



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 rue St. Francois**  
**Monday, August 9, 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 July 26, 2021

**IV. HEARING FROM CITIZENS**

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

21-08-019 (Ward 9) Application Staff Rept Plans	Request to amend Special Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment located at 2420 and 2400 N. Hwy 67. (Planning and Zoning recommended approval on 7/19/21)	Joe Dale
21-08-020 Staff Rept	Request to amend Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125 Subsection B “Use Regulations”, and 405.110, Subsection A “Use Regulations” by adding Electric Vehicle Charging Stations” as a permitted use. (Planning and Zoning recommended approval on 7/19/21)	Staff

**VII. OLD BUSINESS**

**A. BILLS FOR SECOND READING**

None		
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## VIII. NEW BUSINESS

### A. BOARD APPOINTMENTS

### B. REQUESTS

SPU Transfer (Ward 4) Application	Request to transfer Special Use Permit no. 5540 from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt Missouri LLC d/b/a Pizza Hut # 038367 for the operation of a restaurant with delivery and carry-out located at 2839 Patterson Rd.	Ronald Igarashi
SPU Transfer (Ward 9) Application	Request to transfer special use permit no. 6891 from Simply Thai to Harlston Foods, LLC. D/B/A Baxters chicken for the operation of a restaurant located at 2470 n. Highway 67.	LeMell Harlston

### C. BILLS FOR FIRST READING

9700	Ordinance authorizing transfer of Special Use Permit no. 5540 from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt Missouri LLC d/b/a Pizza Hut # 038367 for the operation of a restaurant with delivery and carry-out located at 2839 Patterson Rd.	Caputa
9701	Ordinance authorizing an amendment to Special Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment located at 2420 Rear N. Hwy 67.	Siam
9702	Ordinance authorizing an amendment to Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125 Subsection B “Use Regulations”, and 405.110, Subsection A “Use Regulations” by adding Electric Vehicle Charging Stations” as a permitted use.	Council as a whole
9703	Ordinance authorizing a transfer of special use permit no. 6891 from Simply Thai to Harlston Foods, LLC. D/B/A Baxters chicken for the operation of a restaurant located at 2470 N. Highway 67.	Siam
9704 Memo	Ordinance to authorizing an increase the annual Sewer Lateral from \$28.00 to \$50.00.	Council as a whole
9705 Memo	Ordinance authorizing various appropriations from The American Recue Plan (ARP) Funds Fy21 received.	Schildroth

9706 Memo	Ordinance amending the Public Safety Fund budget to remove allocations totaling \$80,500 and authorizing an appropriation of \$120,000 from the public safety fund to account no. 17-5-17-61000 “capital additions” for the remodeling of the men and women’s locker rooms at the police department.	Schildroth
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**IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

**XI. ADJOURNMENT**

**THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON AUGUST 6TH, 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, AUGUST 9TH, 2021.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

July 26, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, July 26, 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: Parson, Siam, Harris, Manganelli, Caputa, Schildroth, Mulcahy, and Pagano. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Harris moved to approve the City Council Minutes of July 12, 2021, seconded by Siam. Motion carried.

Councilman Schildroth made a motion to remove Bill No. 9700 from the agenda, seconded by Parson. Motion carried.

The next item on the Agenda was *Police Commendations*.

- Detective Bryan Bussen
- Officer Steven Schuchardt
- Dispatcher John Harmon
- Officer Dio Foster
- Officer Steven Schuchardt
- Officer Preston Caruso and Officer Jeffrey Spalding
- Officer Ben Bathon, Officer Jenna Carlson and Officer Jeff Spalding
- Officer Earl Anderson, Officer Kyle Anderson and Officer Jeff Spalding
- Officer Kyle Anderson, Officer Chris Aarns and Officer Jeff Spalding
- Officer Dan Kerchoff and Detective DeWitt Edwards

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

The next item on the Agenda was *Public Hearings* of which there were none.

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

31 Councilman Parson moved Bill No. 9695 an Ordinance authorizing an amendment to Article  
32 XVII, “Residential Rental Real Estate” to prohibit short term rentals be read for a second time, seconded  
33 by Manganelli.

34 Attorney Hessel stated the city could use a Special Use Permit process to allow for the rental  
35 properties however, this could require having a staff member monitor the online activities of the Airbnbs.  
36 Rather than having staff monitor, the answer would be to prohibit the Airbnbs in Florissant.

37 Councilman Parson moved that Bill no. 9695 be read for a third time, seconded by Schildroth.  
38 Motion carried and Bill No. 9695 was read for a third time and placed upon its passage.

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

41 Whereupon the Chair declared Bill No. 9695 to have passed and become Ordinance No. 8705.

42 Councilman Parson moved Bill No. 9696 an Ordinance to approve the rezoning of 12895 New  
43 Halls Ferry Road from B-3 “Extensive Business District” to B-5 “Planned Commercial District” to allow  
44 for a carry-out, drive-through restaurant (Imo’s) be read for a second time, seconded by Caputa.

45 Councilman Parson moved that Bill no. 9696 be read for a third time, seconded by Mulcahy.  
46 Motion carried and Bill No. 9696 was read for a third time and placed upon its passage.

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

49 Whereupon the Chair declared Bill No. 9696 to have passed and become Ordinance No. 8706.

50 Councilman Parson moved Bill No. 9697 an Ordinance to authorize an amendment to an existing  
51 B-5 “Planned Commercial District” to allow for a sit-down, carry-out restaurant located at 3234 Parker  
52 Road (Healthy Habits Nutrition) be read for a second time, seconded by Siam.

53 Councilman Parson moved that Bill no. 9697 be read for a third time, seconded by Pagano. Motion  
54 carried and Bill No. 9697 was read for a third time and placed upon its passage.

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

57 Whereupon the Chair declared Bill No. 9697 to have passed and become Ordinance No. 8707.

58 Councilman Siam moved Bill No. 9698 an Ordinance to authorize a Special Use Permit to Event  
59 Center STL Vibez to allow for an Assembly Hall in a B-3 Zoning District located at 9 Paddock Hills  
60 Shopping Center be read for a second time, seconded by Harris.

61 Attorney Hessel stated confusion has occurred due to the use being assembly hall and the business  
62 name. Mr. Hessel read the definition of an assembly hall which stated is an area to be used for public  
63 meetings, meetings of members of an organization, or hall where people can congregate for meetings or  
64 social gatherings. Banquets are typically associated with Assembly Halls, though dining does not fit  
65 unless it is in conjunction with assembly halls. The music concerts and educational classes are not  
66 considered to fit. The educational classes is a special use on its own and the council would be approving  
67 two different categories of uses. Mr. Hessel stated the city council would need to make changes to the  
68 Bill to allow this use for approval. Councilman Parson stated he would like to give the petitioner an  
69 opportunity to discuss with the council the intended use of the property and for the owner to get a better  
70 understanding of the requests from the council. Councilman Harris stated based on the petitioner's  
71 discussion at the previous meeting, her business description would fit under Assembly Hall.

72 Councilman Parson made a motion to postpone the vote until the meeting on Monday, August 9,  
73 seconded by Harris. Councilwoman Pagano stated most petitioners know they should be attending all  
74 meetings regarding their businesses, the business description and intent for the facility was confusing and  
75 unclear to the council. Motion failed.

76 Councilman Caputa moved that Bill no. 9698 be read for a third time, seconded by Pagano.  
77 Motion carried and Bill No. 9698 was read for a third time and placed upon its passage.

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

80 Whereupon the Chair declared Bill No. 9698 to have failed.

81 Councilman Schildroth moved Bill No. 9699 an Ordinance appropriating the Community  
82 Development Block Grant (CDBG) funds for the 2020 fiscal year for the City of Florissant be read for a  
83 second time, seconded by Eagan.

84 Councilman Schildroth moved that Bill no. 9699 be read for a third time, seconded by Caputa.  
85 Motion carried and Bill No. 9699 was read for a third time and placed upon its passage.

86 On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganeli yes, Eagan yes,  
87 Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

88 Whereupon the Chair declared Bill No. 9699 to have passed and become Ordinance No. 8708.

89 The Chair stated the next item on the agenda was *Board Appointments* of which there were none.

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

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

93 Councilwoman Pagano stated the First Annual Florissant Golf Cart Race at St. Ferdinand Park on  
94 August 14<sup>th</sup> from 12pm to 3pm. The event is to raise funds for the restoration of the Weise House,  
95 donations and registration should be made through Kevin at The Pit Crew.

96 Councilman Manganelli congratulated the Police Officers who received commendations at the  
97 meeting.

98 Councilman Caputa reminded residents to secure firearms in their homes and not in their vehicles.

99 Councilman Eagan reminded residents to donate to TEAM Food Pantry. He stated a raffle for the  
100 St. Patrick's Day parade would be held on Friday, July 30 from 7pm to 8:30pm. Mr. Eagan read the  
101 attached letter.

102 Councilman Harris reminded residents to join their Neighborhood Watch and making sure to keep  
103 their neighborhoods clean by picking up trash. Mr. Harris stated he did not sign the letter regarding the  
104 masks because the issue is very complex.

105 The next item was *Mayor Announcements*.

106 Mayor Lowery stated he supported the letter received from council members and mentioned how  
107 confusing message at right now. Mr. Lowery stated he believes the people who would get vaccinated, are  
108 vaccinated and he doesn't believe a mask mandate will make a difference. Mayor Lowery stated  
109 Wednesday, July 28 at City Hall starting at 5:30pm will be a plaque dedication for late police officer  
110 Glenn Forenow who died in the line of duty. Following the dedication is the next Wednesday Night Out  
111 and is a family fun movie night held at the Knights of Columbus Hall starting at 6pm with the movie The  
112 Princess Bride starting at dusk.

113 The Council President stated that the next regular City Council Meeting will be Monday, August  
114 9, 2021 at 7:00 pm.

115 Councilman Manganelli moved to adjourn the meeting, seconded by Mulcahy. Motion carried.  
116 The meeting was adjourned at 7:46 p.m.

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The following Bills were signed by the Mayor:

121 Bill No. 9695 Ord. 8705

122 Bill No. 9696 Ord. 8706

123 Bill No. 9697 Ord. 8707

124 Bill No. 9699 Ord. 8708



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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 9, 2021 at 7:00 p.m. on the following proposition:**

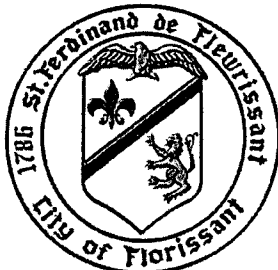
**To amend Special Use Ordinance No. 7065 to allow for an expansion of an Auto Detailing and Vehicle Storage establishment in a “B-3 Extensive Business District” located at 2420 and 2400 N Hwy 67 (Mission Hills Imports). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**



*Paid  
7.7.21  
Receipt 9821*

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



City Of Florissant – Public Works  
314-839-7648

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

**PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

Council Ward 9 Zoning B-3

Initial Date Petitioner Filed 7/7/21  
Building Commissioner to complete  
ward, zone & date filed

SIGN. [Signature] DATE: 7-19-21

SPECIAL PERMIT FOR Operate Auto Import Business w/ Leased Parking Area expansion/pel  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- \_\_\_\_\_ TO ALLOW FOR Modifying Import Cars to US Standards  
ordinance # \_\_\_\_\_ Statement of what the amendment is for.

LOCATION 2420-Rear North Highway 67  
Address of property.

1) Comes Now Mission Hills Imports  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

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

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets maybe attached)

Glenn Travers *Glenn Travers* 314.960.4175 GMT Auto@yahoo  
PRINT NAME SIGNATURE email and phone

FOR Mission Hills Imports  
(company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

- 1. I (we) have a legal interest in the herein above described property.
- 2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE *Joe Dale*  
ADDRESS 743 St. Mary's Road, Villa Ridge MO 63089  
STREET CITY STATE ZIP CODE  
TELEPHONE / EMAIL 314-517-5101 joed07864@gmail.com  
BUSINESS

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

*Glenn Travers*  
Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

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

## REQUIRED INFORMATION

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

1) Type of Operation:  
Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation X

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Glenn Travers 785 St. Paul Rd Wildwood, MO 63021
- (2) Telephone numbers 314-960-4175
- (3) Business address 2420 Hwy 67 Rear
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation March 29, 2021
- (6) Missouri Corporate Number 001422212
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_
- (8) Name in which business is operated Mission Hills Imports, Inc
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**



40 **III. SURROUNDING PROPERTIES:**

41  
42 The property is landlocked among 2386, 2400 2420, 2510 N. Highway 67 and to the  
43 East and South by properties in the 'R-4' District 2405, 2015, 2035, 2055 and 2075  
44 Stirrup and 1765, 1775, 1795 and 1805 Banstead.

45  
46  
47 **IV. STAFF ANALYSIS:**

48 The owner of the property is Mission Hills Development Corps. There are DBA's as  
49 Mission Hills Imports, and staff notes the requestor has been granted Special Use  
50 ordinances in the past under other DBA's here, but the owner is the parent company.

51  
52 The number of parking spaces required is 39 based upon the total building size of 5739  
53 s.f. for the business s.f. that is to remain.

54  
55 The proposed use of the expansion is for vehicles to be detailed and odometers changed  
56 to US miles and mph with software for Mission Hills Imports.

57  
58 The application is accompanied by professionally prepared Development Plan SP-1 by  
59 Dale Architectural Services dated 6/7/21. The Petitioner has proposed an addition that is  
60 non-masonry. The following are Staff comments on the plans:

61  
62 1. SP-1:

- 63 a. Site plan does not indicate number of parking spaces shown.  
64 b. The site contains 53,220 s.f. of asphalt paving according to County record.  
65 This is slightly over 1 acre of parking, or enough for over 150 vehicles.  
66 c. The proposed new foot tall fenced area is about 83'x119' and the fence is  
67 shown with barbed wire along the top per the detail.

68  
69 **Suggested Motion for 2420 Rear N. Highway 67 :**

70  
71 I move to recommend approval to amend a Special Use, Ord. No. 7065(as amended by  
72 Ord. No. 8207) to allow an expansion of an Auto Detailing and Vehicle Storage  
73 establishment in a 'B-3' Zoning District as depicted by the attached drawings SP-1 by  
74 Dale Architectural Services dated 6/7/21, subject to the regulations of the B-3 "Extensive  
75 Business District", and the following additional requirements:

76  
77 (end report)



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.115, 405.120, 405.125, and 405.110 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 9, 2021 at 7:00 p.m. on the following proposition:**

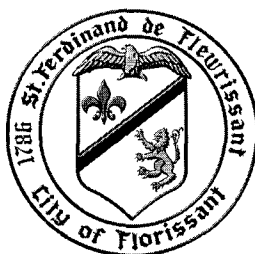
**To amend Zoning Code Sections 405.115 “B-1 Zoning District”, 405.120 “B-2 Zoning District”, 405.125 “B-3 Zoning District”, and 405.110 “R-6 Zoning District” to allow for “Electric Vehicle Charging Stations” as a Permitted Use. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**



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**MEMORANDUM**



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**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."*

To: Planning and Zoning Commissioners Date: June 17, 2021 rev 7/13/21

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

Subject: Request **Recommended Approval** to change the Zoning Code to allow Electric Vehicle Charging Stations as a Permitted Use in the 'B-1, 'B-2', 'B-3' and 'R-6' Zoning Districts.

**STAFF REPORT**

**CASE NUMBER PZ-062121-6**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** to change the Zoning Code to allow Electric Vehicle Charging Stations as a Permitted Use in the 'B-1, 'B-2', 'B-3' and 'R-6' Zoning Districts.

**II. EXISTING SITE CONDITIONS:**

The proposed Zoning Code change was requested by the Administration to add this Use in the existing 'B' and 'R-6' Commercial Districts.

**III. SURROUNDING PROPERTIES:**

n/a

**IV. STAFF ANALYSIS:**

The proposed Use and definition addition has been suggested for incorporation by Ameren UE. Staff proposes that the ease by which this Use is expedited can be made simpler by allowing the Use as a Permitted Use in these Zoning Districts.

40 **Services that are proposed to be located in parking lots** have historically been treated  
41 as Special Use, i.e. ATM's (which provide the partial services of a bank, not necessarily  
42 otherwise located in the City. See attached links sent via email to P&Z Commissioners  
43 regarding EV Charging Station minimum ratios including:

- 44 • ADA consultant: [electric car charging stations practical guide ada pros.pdf](#)  
45 ([ada-pros.com](#))
- 46 • # of vehicles/stations: [Stop Comparing The Number Of Gas Stations To EV](#)  
47 [Charging Stations | CleanTechnica](#)
- 48 • Public charging stations: [Public EV Charging Station Pricing and Costs | Enel X](#)  
49

50  
51  
52  
53  
54 **Staff found that there are ADA requirements for charging stations for any Use:**  
55 Table EVG-250.2 On-Site Electric Vehicle Charging Stations from California codes:

<b>Total Number of Electric Vehicle Charging Stations Provided at a Site</b>	<b>Minimum Number of Required Accessible Electric Vehicle Charging Stations</b>
1-25	1
26-50	2
51- 75	3
76- 100	4
101 and over	4, plus 2 for each 100, or fraction thereof, over 100

56  
57  
58  
59 Staff supports the addition of the EV Charging Stations to be added as permitted uses in  
60 the Zoning Code for the following reasons:

- 61 1. This is a request of the Administration.
- 62 2. To allow installers to simply apply for building permits and install the work  
63 without the delay of a Special Use Permit process.
- 64 3. The proposed Uses are for convenience and for the support of a healthier global  
65 environment.  
66

67  
68 **VI. STAFF RECOMMENDATIONS:**

69  
70 **Suggested Motion:**

71 I move to Recommend Approval to change the Zoning Code to add "Electric Vehicle  
72 Charging Stations" as Permitted Uses in the 'B-1', 'B-2', 'B-3' and 'R-6' Zoning  
73 Districts, Sections 405.115, 405.120, 405.125 and 405.115 respectively.

74 (End of report and suggested motion)

1 INTRODUCED BY COUNCILMAN CAPUTA  
2 AUGUST 9, 2021

3  
4 BILL NO. 9700

ORDINANCE NO.

5 **ORDINANCE AUTHORIZING TRANSFER OF SPECIAL USE PERMIT**  
6 **NO. 5540 FROM NPC INTERNATIONAL INC. D/B/A PIZZA HUTT**  
7 **#4922 TO HUTT MISSOURI LLC D/B/A PIZZA HUT # 038367 FOR**  
8 **THE OPERATION OF A RESTAURANT WITH DELIVERY AND**  
9 **CARRY-OUT LOCATED AT 2839 PATTERSON RD.**  
10

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

14 WHEREAS special use permit no. 5540 was issued to Pizza Hut of St. Louis Inc. for the  
15 operation of a restaurant with delivery and carry-out located at 2839 Patterson Road; and

16 WHEREAS ordinance no. 7624 transferred special use permit no. 5540 to NPC  
17 International in August of 2009; and

18 WHEREAS, an application has been submitted by Hutt Missouri LLC d/b/a Pizza Hut  
19 #03867 to transfer special use permit no. 5540 as transferred to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
21 August 9, 2021 that the business would be operated in substantially identical fashion as set out  
22 herein; and

23 WHEREAS, Hutt Missouri LLC d/b/a Pizza Hut #03867 has accepted the terms and  
24 conditions as they apply to a special use permit for restaurant with delivery and carry-out.

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

27 Section 1: Special Use no. 5540, issued for a restaurant with carry out and delivery  
28 service is hereby transferred from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt  
29 Missouri LLC d/b/a Pizza Hut # 038367 for the operation of a restaurant with delivery and carry-  
30 out located at 2839 Patterson Rd.

31 Section 2: The Special Use Permit herein authorized shall terminate if the said business  
32 ceases operation for a period of more than ninety (90) days.

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 Keith Schildroth

38 Council President

39

40 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

41

42 \_\_\_\_\_

43 Timothy J. Lowery

44 Mayor, City of Florissant

45

46 ATTEST:

47

48 \_\_\_\_\_

49 Karen Goodwin, MPPA/MMC/MRCC

50 City Clerk

**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) \_\_\_\_\_

FROM NPC International Inc dba Pizza Hut # 4922  
TO Hut Missouri LLC dba Pizza Hut # 038367  
FOR \_\_\_\_\_  
ADDRESS 2839 Patterson Rd Florissant, MO 63031  
Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Hut Missouri LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2839 Patterson Rd. in the City of Florissant, Missouri. Legal interest:  Lease or  Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE   
Individual's Name

FOR: Hut Missouri LLC  
Company, Corporation, Partnership

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

- I (we) have a legal interest in the above described property.  
 I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE

Richard L. L.

ADDRESS

6200 OAK TREE BLVD., SUITE 250

Telephone No.

214 525-2775

Email address

RIGGAMAT@FLYNNILL.COM

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

Richard L. L.

PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.

Marla Spore

SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual  Partnership  Corporation  LLC

**INDIVIDUAL:**

Name & address \_\_\_\_\_

Telephone number & email address \_\_\_\_\_

Business name/address/phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**PARTNERSHIP:**

Name & address of partner (s) \_\_\_\_\_

Telephone number(s) and email address (s) \_\_\_\_\_

Business name/ address /phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**CORPORATION OR LLC:**

Name & address of all corporate officers SEE ATTACHED

Telephone numbers & email addresses licensing@lyonrg.com

Business name/address/phone \_\_\_\_\_

Photocopy of Corporation/LLC Articles and Certificate \_\_\_\_\_

Date of incorporation/LLC 12/31/20

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number \_\_\_\_\_ which previously authorized a Special Use Permit:

TO: Hut Missouri LLC

FOR: Pizza Hut #4922

Located at: 2839 Patterson Rd Florissant, MO  
63031

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

RONALD S. IGARASHI

PRINT - NAME OF APPLICANT

Ronald S. Igarashi

SIGNATURE OF APPLICANT



<i>Entity Name</i>	<i>Jurisdictions Domestic/Foreign</i>	<i>Owners</i>	<i>Principals Name and Title</i>
<p>Hut Missouri LLC</p> <p><u>Date of Operating Agreement:</u> 12.21.20</p> <p><u>Company Management:</u> Member-Managed</p> <p><u>EIN for Federal Tax Purposes:</u> 45-1734458 (FRG LP)</p> <p><u>EIN for Employment Purposes:</u> 85-4006070 (HAG)</p> <p><u>Company Office Address and Telephone:</u> 225 Bush Street, Suite 1800 San Francisco, CA 94104 (415) 673-5900</p> <p>6200 Oak Tree Blvd., Ste-250 Independence, OH 44131 (216) 525-2775</p> <p><u>Legal Counsel:</u> Sarah E. Tune Davis Wright Tremaine LLP 920 Fifth Avenue, Suite 3300 Seattle, WA 98104 (206) 622-3150</p>	<p>Delaware</p> <p><u>State File No.:</u></p> <p><u>Date of Formation:</u></p>	<p>Missouri</p> <p>100% Hut American Group LLC</p>	<p><u>Officers</u></p> <p>Gregory G. Flynn      President and CEO Lorin M. Cortina      Executive VP &amp; CFO Ron Igarashi            Secretary</p>

1 INTRODUCED BY COUNCILMAN SIAM  
2 AUGUST 10, 2021

3  
4 BILL NO. 9701

ORDINANCE NO.

5  
6

7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**  
8 **ORDINANCE NO. 7065 TO ALLOW FOR THE EXPANSION OF AN**  
9 **AUTO DETAILING AND VEHICLE STORAGE ESTABLISHMENT**  
10 **LOCATED AT 2420 REAR N. HWY 67.**

11

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a auto  
14 detailing and vehicle storage establishment; and

15 WHEREAS, the Florissant City Council initially granted Special Use permit no. 7065 to  
16 GMT Auto Sales Inc. for the operation of an auto detail business with vehicle storage; and

17 WHEREAS ordinance no. 8027 amended ordinance 7065 to allow for exterior renovations;  
18 and

19 WHEREAS, an application has been filed by Mission Hills Development to amend  
20 ordinance no. 7065 as amended to allow for the expansion of an auto detailing and vehicle  
21 storage establishment located at 2420 Rear N. Hwy 67; and

22 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
23 meeting of July 19, 2021 has recommended that the Special Use Permit amendment be approved  
24 for the expansion; and

25 WHEREAS, due notice of public hearing no. 21-08-019 on said application to be held on  
26 the 9<sup>th</sup> of August, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly published,  
27 held and concluded; and

28 WHEREAS, the Council, following said public hearing, and after due and careful  
29 consideration, has concluded that the granting of an amendment to the Special Use Permit  
30 authorized by Ordinance No. 7065, as hereinafter provided, would be in the best interest of the  
31 City of Florissant and will not adversely affect the health, safety, morals and general welfare of  
32 the City.

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

35

36 Section 1: Special Use, Ord. No. 7065 as amended by Ord. No. 8027, is hereby amended  
37 to allow an expansion of an Auto Detailing and Vehicle Storage establishment in a 'B-3' Zoning

1 District as depicted by the attached drawings SP-1 by Dale Architectural Services dated 6/7/21,  
2 subject to the regulations of the B-3 “Extensive Business District”, and the following additional  
3 requirements:

4 Section 2: When the named permittee discontinues the operation of said business, the  
5 Special Use Permit herein granted shall no longer be in force and effect.

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

8 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

9  
10  
11 \_\_\_\_\_  
12 Keith Schildroth  
13 President of the Council  
14 City of Florissant

15 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

16  
17 \_\_\_\_\_  
18 Timothy J. Lowery  
19 Mayor, City of Florissant

20  
21 ATTEST:

22  
23 \_\_\_\_\_  
24 Karen Goodwin, MPPA/MMC/MRCC  
25 City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE

3 BILL NO. 9702

ORDINANCE NO.

5 **ORDINANCE AUTHORIZING AN AMENDMENT TO SECTIONS**  
6 **405.115, SUBSECTION B “USE REGULATIONS”, 405.120,**  
7 **SUBSECTION B “USE REGULATIONS”, 405.125 SUBSECTION B**  
8 **“USE REGULATIONS”, AND 405.110, SUBSECTION A “USE**  
9 **REGULATIONS” BY ADDING ELECTRIC VEHICLE**  
10 **CHARGING STATIONS” AS A PERMITTED USE.**

12 WHEREAS electric vehicle charging stations and definition addition has been  
13 suggested for incorporation by Ameren UE; and

14 WHEREAS Staff proposes that the ease by which this use is expedited can be  
15 made simpler by allowing the Use as a Permitted Use in these Zoning Districts; and

16 WHEREAS the City Council feels it is in the best interest of the of the  
17 residents and business owners to allow for electric vehicle charging stations as a  
18 permitted use.

19  
20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
21 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

22 Section 1: Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B  
23 “Use Regulations”, 405.125 Subsection B “Use Regulations”, and 405.110, Subsection A “Use  
24 Regulations” by adding Electric Vehicle Charging Stations” as a permitted use and renumbered  
25 accordingly.  
26

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

29 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

30 \_\_\_\_\_  
31 Keith Schildroth, Council President

32  
33 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

34 \_\_\_\_\_  
35 Mayor Timothy J. Lowery

36 ATTEST:

37 \_\_\_\_\_  
38 Karen Goodwin, MPPA/MMC/MRCC  
39 City Clerk

1 INTRODUCED BY COUNCILMAN MULCAHY  
2 AUGUST 9, 2021

3  
4 BILL NO. 9703

ORDINANCE NO.

5 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
6 **PERMIT NO. 6891 FROM SIMPLY THAI TO HARLSTON FOODS,**  
7 **LLC. D/B/A BAXTERS CHICKEN FOR THE OPERATION OF A**  
8 **RESTAURANT LOCATED AT 2470 N. HIGHWAY 67.**  
9

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

13 WHEREAS, Malee Suntra d/b/a Sushi and Thai Restaurant was granted Special Use  
14 Permit no. 6891 for the location of a sit-down, carry-out and drive-through restaurant located at  
15 2470 N. Highway 67; and

16 WHEREAS, Special Use Permit no. 6891 was transferred from Malee Suntra d/b/a Sushi  
17 and Thai Restaurant to CPK Holdings d/b/a Simply Thai Restaurant by ordinance no. 7004 for  
18 the location of a restaurant located at 2470 N. Highway 67; and

19 WHEREAS, Special Use Permit no. 7004 was transferred from Sushi & Thai Restaurant  
20 to Simply Thai by ordinance no. 7747 for the location of a sit-down, carry-out, and drive-through  
21 restaurant located 2470 N. Highway 67; and

22 WHEREAS, an application has been submitted by Harlston Foods d/b/a to transfer the  
23 Special Use Permit Ordinance No. 7747 to its name; and

24 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
25 August 9, 2021 that the business would be operated in substantially identical fashion as set out  
26 herein; and

27 WHEREAS, Harlston Foods, LLC. d/b/a Baxter's Chicken has accepted the terms and  
28 conditions as they apply to a special use permit for a sit-down, carry-out restaurant.

29

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

32           Section 1: Special Use no. 7747, issued for a sit-down, carry-out restaurant located at  
33 5470 N. Hwy 67 is hereby transferred from Simply Thai to Harlston Foods, LLC. d/b/a Baxter’s  
34 Chicken.

35           Section 2: The Special Use Permit herein authorized shall terminate if the said business  
36 ceases operation for a period of more than ninety (90) days.

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

39

40 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

41

\_\_\_\_\_  
Keith Schildroth  
Council President

42

43

44

45           Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

46

47

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

48

49

50

51 ATTEST:

52

53

\_\_\_\_\_

54 Karen Goodwin, MPPA/MMC/MRCC

55 City Clerk

**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) ~~NUMBER~~ 7747

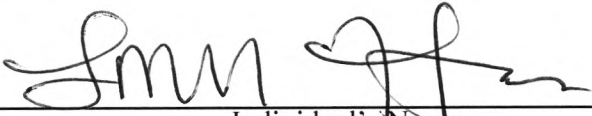
FROM Simply Thai  
TO HARLSTON FOODS LLC DBA Baxters Chicken  
FOR RESTAURANTS SPACE  
ADDRESS 2476 US-67 Florissant MO 63033

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

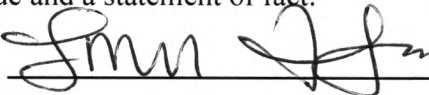
1. Comes now HARLSTON FOODS LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2476 US-67 Florissant MO 63033 in the City of Florissant, Missouri. Legal interest: () Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE   
Individual's Name

FOR: HARLSTON FOODS LLC  
Company, Corporation, Partnership

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

- I (we) have a legal interest in the above described property.  
 I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE   
ADDRESS 7714 Carleton Ave Saint Louis MO 63130  
Telephone No. 314-399-5710 Email address MANAGEMENT@HARLSTON FOODS.COM

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

  
PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.

  
SIGNATURE OF OWNER



**Information sheet to be attached to all requests for Transfer of Special Permit**

Type of Operation: (Select One)

Individual       Partnership       Corporation       LLC

**INDIVIDUAL:**

Name & address \_\_\_\_\_

Telephone number & email address \_\_\_\_\_

Business name/address/phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**PARTNERSHIP:**

Name & address of partner (s) \_\_\_\_\_

Telephone number(s) and email address (s) \_\_\_\_\_

Business name/ address /phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**CORPORATION OR LLC:**

Name & address of all corporate officers Lemell Harlston 7114 Carleton Ave Saint Louis MO 63130

Telephone numbers & email addresses 3143995710 Management@harlstonfoods.com

Business name/address/phone Harlston Foods LLC 314 399 5710 6800 Olive Blvd Saint Louis MO 63113

Photocopy of Corporation/LLC Articles and Certificate \_\_\_\_\_

Date of incorporation/LLC 6-19-2018

Copy of fictitious name registration, if applicable \_\_\_\_\_

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number ~~000000~~ 7747 which previously authorized a Special Use Permit:

TO: Simply Thai

FOR: Restaurant Space

Located at: 2470 US-67 Florissant MO 63033

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

LeMell Harlston (Harlston Foods LLC)

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT

Lease Agreement between

Malee Suntra (Landlord)

206 E. Airwood Dr.

E. Alton IL 62024

And

Harlston Food LLC tenant

7714 Carleton Ave. Saint Louis MO 63130

This Agreement is a lease of a commercial building at 2470 N. Hwy 67 Florissant Mo 63033

This is a 5 years lease start August 1, 2021 and end July 30<sup>th</sup> 2026 at the rate of \$3000.00

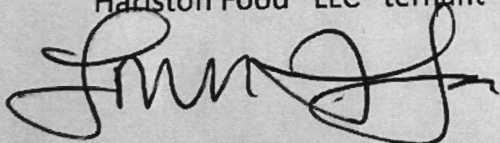
(Three thousand per month) And the tenant have an option to renew the lease another 3 years after July 30<sup>th</sup> 2026

The rent payment due by the 1<sup>st</sup> to 5<sup>th</sup> of the month if not paid by the 5<sup>th</sup> of the month the late fee after the 5<sup>th</sup> of the month will be \$25 per day will add to the principle and the late rent cannot exceed 14 days for each month.

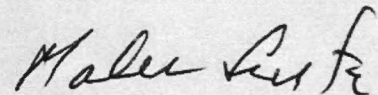
The tenant must keep the lease unit in clean and good condition and pass the city inspection the tenant will be responsible for their own electric gas water sewer, repair and maintenance inside and outside the building include parking lot.

The tenant must have business and liability and building insurance. The certificate of insurance must be forwarded to the landlord every year, Any violation to the lease agreement the landlord shall terminate the lease within 30 days of the violation.

Harlston Food LLC tenant



Lemell Harlston



Malee Suntra (Landlord)



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

**LC001596517**  
**Date Filed: 6/19/2018**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is  
Harlston Foods LLC

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

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

TO PROVIDE FOODSERVICE OPEN TO THE PUBLIC FOR RETAIL; ALL OTHER LEGAL ACTIVITIES NOT PROHIBITED BY MISSOURI LLC LAWS AND STATUTES.

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

<u>ROBERT</u>		
<u>STEINBERG</u>	<u>13761 ST CHARLES ROCK ROAD STE 118 D</u>	<u>BRIDGETON MO 63044</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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

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

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>STEINBERG, ROBERT</u>	<u>13761 ST CHARLES ROCK ROAD STE 118 D</u>	<u>BRIDGETON MO 63044</u>

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

New Series:

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

New Series:

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

New Series:

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

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

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

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

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

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

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

**All organizers must sign:**

ROBERT STEINBERG

*Organizer Signature*

ROBERT STEINBERG

*Printed Name*

06/19/2018

*Date of Signature*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Harlston Foods LLC*  
*LC001596517*

filed its Articles of Organization with this office on the 19th day of June, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 19th day of June, 2018, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 19th day of June, 2018.

  
Secretary of State





1 INTRODUCED BY COUNCILMAN  
2 AUGUST 11, 2003

3  
4  
5 BILL NO. 7790

ORDINANCE NO. 6891

6  
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO MALEE SUNTRA**  
8 **D/B/A SUSHI AND THAI RESTAURANT FOR THE LOCATION AND**  
9 **OPERATION OF A SIT-DOWN, CARRY-OUT AND DRIVE-THROUGH**  
10 **RESTAURANT LOCATED AT 2470 N. HIGHWAY 67.**  
11

12  
13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and operation of a  
15 sit-down, carry-out restaurant and drive-through restaurant; and

16 WHEREAS, an application has been filed by Malee Suntra d/b/a Sushi and Thai Restaurant for  
17 the location and operation of a sit-down, carry-out restaurant and drive-through restaurant on the  
18 property known as 2470 N. Highway 67; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
20 July 21<sup>st</sup>, 2003, has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of a public hearing on said application to be held on the 11<sup>th</sup> of August,  
22 2003 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

29 Section 1: A Special Use Permit is hereby granted to Malee Suntra d/b/a Sushi and Thai  
30 Restaurant for the location and operation of a sit-down, carry-out and drive-through restaurant on the  
31 property known as 2470 N. Highway 67 with the following stipulations:

- 32 a) No outdoor seating  
33 b) Landscaping plan to be submitted to the Building Commissioner for his review and  
34 approval; and  
35 c) The location of the sign, and the sign itself shall be erected in accordance with the  
36 restrictions contained in Ordinance Number 4757, which states that the total square

37 footage shall not exceed 69 square feet, and the total height shall not exceed 22  
38 feet.

39  
40 Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and  
41 subject to all of the ordinances of the City of Florissant.

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

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

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Adopted this 25 day of August, 2003.

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Mark Schmidt  
President of the Council  
City of Florissant

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Approved this 26<sup>th</sup> day of August, 2003.

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Robert G. Lowery, Sr.  
Mayor, City of Florissant

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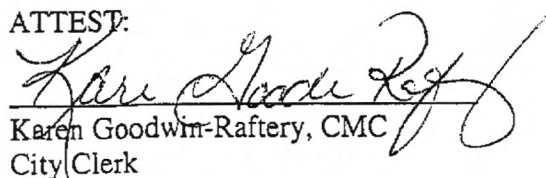
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ATTEST:

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Karen Goodwin-Raftery, CMC  
City Clerk

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1 INTRODUCED BY COUNCILMAN KING  
2 APRIL 26, 2004

3  
4 BILL NO. 7908

ORDINANCE NO. 7004

5  
6 AN ORDINANCE AMENDING SPECIAL USE PERMIT #6891  
7 HERETOFORE GRANTED TO CPK HOLDINGS D/B/A SIMPLY THAI  
8 RESTAURANT FOR THE LOCATION AND OPERATION OF A  
9 RESTAURANT LOCATED AT 2470 N. HWY 67 TO ALLOW FOR OUTSIDE  
10 SEATING.

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

15 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to  
16 CPK Holdings. for the location and operation of a restaurant on the property described in  
17 Ordinance No. 6891; and

18 WHEREAS, an application has been filed by CPK Holdings for an amendment to the  
19 said Special Use Permit heretofore granted under Ordinance No. 6891 to authorize the addition  
20 of certain conditions; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
22 meeting of 4/5/04 has recommended that the said Special Use Permit be amended; and

23 WHEREAS, due notice of a public hearing on said application to be held on the 26<sup>th</sup> day  
24 of April, 2004 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and  
25 concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful  
27 consideration, has concluded that the granting of an amendment to the Special Use Permits  
28 authorized by Ordinance No. 6891, as hereinafter provided would be in the best interest of the  
29 City of Florissant.

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

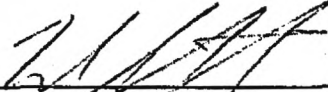
32  
33 Section 1: The Special Use Permit heretofore granted to CPK Holdings, LLC under  
34 Ordinance No. 6891 is hereby amended by allowing outside seating per the plans attached  
35 hereto.

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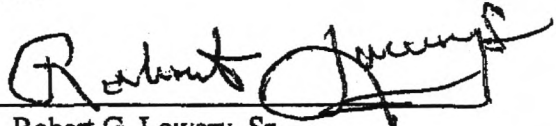
37 Section 2: Said Special Permit shall be conditioned on and shall remain in full force and  
38 effect so long as the conditions set out in Ordinance . 6891, as now amended, are adhered to.

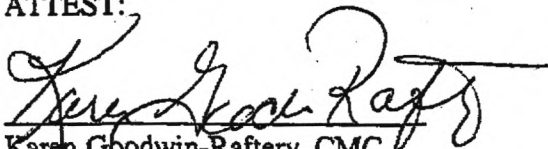
39 Section 3: This ordinance shall become in force and effect immediately upon its passage  
40 and approval.

41  
42 Adopted this 26<sup>th</sup> day of April 2004.  
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46 \_\_\_\_\_  
47 Mark Schmidt  
48 President of the Council  
49 City of Florissant

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51 Approved this 28<sup>th</sup> day of April, 2004.  
52

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55 \_\_\_\_\_  
56 Robert G. Lowery, Sr.  
57 Mayor, City of Florissant

58 ATTEST:  
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61 \_\_\_\_\_  
62 Karen Goodwin-Rafty, CMC  
63 City Clerk

HWY 67

ADDRESS 2470 N HWY 67

20.5'x64.5' FEET  
GRASS

NEON SIGN WILL SAY "SUSHI & THAI RESTAURANT"

14.3' FEET FLOWER POT  
14.3' FEET FLOWER POT  
14.10'  
PATIO 23'x38'  
New  
Tables  
Tables

COUNTER  
COUNTER  
DOOR  
THIS ARE DINING TABLE

COUNTER  
DOOR  
TOILET  
SINK  
WALL  
SINK  
PREP HAND  
SINK  
STORAGE AREA  
LANDSCAPE 2 1/2'x18' FEET

23'x19 1/2' FEET  
GRASS

9.5'x68' FEET  
GRASS

22'  
PARKING # 17  
9'

ENTER FROM HWY 67

ASPHALT

ASPHALT

ASPHALT

ASPHALT

EACH PARKING SPACE 9 FEETx 20 FEET

LANDSCAPE  
10.8'x18' FEET

PARKING HANDICAP # 1

PARKING HANDICAP # 2

PARKING # 3

PARKING # 4

PARKING # 5

PARKING # 6

PARKING # 7

PARKING # 8

PARKING # 9

PARKING # 10

PARKING # 11

PARKING # 12

PARKING # 13

PARKING # 14

PARKING # 15

TRASH ENCLOSURE  
DOOR 1 1/2'  
10'

OUTSIDE BUILDING WILL BE REPAINT WHITE WITH RED TRIM LIKE THE WAY IT IS NOW  
WILL REPAIR THE PATIO & THE FLOWER POT AND RE PAINT THEM WHITE WILL PLANT FLOWER IN THE FLOWER POT WILL NOT USE PATIO FOR SEATING  
WILL REPAIR AND RESURFACE THE ASPHALT AND RE PAINT THE PARKING SPACE  
THE TRASH ENCLOSURE DOOR WILL BE REPLACE WITH THE STEEL DOOR  
THE TRASH ENCLOSURE IS BIG ENOUGH FOR BOTH GREASE CONTAINER AND TRASH DUMSTER

1 INTRODUCED BY COUNCILMAN HERNANDEZ  
2 OCTOBER 25, 2010

3  
4 BILL NO. 8674

ORDINANCE NO. 7747

5  
6  
7  
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12

**AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 6891 AS AMENDED FROM SUSHI & THAI RESTAURANT TO SIMPLY THAI FOR THE LOCATION AND OPERATION OF A SIT-DOWN, CARRY-OUT, DRIVE-THRU RESTAURANT LOCATED AT 2470 N. HWY 67.**

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

16  
17  
18

WHEREAS, pursuant to Ordinance No. 6891 as amended by 7004, Malee Suntra d/b/a Sushi & Thai Restaurant was granted a Special Use Permit for the location and operation of a restaurant on the property known as 2470 N. Hwy 67; and

19  
20

WHEREAS, an application has been filed by Duangjai Truong d/b/a Simply Thai to transfer the Special Use Permit authorized by Ordinance No. 6891 to his name; and

21  
22  
23

WHEREAS, the City Council of the City of Florissant determined at its meeting on October 25, 2010 that the business operated under Ordinance No. 6891 as amended by 7004 would be operated in a substantially identical fashion as set out herein; and

24  
25

WHEREAS, Simply Thai, LLC has accepted the terms and conditions set out in Ordinance No. 6891 as amended by 7004.

26  
27  
28

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

29  
30

Section 1: The Special Use Permit authorized by Ordinance No. 6891 as amended by

31  
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Ordinance no. 7004 is hereby transferred from Malee Suntra d/b/a Sushi and Thai Restaurant to Duangjai Truong d/b/a Simply Thai Restaurant, LLC.

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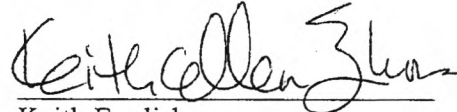
Section 2: The Special Use Permit herein authorized shall terminate if the restaurant ceases operation for a period of more than ninety (90) days or when the named permittee ceases to be the owner and operator of the said restaurant operation.

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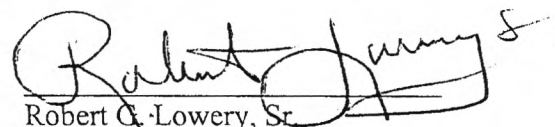
Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

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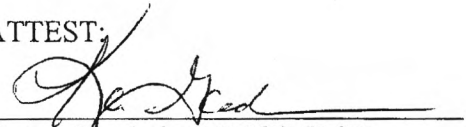
Adopted this 25 day of OCT, 2010.

  
Keith English  
President of the Council  
City of Florissant

Approved this 26 day of OCT, 2010.

  
Robert G. Lowery, Sr.  
Mayor, City of Florissant

ATTEST:

  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ  
2 OCTOBER 25, 2010

3  
4 BILL NO. 8674

ORDINANCE NO. 7747

5  
6  
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 6891**  
8 **AS AMENDED FROM SUSHI & THAI RESTAURANT TO SIMPLY**  
9 **THAI FOR THE LOCATION AND OPERATION OF A SIT-DOWN,**  
10 **CARRY-OUT, DRIVE-THRU RESTAURANT LOCATED AT 2470 N.**  
11 **HWY 67.**

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

16 WHEREAS, pursuant to Ordinance No. 6891 as amended by 7004, Malee Suntra d/b/a  
17 Sushi & Thai Restaurant was granted a Special Use Permit for the location and operation of a  
18 restaurant on the property known as 2470 N. Hwy 67; and

19 WHEREAS, an application has been filed by Duangjai Truong d/b/a Simply Thai to  
20 transfer the Special Use Permit authorized by Ordinance No. 6891 to his name; and

21 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
22 October 25, 2010 that the business operated under Ordinance No. 6891 as amended by 7004  
23 would be operated in a substantially identical fashion as set out herein; and

24 WHEREAS, Simply Thai, LLC has accepted the terms and conditions set out in  
25 Ordinance No. 6891 as amended by 7004.

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

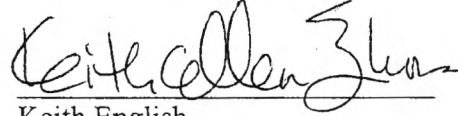
28  
29  
30 Section 1: The Special Use Permit authorized by Ordinance No. 6891 as amended by  
31 Ordinance no. 7004 is hereby transferred from Malee Suntra d/b/a Sushi and Thai Restaurant to  
32 Duangjai Truong d/b/a Simply Thai Restaurant, LLC.

33 Section 2: The Special Use Permit herein authorized shall terminate if the restaurant  
34 ceases operation for a period of more than ninety (90) days or when the named permittee ceases  
35 to be the owner and operator of the said restaurant operation.

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

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Adopted this 25 day of Oct, 2010.



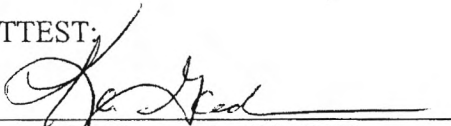
Keith English  
President of the Council  
City of Florissant

Approved this 26 day of Oct, 2010.



Robert C. Lowery, Sr.  
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMC/MRCC  
City Clerk



AN ORDINANCE GRANTING A SPECIAL PERMIT TO  
TACO BELL, INC. FOR A REVISED DRIVE-THRU  
RESTAURANT ON THE PROPERTY HEREINAFTER DES-  
CRIBED AND KNOWN AS 2470 N. HIGHWAY 67.

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

WHEREAS, an application has been filed by Taco Bell, Inc. for a revised drive-thru restaurant and relocation of a trash enclosure; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said Special Permit be granted; and

WHEREAS, due notice of a public hearing on said application to be held on the 23rd day of October, 1989 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of a Special Permit for the revised drive-thru restaurant facility on the property hereinafter described would be in the best interest of the City of Florissant.

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

Section 1: A Special Permit is hereby granted to Taco Bell, Inc. for a revised drive-thru restaurant facility on the following described property:

All of Parcel "B" of the resubdivision of Part of Lot 8 in Block 33 of St. Ferdinand Commons, as per the plat thereof recorded in Plat Book 133, Page 17, St. Louis County Records and being described as:

Commencing at the north corner of said resubdivision of part of Lot 8, Block 33, St. Ferdinand Commons at the southeast line of Lindbergh Boulevard (State Highway 67); thence along the said southeast line of Lindbergh Boulevard the following courses and distances; south 55 degrees 32 minutes west, 87.32 feet; thence along a tangential curve to the left with a radius of 34,327.49 feet an arc length of 29.40 feet to the north corner of said Parcel "B" and the point of beginning; thence leaving said southeast line of Lindbergh Boulevard south 35 degrees 27 minutes 40 seconds east, 109.56 feet to the northeast corner of said Parcel "B"; thence south 00 degrees 15 minutes 08 seconds west, 102.79 feet to the southeast corner of said Parcel "B"; thence south 54 degrees 59 minutes west, 60.00 feet to old iron pipe at the south



corner of said Parcel "B"; thence north 35 degrees 30 minutes 22 seconds west along the southwest line of said Parcel "B" towards an old iron pipe 199.32 feet to the said southeast line of Lindbergh Boulevard; thence along the said southeast line of Lindbergh Boulevard the following courses and distances along a curve to the right with a radius that bears south 34 degrees 42 minutes 59 seconds east, 34,332.49 feet, an arc length of 34.80 feet; thence north 16 degrees 06 minutes 06 seconds east, 50.18 feet; thence along a curve to the right with a radius that bears south 34 degrees 34 minutes 30 seconds east, 34,327.49 feet, an arc length of 35.50 feet to the point of beginning, containing 21,067 square feet, more or less.

Section 2: The Special Permit herein authorized shall remain in full force and effect under the following conditions:

- (1) That the drive-thru area be in accordance with the Site Plan attached hereto and made a part hereof as if fully set out herein and marked Exhibit "A", indicating an escape lane and a delayed pickup area.

Section 3: The Special Permit herein authorized shall expire when the business activity herein referred to ceases for a period of ninety (90) days or the named permittee shall discontinue the operation of said business.

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

Adopted this 13th day of November, 1989.

Robert W. Franck  
President of the Council  
City of Florissant

Approved this 14 day of November, 1989.

James J. Egan  
Mayor, City of Florissant

ATTEST:

Carol A. Butcher  
City Clerk



1 INTRODUCED BY COUNCIL AS A WHOLE

3 BILL NO. 9704

ORDINANCE NO.

5 **ORDINANCE TO AUTHORIZING AN INCREASE THE ANNUAL**  
6 **SEWER LATERAL FROM \$28.00 TO \$50.00.**

8 WHEREAS an election was held in April of 2000 to establish a sewer lateral  
9 program and authorize a \$28.00 annual fee for the residents to support the sewer lateral  
10 repair program; and

11 WHEREAS in 2003 an election was held to increase the sewer lateral annual fee  
12 to \$50 to maintain the program funding; and

13 WHEREAS in 2012 the City Council voted to reduce the annual fee to \$28  
14 because the fund balance was sufficient to maintain the program; and

15 WHEREAS the City Council feels it is in the best interest of the of the  
16 residents to raise the annual fee back to \$50 to increase the fund balance to respond to  
17 increasing costs for sewer lateral repair.

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

22 Section 1: The fee assessed annually on residential properties for each lateral sewer  
23 service line connecting residential property having six or less dwelling units to provide funds to  
24 pay the costs of certain repairs to those lateral sewer service lines is hereby increased from \$28.00  
25 to \$50.00.

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

28 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

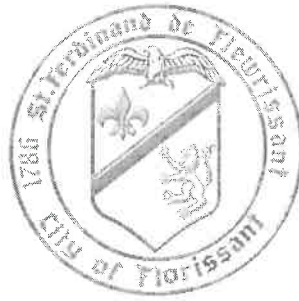
31 \_\_\_\_\_  
Keith Schildroth, Council President

33 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

36 \_\_\_\_\_  
Mayor Timothy J. Lowery

37 ATTEST:

39 \_\_\_\_\_  
40 Karen Goodwin, MPPA/MMC/MRCC  
41 City Clerk



Memo To: City Council

Date: August 5, 2021

Thru: Mayor Timothy Lowery

From: Kimberlee Johnson  
Director of Finance

Todd Hughes  
Director of Public Works

Subject: Increase Sewer Lateral Fee to \$50.00

Due to the increase cost to operate the Sewer Lateral Program it is requested to increase the Sewer Lateral Fee from \$28.00 to \$50.00 effective on the 2021 property tax billings.

Respectfully submitted,

Kimberlee Johnson, Director of Finance

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 AUGUST 9, 2021

3  
4 BILL NO. 9705

ORDINANCE NO.

5  
6 **AN ORDINANCE AUTHORIZING VARIOUS APPROPRIATIONS FROM THE**  
7 **AMERICAN RECUE PLAN (ARP) FUNDS FY21 RECEIVED**

8  
9 WHEREAS the American Rescue Act (ARP) was signed into law on March 11, 2021; and

10  
11 WHEREAS local government units with a population of over 50,000 receive funds directly  
12 from the Department of Treasury; and

13  
14 WHEREAS funds are dispersed in two parts and the City of Florissant has received 50% of the  
15 American Rescue Plan (ARP) Funds in Fiscal Year 2021; and

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

19  
20 Section 1: The sum of \$3,338,000 is hereby appropriated from the American Rescue Plan (ARP)  
21 Funds to various accounts listed as follows:  
22

Dept	G/L Number	G/L Description	Project Title	Amount
<b>GENERAL FUND</b>				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$621,628
Centers	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$18,649
Public Works	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$142,974
Police	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$460,005
<b>PARK IMPROVEMENT FUND</b>				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$1,347,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New Playgrounds for St. Ferdinand and Koch possibly Bangert	\$500,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New tennis courts at St. Ferdinand Park similar to Tower	\$250,000
Parks	09-5-55-61470	Capital Additions –	Wiese House repair and remodel	\$200,000



39 Karen Goodwin, MPPA/MMC/MRCC,  
40 City Clerk

# FLORISSANT CITY COUNCIL

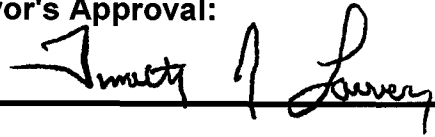
## AGENDA REQUEST FORM

Date: 08/05/2021

Mayor's Approval:

Agenda Date Requested:

8/9/2021



Description of request:

Appropriate 50% of American Rescue Plan (ARP) Funds FY 2020/21 as proposed in Council work session 08/04/2021

Department: Finance

Recommending Board or Commission:

Type of request:

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

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

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

For City Clerk Use Only:  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_





Memo To: City Council

Date: August 5, 2021

Thru: Mayor Timothy Lowery

From: Kimberlee Johnson  
Director of Finance

Subject: Appropriate 50% of American Rescue Plan (ARP) Funds FY21, as proposed at Council work session 08/04/2021

Various Departments are requesting appropriations from the indicated funds as follows:

Dept	G/L Number	G/L Description	Project Title	Amount
<b>GENERAL FUND</b>				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$621,628
Centers	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$18,649
Public Works	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$142,974
Police	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$460,005
<b>PARK IMPROVEMENT FUND</b>				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$1,647,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New Playgrounds for St. Ferdinand and Koch possibly Bangert	\$500,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New tennis courts at St. Ferdinand Park similar to Tower	\$250,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	Wiese House repair and remodel	\$200,000
Theatre	09-5-55-61430	Capital Additions – Theatre	Projector and Screen	\$55,000
Theatre	09-5-55-61430	Capital Additions – Theatre	Carpeting and flooring	\$12,000

Dept	G/L Number	G/L Description	Project Title	Amount
Theatre	09-5-55-61430	Capital Additions – Theatre	Lighting Upgrade/Expansion	\$95,000
Theatre	09-5-55-61430	Capital Additions – Theatre	Auditorium Lights	\$25,000
Centers	09-5-55-61440	Capital Additions – JJE	Replace broken pavement in front of JJE	\$75,000
Centers	09-5-55-61440	Capital Additions – JJE	Asphalt overlay and striping JJE parking lot	\$300,000
Centers	09-5-55-61440	Capital Additions – JJE	New sign in front of JJE	\$75,000
Centers	09-5-55-61440	Capital Additions – JJE	Replace gym doors at JJE	\$60,000
<b>CAPITAL IMPROVEMENT FUND</b>				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$870,000
Info Tech	03-5-55-61360	Capital Additions – Info Tech	Private underground fiber network	\$600,000
Info Tech	03-5-55-61360	Capital Additions – Info Tech	Media Dept expanded capabilities	\$85,000
Admin	03-5-55-61400	Capital Additions – Admin	Agenda Management software (4 yrs)	\$60,000
Public Works	03-5-55-61480	Capital Additions – Public Works	Kiosk/self-service portal system	\$125,000
<b>PUBLIC SAFETY FUND</b>				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$200,000
Police	17-5-55-61000	Capital Additions	Mobile Video Surveillance/LPRs	\$200,000
			TOTAL EXPENSES	\$3,338,628
			TOTAL REVENUE	\$3,338,628

Respectfully submitted,



Kimberlee L. Johnson, Director of Finance

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 AUGUST 9<sup>TH</sup>, 2021

3  
4 BILL NO. 9706 ORDINANCE NO.

5  
6 **ORDINANCE AMENDING THE PUBLIC SAFETY FUND BUDGET TO**  
7 **REMOVE ALLOCATIONS TOTALING \$80,500 AND AUTHORIZING AN**  
8 **APPROPRIATION OF \$120,000 FROM THE PUBLIC SAFETY FUND TO**  
9 **ACCOUNT NO. 17-5-17-61000 “CAPITAL ADDITIONS” FOR THE**  
10 **REMODELING OF THE MEN AND WOMEN’S LOCKER ROOMS AT THE**  
11 **POLICE DEPARTMENT.**

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

15  
16 Section 1: The Public Safety Fund budget is hereby amended by removing allocations  
17 for 2 Chevy Tahoes and related equipment totaling \$80,500; and

18  
19 Section 2: There is hereby authorized an appropriation of \$120,000 from the Public  
20 Safety Fund to budget account no. 17-5-17-61000 “Capital Additions” for the remodeling of the  
21 men and women’s locker rooms at the police department.

22  
23 Section 3: This ordinance shall become in force and effect immediately upon its passage  
24 and approval.

25 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

26  
27 \_\_\_\_\_  
28 Keith Schildroth  
29 President of the Council  
30 City of Florissant

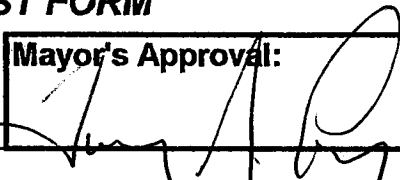
31 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

32  
33 \_\_\_\_\_  
34 Timothy J. Lowery  
35 Mayor, City of Florissant

36 ATTEST:  
37  
38 \_\_\_\_\_  
39 Karen Goodwin, MPPA/MMC/MRCC,  
40 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 8/4/2021 Mayor's Approval: 

Agenda Date Requested: 8/9/2021

Description of request: The transfer of \$120,000 from the Public Safety Funds to Capital Addis 17-5-1761000 for remodeling of mens' and womens' Locker Rooms

Department: Police

Recommending Board or Commission:

Type of request:	<b>Ordinances</b>	<b>X</b>	<b>Other</b>	<b>X</b>
	Appropriation	<input checked="" type="checkbox"/>	Liquor License	<input type="checkbox"/>
	Transfer	<input type="checkbox"/>	Hotel License	<input type="checkbox"/>
	Zoning Amendment	<input type="checkbox"/>	Special Presentations	<input type="checkbox"/>
	Amendment	<input type="checkbox"/>	Resolution	<input type="checkbox"/>
	Special Use Transfer	<input type="checkbox"/>	Proclamation	<input type="checkbox"/>
	Special Use	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
	Budget Amendment	<input type="checkbox"/>		<input type="checkbox"/>
		Y/N		Y/N

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

<b>Back up materials attached:</b>		<b>Back up materials needed:</b>	
Minutes	<input type="checkbox"/>	Minutes	<input type="checkbox"/>
Maps	<input type="checkbox"/>	Maps	<input type="checkbox"/>
Memo	<input type="checkbox"/>	Memo	<input type="checkbox"/>
Draft Ord.	<input type="checkbox"/>	Draft Ord.	<input type="checkbox"/>

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

**For City Clerk Use Only:**  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_

# FLORISSANT POLICE DEPARTMENT

## MEMORANDUM

**Date:** 08-04-2021

**To:** Mayor Timothy Lowery

**From:** Major Randy Boden

**Subject:** Police Building Locker Rooms Project

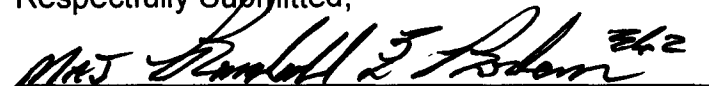
*RB 8-5-2021*

Sir,

In FY 2020, we were unable to complete a locker room project for both the Male and Female locker rooms at the Police Headquarters building. This would be a complete overhaul of the locker rooms, which are in need of repair and updating. We were unable to complete that project due to budget cut backs related to Covid-19. We were unable to place this project in the FY2021 budget again due to budget cutbacks. In speaking with Finance Director, Kimberlee Johnson, she advised that we may now have enough money in Capital Additions (Police Fund) to cover this project. The request for appropriation of funds for the locker room project would be \$120,000. To free up the funds to cover this project; it is requested to remove the Capital Additions line items for the purchase of two Chevrolet Tahoe police vehicle at \$76,000 and the related equipment install of \$4,400 from the FY21 budget. This would be a total of \$80,400. These items will be requested in the FY22 budget.

Thus, the Locker room project at \$120,000 minus \$80,400 would leave a request of \$39,600 additional appropriation of Funds for this project in the FY21 budget from account 17-6100: Capital Additions (police fund).

Respectfully Submitted,

  
Major Randy Boden #362