirement to the East-West Gateway Council of Government and the Missouri Department of Transportation Transportation Improvement Program grant application for the improvement of Rue St Denis Street Phase II

Department: Public Works Engineering Division

Recommending Board or Commission: City Council

Type of request:

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

Public Hearing needed:

No 3 readings? : No

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

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 28, 2021

3
4 BILL NO. 9692

ORDINANCE NO.

5
6 **AN ORDINANCE RE-ADOPTING A PROCEDURE TO DISCLOSE**
7 **POTENTIAL CONFLICT OF INTEREST AND SUBSTANTIAL**
8 **INTEREST FOR CERTAIN OFFICIALS AS SET FORTH IN TITLE 1,**
9 **SECTION 105.130 “COMPLIANCE WITH STATE CONFLICT OF**
10 **INTEREST” LAW IN THE FLORISSANT CODE OF ORDINANCES.**

11
12 WHEREAS, pursuant to Ordinance No. 5275 the Council of the City of Florissant
13 established a procedure to disclose potential conflicts of interest and substantial interest for
14 certain public officials and readopted same with the adoption of Ordinance Nos. 5524, 5639,
15 5753, 5876, 6143, 6290, 6568, 7440, 7615, 7806, 7980, 8327.

16 WHEREAS, the Ethics Commission has determined that cities must readopt the
17 procedure pertaining to disclosure of private financial or other interests in matters affecting the
18 City every other year.

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

21
22 Section 1: The Council of the City of Florissant hereby re-adopts a procedure to
23 disclose potential conflict of interest and substantial interest for certain officials as set forth in
24 Title 1, section 105.130 “Compliance with State Conflict of Interest Law” with such section
25 reading as follows:

26 Sec. 105.130. Compliance with State Conflict of Interest Law.

27
28 (a) All elected and appointed officials as well as employees of the city must
29 comply with the applicable provisions of section 105.450-105.498 of the
30 Missouri Revised Statutes on conflicts of interest as well as any other state
31 law governing official conduct.

32
33 (b) Any city officer, board member, council member, commission member or
34 employee who has a substantial financial interest, direct or indirect, or by
35 reason of ownership or stock in any corporation, any contract with the city for
36 the sale of land, material, supplies or services to the city or to a contractor
37 supplying the city, shall make known that interest and shall refrain from
38 voting upon or otherwise participating as a city officer, board member,
39 council member, commission member or employee in the making of such
40 contract. Any person who is a city officer, board member, council member,
41 commission member or employee who willfully conceals such a substantial
42 financial interest or willfully violates the requirements of this subsection shall
43 be guilty of malfeasance in office or position and shall forfeit such person’s
44 office or position. Violation of this subsection with the knowledge, expressed

45 or implied, of the person or corporation contracting or making a sale to the
 46 city shall render the contract or sale voidable by the Mayor.
 47

48 (c) Any member of the governing body of the city who has a “substantial or
 49 private interest” in any measure, bill, order or ordinance proposed or pending
 50 before such governing body must disclose that interest to the city clerk and
 51 such disclosure shall be recorded in the appropriate journal of the city. For
 52 the purposes of this section, substantial or private interest is defined as
 53 ownership by the individual, his spouse, or his dependent children, whether
 54 singularly or collectively, directly or indirectly of:
 55

- 56 (1) 10% or more of any business entity; or
- 57
- 58 (2) an interest having a value of \$10,000 or more; or
- 59
- 60 (3) the receipt of a salary, gratuity, or other compensation or remuneration of
 61 \$5,000 or more, per year from any individual, partnership, organization, or
 62 association within any calendar year.
- 63

64 (d) Each elected official, the mayor as the chief administrative officer, the chief
 65 purchasing officer as identified in section 105.483 (11) of the Missouri
 66 Revised Statutes, and the full-time general counsel, if any, shall disclose the
 67 following information by May 1 if any such transactions occurred during the
 68 previous calendar year:
 69

- 70 (1) For such person, and all persons within the first degree of consanguinity or
 71 affinity of such person, the date and the identities of the parties to each
 72 transaction with a total value in excess of five hundred dollars, if any, that
 73 such person had with the city, other than compensation received as an
 74 employee or payment of any tax, fee or penalty due to the city, and other
 75 than transfers for no consideration to the city.
- 76
- 77 (2) The date and the identities of the parties to each transaction known to the
 78 person with a total value in excess of five hundred dollars, if any, that any
 79 business entity in which such person had a substantial interest, had with
 80 the city, other than payment of any tax, fee or penalty due to the city or
 81 transactions involving payment for providing utility service to the city,
 82 and other than transfers for no consideration to the city.
- 83
- 84 (3) The mayor as the chief administrative officer and the chief purchasing
 85 officer also shall disclose by May 1 for the previous calendar year the
 86 following information:
 87

88 (A) The name and addresses of each of the employers of such person from
 89 whom income of one thousand dollars or more was received during the
 90 year covered by the statement;
 91

92 (B) The name and addresses of each sole proprietorship that he owned, the
 93 name, address and the general nature of the business conducted of each
 94 general partnership and name and address of each partner or co-
 95 participant for each partnership or joint venture unless such names and
 96 addresses are filed by the partnership or joint venture with the
 97 secretary of state; the name, addresses and general nature of the
 98 business conducted of any closely held corporation or limited
 99 partnership in which the person owned ten (10%) percent or more of
 100 any class of the outstanding stock or limited partnership units; and the
 101 name of any publicly traded corporation or limited partnership that is
 102 listed on a regulated stock exchange or automated quotation system in
 103 which the person owned two (2%) percent or more of any class of
 104 outstanding stock, limited partnership units or other equity interests;

105
 106 (C) The name and addresses of each corporation for which such person
 107 served in the capacity of a director, officer or received.

108
 109 (e) The financial interest statements shall be filed at the following times, but no
 110 person is required to file more than one financial interest statement in any
 111 calendar year.

112
 113 (1) Every person required to file a financial interest statement shall file the
 114 statement annually not later than May 1 and the statement shall cover the
 115 calendar year ending immediately preceding December 31; provided that
 116 any member of the city council may supplement the financial interest
 117 statements to report additional interests acquired after December 31 of the
 118 covered year until the date of filing of the financial interest statement.

119
 120 (2) Each person appointed to office shall file the statement within thirty (30)
 121 days of such appointment or employment.

122
 123 Reports shall be filed with the city clerk and the Missouri Ethics
 124 Commission. The reports shall be available for public inspection and
 125 copying during normal business hours.

126
 127 Section 2: A certified copy of this ordinance shall be sent within ten (10) days of its
 128 adoption to the Missouri Ethics Commission.

129 Section 3: This ordinance shall become in full force and effect from and after the date of
 130 its passage as provided by law.

131 Adopted this _____ day of _____, 2021.

132
 133
 134
 135 _____
 136 KEITH SCHILDROTH
 137 President of the Council
 City of Florissant

138
139
140
141
142
143
144
145
146
147
148
149
150
151
152

Approved this _____ day of _____, 2021.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/ MRCC
City Clerk

1 **INTRODUCED BY COUNCIL AS A WHOLE**
2 **JUNE 28, 2021**

3
4 **BILL NO. 9693**

ORDINANCE NO.

5
6
7 **AN ORDINANCE AUTHORIZING THE CITY OF FLORISSANT, MISSOURI, TO**
8 **ENTER INTO A LEASE PURCHASE AGREEMENT, AS LESSEE, WITH BOKF,**
9 **N.A., AS LESSOR, TO PREPAY OUTSTANDING LEASE OBLIGATIONS OF**
10 **THE CITY; AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS**
11 **AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH.**

12
13 **WHEREAS**, the City of Florissant, Missouri (the “City”) desires to obtain funds to (1) prepay the
14 City’s obligations under the Lease/Purchase Agreement dated as of May 30, 2019 (the “2019 Lease”)
15 between the City and BOKF, N.A., as trustee (the “2019 Trustee”), which was undertaken to provide funds
16 to acquire and install energy efficient equipment and fixtures installed in various City facilities (the
17 “Equipment”), including the John F. Kennedy Civic Center, and for building envelope work, including roofing
18 replacement and/or restoration and masonry repairs on certain City owned buildings; and (2) prepay the
19 Certificates of Participation (City of Florissant, Missouri, Lessee), Series 2011, outstanding in the principal
20 amount of \$1,090,000 (the “Series 2011 Certificates” and together with the 2019 Lease, the “Refunded
21 Obligations”); and

22
23 **WHEREAS**, the City finds and determines that it is advantageous and in the best interests of the
24 City to authorize the delivery of Refunding Certificates of Participation, Series 2021 (the “Series 2021
25 Certificates”), in the aggregate principal amount of \$6,460,000, for the purpose of providing funds, together
26 with other legally available funds of the City, to (a) prepay the 2019 Lease and enable the Trustee (as herein
27 defined) to purchase the 2019 Trustee’s interest in the Equipment, (b) prepay the Series 2011 Certificates
28 and (c) pay the costs of executing and delivering the Series 2021 Certificates; and

29
30 **WHEREAS**, to facilitate the foregoing and to pay the costs thereof, it is necessary and desirable
31 for the City to take the following actions:

32
33 (a) Enter into an annually-renewable Lease Purchase Agreement (the
34 “Lease”) with BOKF, N.A., as trustee (the “Trustee”), pursuant to which the City will lease
35 the Equipment on a year-to-year basis from the Trustee with an option to purchase the
36 Trustee’s interest in the Equipment, in substantially the form attached hereto as **Exhibit A**;

37
38 (b) Approve a Declaration of Trust (the “Declaration of Trust”) by the
39 Trustee, pursuant to which the Series 2021 Certificates will be executed and delivered and
40 the Trustee will purchase the 2019 Trustee’s interest in the Equipment, in substantially the
41 form attached hereto as **Exhibit B**;

42
43 (c) Approve an Official Statement with respect to the Series 2021 Certificates,
44 to be in substantially the same form as the Preliminary Official Statement with respect to
45 the Series 2021 Certificates, in substantially the form attached hereto as **Exhibit C** (the
46 “Preliminary Official Statement” and as supplemented and amended, the “Official
47 Statement”);

48
49 (d) Execute a Continuing Disclosure Undertaking (the “Continuing
50 Disclosure Undertaking”), pursuant to which the City agrees to provide certain financial

51 information, operating data and notices of certain enumerated events with respect to the
52 Series 2021 Certificates, in substantially the form attached hereto as **Exhibit D**;

53
54 (e) Enter into a Tax Compliance Agreement (the “Tax Compliance
55 Agreement”) with the Trustee, which sets forth certain representations, facts, expectations,
56 terms and conditions relating to the use and investment of the proceeds of the Series 2021
57 Certificates to establish and maintain the exclusion of the Interest Portion of Basic Rent (as
58 defined in the Lease) represented by the Series 2021 Certificates from gross income for
59 federal income tax purposes and to provide guidance for complying with the arbitrage
60 rebate provisions of §148(f) of the Internal Revenue Code, in substantially the form
61 attached hereto as **Exhibit E**; and

62
63 (f) Enter into a Certificate Purchase Agreement (the “Purchase Agreement”),
64 by and among the City, the Trustee and Stifel, Nicolaus & Company, Incorporated, as
65 underwriter (the “Underwriter”), pursuant to which the Trustee agrees to sell the Series
66 2021 Certificates to the Underwriter, in substantially the form attached hereto as **Exhibit F**.

67
68 The Lease, the Continuing Disclosure Undertaking, the Tax Compliance Agreement and the Purchase
69 Agreement are referred to together herein as the “City Documents.” Capitalized terms used herein and not
70 otherwise defined herein have the meaning assigned to such terms in the Declaration of Trust; and

71
72 **WHEREAS**, the City Council finds and determines that it is necessary and desirable in connection
73 with the lease of the Equipment, the delivery of the Series 2021 Certificates and the prepayment of the
74 Refunded Obligations that the City enter into certain documents and that the City take certain other actions
75 and approve the execution of certain documents as herein provided;

76
77 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
78 **FLORISSANT, MISSOURI, AS FOLLOWS:**

79
80 **Section 1. Approval of Sale and Delivery of the Series 2021 Certificates.** The City hereby
81 approves the sale and delivery of the Series 2021 Certificates in the aggregate principal amount of
82 \$6,640,000 for the purposes set forth in the recitals to this Ordinance. The Series 2021 Certificates shall
83 be sold to the Underwriter at the purchase price and upon the terms provided in the Purchase Agreement.
84 Delivery of the Series 2021 Certificates shall occur as soon as practicable after the passage of this
85 Ordinance, upon payment for the Series 2021 Certificates in accordance with the terms of the Purchase
86 Agreement. The Series 2021 Certificates shall be delivered and secured pursuant to the Declaration of
87 Trust. The Series 2021 Certificates shall be in such denominations, shall be in such forms, shall have such
88 other terms and provisions, and shall be executed and delivered in such manner subject to such provisions,
89 covenants and agreements as are set forth in the Declaration of Trust.

90
91 **Section 2. Prepayment of the Refunded Obligations.**

92
93 (a) The 2019 Lease is hereby called for prepayment prior to maturity on or about July 28, 2021
94 (the “2019 Lease Prepayment Date”). The 2019 Lease shall be prepaid by the payment of the principal
95 thereof, together with any prepayment premium and accrued interest thereon due through October 1, 2021.
96 The officials and officers of the City and the 2019 Trustee are hereby authorized and directed to take such
97 other action as may be necessary to effect the prepayment of the 2019 Lease.

98
99 (b) The Series 2011 Certificates are hereby called for prepayment prior to maturity on or about
100 on or about August 13, 2021 (the “Series 2011 Certificates Prepayment Date”). The Series 2011 Certificates
101 shall be prepaid by the payment of the principal thereof, together with any prepayment premium and

102 accrued interest thereon to the Series 2011 Certificates Prepayment Date. The officials and officers of the
103 City and the trustee for the 2011 Certificates are hereby authorized and directed to take such other action
104 as may be necessary to effect the prepayment of the Series 2011 Certificates.
105

106 **Section 3. Limited Obligations.** The obligation of the City to pay Basic Rent under the
107 Lease is subject to annual appropriation and shall constitute a current expense of the City and shall not in
108 any way be construed to be an indebtedness or liability of the City in contravention of any applicable
109 constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness or
110 liability by the City, nor shall anything contained in the Lease constitute a pledge of the general tax
111 revenues, funds or moneys of the City, and all provisions of the Lease shall be construed so as to give effect
112 to such intent.
113

114 **Section 4. Authorization and Approval of City Documents and Declaration of Trust.**
115 The City Documents and the Declaration of Trust are hereby approved in substantially the forms attached
116 to this Ordinance, with such changes therein as shall be approved by the Mayor. The Mayor's execution
117 of the City Documents shall be conclusive evidence of such approval. The Mayor is hereby authorized and
118 directed to execute and deliver the City Documents on behalf of and as the act and deed of the City. The
119 City Clerk is hereby authorized to affix the City's seal to the City Documents and attest said seal.
120

121 **Section 5. Approval of Official Statement.** The Preliminary Official Statement and the final
122 Official Statement are hereby authorized and approved, in such form as shall be approved by the Mayor,
123 said person's execution thereof to be conclusive evidence of the approval thereof, and the public distribution
124 of the final Official Statement by the Underwriter are in all respects hereby authorized and approved. The
125 Mayor is hereby authorized and directed to execute and deliver the final Official Statement on behalf of
126 and as the act and deed of the City.
127

128 For the purpose of enabling the Underwriter to comply with the requirements of Rule 15c2-12(b)(1)
129 of the Securities and Exchange Commission (the "Rule"), the City hereby deems the information contained
130 in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information
131 as is permitted by the Rule, and the Mayor is hereby authorized, if requested, to provide the Underwriter a
132 letter or certification to such effect and to take such other actions or execute such other documents as such
133 officials in their reasonable judgment deem necessary to enable the Underwriter to comply with the
134 requirements of the Rule.
135

136 **Section 6. Further Authority.** The City will, and the officials and agents of the City,
137 including the Mayor and Director of Finance, are hereby authorized and directed to, take such actions,
138 expend such funds and execute such other documents, certificates and instruments as may be necessary or
139 desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and
140 perform the duties of the City with respect to the City Documents and the Equipment.
141

142 **Section 7. Severability.** The sections of this Ordinance shall be severable. If any section of
143 this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall
144 remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected
145 with and dependent upon the void section that it cannot be presumed that the City Council has or would
146 have enacted the valid sections without the void ones; and (b) the valid sections, standing alone, are
147 incomplete and are incapable of being executed in accordance with the legislative intent. The invalid
148 provision shall be omitted and this Ordinance shall be amended to the extent possible to conform to the
149 original intent of the City.
150

151 **Section 8. Governing Law.** This Ordinance shall be governed exclusively by and construed
152 in accordance with the applicable laws of the State of Missouri.

153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189

Section 9. Effective Date. This Ordinance will take effect and be in full force from and after its passage by the City Council and approval by the Mayor.

PASSED AND APPROVED by the City Council of the City of Florissant, Missouri, this 12th day of July, 2021.

Adopted this _____ day of July, 2021.

President of the Council
City of Florissant

Approved this _____ day of July, 2021.

Mayor, City of Florissant

(SEAL)

ATTEST:

City Clerk

First Reading: June 28, 2021

EXHIBIT A
LEASE PURCHASE AGREEMENT

[On file with the City Clerk.]

EXHIBIT B

DECLARATION OF TRUST

[On file with the City Clerk.]

EXHIBIT C
PRELIMINARY OFFICIAL STATEMENT

[On file with the City Clerk.]

EXHIBIT D
CONTINUING DISCLOSURE UNDERTAKING

[On file with the City Clerk.]

EXHIBIT E
TAX COMPLIANCE AGREEMENT

[On file with the City Clerk.]

EXHIBIT F
CERTIFICATE PURCHASE AGREEMENT

[On file with the City Clerk.]

1 INTRODUCED BY COUNCILMAN AS A WHOLE
2 JUNE 28, 2021

3
4 BILL NO. 9694

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO ARTICLE XIV,**
7 **“MISCELLANEOUS OFFENSES” TO PROHIBIT BARS ON WINDOWS**
8 **OF COMMERCIAL ESTABLISHMENTS.**

9
10 WHEREAS in an emergency situation, bars on windows could prevent
11 evacuation of occupants; and

12 WHEREAS in case of a fire or other emergency, intervention or rescue could be
13 delayed; and

14 WHEREAS the City Council feels it is in the best interest of the health and
15 safety of the residents and business owners to prohibit bars on windows of commercial
16 establishments.

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

20
21 Section 1: Article XIV “Miscellaneous Offenses” is hereby amended by adding a new
22 Section 210.2265 “Obstruction of Window openings of Commercial Establishments” to read as
23 follows:

24
25 **210.2265 Obstruction of Window Openings of Commercial Establishments**

26
27 It shall be unlawful for the owner, operator or proprietor of any business
28 having a window opening to the exterior of the building to install or have
29 installed any metal bars, or grilles over the window opening on either the
30 exterior or interior of the building.

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

35 Adopted this _____ day of _____, 2021.

36
37 _____
38 Keith Schildroth, Council President

39 Approved this _____ day of _____, 2021.

40
41 _____
42 Mayor Timothy J. Lowery

43 ATTEST:

44 _____
45 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN PARSON
2 JUNE 28, 2021

3
4 BILL NO. 9695 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO ARTICLE XVII,**
7 **“RESIDENTIAL RENTAL REAL ESTATE” TO PROHIBIT SHORT**
8 **TERM RENTALS.**

9
10 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
11 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

12
13 Section 1: Article XVII “Residential Rental Real Estate” is hereby amended by adding a
14 new Section 605.462 to read as follows:

15
16 **605.462 Short Term Rentals Prohibited**

17
18 Short term rentals or Vacation Rentals are prohibited in all residential zoning districts,
19 except for a bed and breakfast establishment, lodging establishment and private clubs
20 where lodging is furnished to members.

21
22 Section 2: Article XVII “Residential Rental Real Estate”, section 605.454 “Definitions”
23 is hereby amended by deleting the definition of “Residential Rental Property” in its entirety and
24 replacing it with the following:

25
26 **RESIDENTIAL RENTAL PROPERTY**

27 Dwellings, duplex dwellings, multiple dwellings and one-family dwellings
28 occupied by or offered for rent, lease or occupancy to any person(s), who
29 otherwise qualify for an occupancy permit, who are not the owners of record of
30 said property. excluding bed and breakfast establishments, lodging establishments
31 and private clubs where lodging is furnished to members.

32
33 Section 3: This ordinance shall become in force and effect immediately upon its passage
34 and approval.

35 Adopted this ____ day of _____, 2021.

36
37 _____
38 Keith Schildroth, Council President

39 Approved this ____ day of _____, 2021.

40
41 _____
42 Timothy J. Lowery, Mayor

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