



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, November 8th, 2021
7:00 PM
Karen Goodwin, MMC/MRCC



Due to the ongoing COVID-19 pandemic, including the Delta variant, the City Council will be meeting remotely. The City Council, Mayor, City Attorney, City Clerk, staff and residents are allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday, November 8th, 2021. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

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

- Written comments sent prior to 3 pm on Monday November 8th, 2021 to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

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

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday November 8th, 2021. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of October 25, 2021
- City Council Budget meeting minutes of October 23rd, 2021

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

21-11-30 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67. (Planning and Zoning Commission recommended approval on 10/18/2021)	Dean Treston
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VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9715	Ordinance to rezone the property at 2925 N. Hwy 67 from B-3 “Extensive Business District” to B-5 “Planned Commercial District” for the location of a car wash. (Continued to this date on 10/25/2021)	2 nd Reading Siam
9725 Contract Memo	Ordinance authorizing the Mayor to enter into an exclusive license agreement extension with Gateway Disposal, LLC for solid waste collection services for the residents of the City of Florissant.	2 nd Reading Schildroth
9726	Ordinance authorizing an amendment to Chapter 345 “Pedestrians’ Rights and Duties” Subsection 345.100 “Peddlers, Solicitors and Canvassers Prohibited” by deleting it in its entirety and replacing it.	2 nd Reading Schildroth
S9728 Memo	Ordinance authorizing an amendment to Table XVIII-a “Handicapped Parking” to remove the handicapped parking Eastbound St. Dennis at Jefferson and to amend Table XIII-a “Parking Prohibited at All Times on Certain Streets” to amend no parking on St. Denis street at a certain location. (Continued to this date on 10/25/2021)	2 nd Reading Mulcahy

9729	Ordinance authorizing an amendment to section 405.245, Subsection B “Screening and Berming”, Subparagraph 2 to require a personnel accessway through new outside trash container screens.	2 nd Reading Schildroth
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VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Liquor (Ward6) Application	Request to approve a Full Liquor by the Drink license for Kingston 10, LLC for a restaurant/bar located at 1157-1159 N. Hwy 67.	Dean Treston
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C. BILLS FOR FIRST READING

9730	Ordinance authorizing a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67.	Mulcahy
9731 Proposed Budget	Ordinance adopting the budget for the City of Florissant for the fiscal year commencing on December 1, 2021 and ending on November 30, 2022 and providing for its effective date.	Council as a whole
9732 Contract	Ordinance repealing Ordinance No. 8655 and authorizing the Mayor of the City of Florissant to enter into a contract with the law firm of Lewis Rice, LLC, represented by John M. Hessel for legal services for the City of Florissant commencing on December 1, 2021 and ending on November 30, 2022.	Council as a whole
9733 Memo	Ordinance to amend Title II, Chapter 245 “Parks & Recreation” of the Florissant city code, Section 245.180 “Fees for Use”, to adjust fees for use of various park facilities.	Schildroth
9734 Memo	Ordinance to amend Chapter 245 “Parks and Recreation” article XI “Old Fleurissant Golf Club” of the Florissant city code, subsection 245.610 “Fees and Charges” to adjust fees for the golf course facility.	Schildroth
9735	Ordinance repealing ordinance no. 8587 establishing a new compensation plan for seasonal employees of the city of Florissant and containing an effective date clause.	Schildroth

9736 Memo	Ordinance repealing ordinance no. 8653 establishing a new compensation plan for part-time employees of the City of Florissant and containing an effective date clause.	Schildroth
9737 memo	Ordinance amending Chapter 125 “Personnel”, Article II “Classification of Positions”, Section 125.065 “Wage Increase and Schedule” by deleting it in its entirety and replacing it.	Schildroth
9738 Memo	Ordinance repealing ordinance no. 8059 establishing a grade and step schedule for full time classified positions within the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause.	Schildroth
9739 Memo	Ordinance amending ordinance no. 8370 establishing a grade and step schedule for full time uniformed employees and dispatcher positions within the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause.	Schildroth
9740 Memo	Ordinance providing for the repeal of chapters 500, 505 and 510 of the code of ordinances of the City of Florissant, Missouri, as amended, relating to the building code and enacting in lieu thereof a new chapter 500, a new chapter 505, and a new chapter 510 on the same subject with certain modifications as hereinafter set forth.	Schildroth
9741 Memo	Ordinance authorizing an amendment to Article XIV “Economic Development Commission” subsection 120.630 “Established” to amend the number of members and add alternates.	Schildroth
9742 Memo	Ordinance amending chapter 125 “Personnel”, Article VI “Leave Policies”, Division 2 “Vacations” by deleting it in its entirety and replacing it.	Schildroth
9743 Memo	Ordinance appropriating the Community Development Block Grant (CDBG) funds for the 2021 Fiscal Year for the City of Florissant.	Schildroth

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 NOVEMBER 5TH, 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, NOVEMBER 8TH, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

October 25, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, October 25, 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: Harris, Manganelli, Caputa, Schildroth, Mulcahy, Pagano, Parson, and Siam. 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 Manganelli moved to approve the City Council Minutes and Executive Meeting Minutes of October 11th, 2021, seconded by Pagano. Motion carried.

The next item on the Agenda was *Proclamations*.

A proclamation was presented for Extra Mile Day 2021 to be recognized on November 1, 2021 to lift up members of Florissant who have gone above and beyond for others in their community.

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

The next item on the Agenda was *Communications*.

Council received an email dated September 11, 2021 from Tim Lee in reference to Public Hearing no. 21-09-025 regarding new regulations for trash container enclosures.

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

The City Clerk reported that Public Hearing 21-10-029 for Public Hearing on the proposed budget for the City of Florissant, including the General Revenue Fund, Capital Improvement Fund, Park Improvement Fund, Street Improvement Fund, Sewer Lateral Fund, Property Revitalization Fund, Property Maintenance Fund, Public Safety Fund, and Court Building Fund for the fiscal year beginning December 1, 2021. The Chair declared the Public Hearing to be open.

Kimberlee Johnson, Finance Director, formally presented the proposed Fiscal Year 2022 Budget for the City of Florissant. Mayor Lowery noted his appreciation for Ms. Johnson and Ed Kuper, Assistant Finance Director, and their work on the budget for fiscal year 2022.

Being no further comments, Councilman Schildroth made a motion to close the Public Hearing, seconded by Eagan. Motion carried.

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

33 Councilman Schildroth moved to add Bill No. 9723 to the agenda, seconded by Manganelli.
34 Motion carried.

35 Councilman Siam moved Bill No. 9715 an Ordinance to rezone the property at 2925 N. Hwy 67
36 from B-3 “Extensive Business District” to B-5 “Planned Commercial District” for the location of a car
37 wash be read for a second time, seconded by Parson.

38 Councilman Siam moved that Bill no. 9715 be read for a third time, seconded by Mulcahy. Motion
39 carried and Bill No. 9715 was read for a third time and place upon its passage.

40 Councilwoman Pagano noted at the last meeting Councilman Caputa had requested a traffic study
41 but it was not received. Councilman Schildroth made a motion to suspend the rules to allow the petitioner
42 to speak, seconded by Eagan. Motion carried.

43 Jared Hanoman, Driven Brands Representative, wanted to verify what the council needed to be
44 able to complete the approval process. He noted there was a traffic analysis report requested at the last
45 meeting, but wanted to verify if this was necessary for the project to be approved. Councilman Caputa
46 noted based on the exits and design there could be a problem with traffic and he would like to see a study
47 to verify the effects.

48 Councilman Caputa made a motion to postpone Bill No. 9715 until the November 8, 2021 City
49 Council Meeting to allow for a traffic study to be conducted and reviewed by the City Council, seconded
50 by Pagano. Motion carried.

51 Councilman Eagan moved Bill No. 9716 an Ordinance to rezone the properties located at 1760,
52 1780, 1790 N. Hwy 67 and 1615, 1645, 1675 N. New Florissant Rd. from B-3 “Extensive Business
53 District” to B-5 “Planned Commercial District” to allow for site and building expansion be read for a
54 second time, seconded by Schildroth.

55 Councilman Mulcahy moved that Bill no. 9716 be read for a third time, seconded by
56 Manganelli. Motion carried and Bill No. 9716 was read for a third time and placed upon its passage.

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

59 Whereupon the Chair declared Bill No. 9716 to have passed and become Ordinance No. 8729.

60 Councilman Siam moved Bill No. 9717 an Ordinance to authorize Special Use Permit to Simply
61 Thai to allow for the operation of a sit-down, carry-out restaurant for the property located at 5 Paddock

62 Hills Shopping Center in a B-3 “Extensive Business District” be read for a second time, seconded by
63 Parson.

64 Councilman Siam moved that Bill no. 9717 be read for a third time, seconded by Harris. Motion
65 carried and Bill No. 9717 was read for a third time and placed upon its passage.

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

68 Whereupon the Chair declared Bill No. 9717 to have passed and become Ordinance No. 8730.

69 Councilman Manganelli moved that Bill No. 9723 an Ordinance authorizing an amendment to
70 Chapter 340 “Miscellaneous Driving Rules” Subsection 340.175 “Unauthorized Use of Motor Vehicles”
71 to add a new subsection for the purpose of making it unlawful to lift door handles of vehicles without the
72 owner’s permission be read for a second time, seconded by Caputa.

73 Councilman Manganelli moved that Bill No. 9723 be read for a third time, seconded by Eagan.
74 Motion carried and Bill No. 9723 was read for a third time and placed upon its passage.

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

77 Whereupon the Chair declared Bill No. 9723 to have passed and become Ordinance No. 8731.

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

79 Councilman Mulcahy moved to reappoint Steve Gettemeier, 1290 St. Antoine, to the Board of
80 Adjustment with a term expiring 9/27/2026. Seconded by Pagano, motion carried and the appointment
81 was made.

82 Councilman Mulcahy moved to reappoint Steve Frank, 771 N. Lafayette, to the Landmark and
83 Historic District Commission with a term expiring 4/13/2024. Seconded by Pagano, motion carried and
84 the appointment was made.

85 Councilman Schildroth moved to accept the Mayor’s appointment of Jules Blair, 745 Naomi, to
86 the Environmental Quality Commission with a term expiring on 2/23/2024. Seconded by Councilman
87 Caputa, motion carried and the appointment was made.

88 Councilman Schildroth moved to accept the Mayor’s appointment of Ronald Williams, 1620
89 Milbank, to the Environmental Quality Commission with a term expiring on 8/28/2024. Seconded by
90 Councilman Caputa, motion carried and the appointment was made.

91 Councilman Eagan moved to accept the Mayor's appointment of Preston Williams, 1630 Bay
92 Meadows, to the Youth Advisory Commission with a term expiring on 10/25/2024. Seconded by
93 Councilman Parson, motion carried and the appointment was made.

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

95 Councilman Eagan made a motion to suspend the rules to allow for discussion with the petitioner,
96 seconded by Schildroth. Motion carried.

97 Nathan Murray, petitioner, stated he's been managing many Cecil Whittaker's locations for years
98 and would like to open his own place in the old Cecil Whittaker's location while keeping everything the
99 same. He wanted to keep the name, however the contract was more difficult and decided to change the
100 name. Mr. Murray stated the hours would change to closing at 9pm, possibly 8pm if he does not have
101 enough help.

102 Councilman Eagan moved to accept the Request to transfer Special Use Permit no. 4927 from
103 Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Celano's Pizza LLC located at 557 Howdershell
104 Road, seconded by Caputa. Motion carried.

105 Councilwoman Pagano moved to accept the Request for a permit to keep a potbelly/Juliana pig
106 for Gloria Golden located at 300 Derhake Road, seconded by Mulcahy. Motion carried.

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

108 Councilman Eagan introduced Bill No. 9724 an Ordinance authorizing a transfer of Special Use
109 Permit no. 4927 from Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Celano's Pizza LLC for
110 the operation of a restaurant located at 557 Howdershell Road was read for the first time.

111 Councilman Eagan moved that Bill No. 9724 be read for a second time, seconded by Schildroth.
112 Motion carried and Bill No. 9724 was read for a second time.

113 Councilman Eagan moved that Bill No. 9724 be read for a third time, seconded by Pagano. On
114 roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy
115 yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present
116 Bill No. 9724 was read for a third and final time and placed upon its passage. Before the final vote all
117 interested persons were given an opportunity to be heard.

118 Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes,
119 Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

120 Whereupon the Chair declared Bill No. 9724 was passed and became Ordinance No. 8732.

121 Councilman Schildroth introduced Bill No. 9725 an Ordinance authorizing the Mayor to enter
122 into an exclusive license agreement extension with Gateway Disposal, LLC for solid waste collection
123 services for the residents of the City of Florissant was read for the first time.

124 Councilman Schildroth introduced Bill No. 9726 an Ordinance authorizing an amendment to
125 Chapter 345 “Pedestrians’ Rights and Duties” Subsection 345.100 “Peddlers, Solicitors, and Canvassers
126 Prohibited” be deleting it in its entirety and replacing it was read for the first time.

127 Councilman Schildroth introduced Bill No. 9727 an Ordinance authorizing various transfers
128 within the Park Improvement Fund for the Parks Department to cover unexpected expenses, was read for
129 the first time.

130 Councilman Schildroth moved that Bill No. 9727 be read for a second time, seconded by Eagan.
131 Motion carried and Bill No. 9727 was read for a second time.

132 Councilman Schildroth moved that Bill No. 9727 be read for a third time, seconded by Caputa.
133 On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes,
134 Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members
135 present Bill No. 9727 was read for a third and final time and placed upon its passage. Before the final
136 vote all interested persons were given an opportunity to be heard.

137 Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes,
138 Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

139 Whereupon the Chair declared Bill No. 9727 was passed and became Ordinance No. 8733.

140 Councilman Mulcahy introduced Bill No. 9728 an Ordinance authorizing an amendment to Table
141 XVIII-A “Handicapped Parking” to remove the handicapped parking from the entrance of Sacred Heart
142 Church and to amend Table XIII-A “Parking Prohibited at all time on Certain streets” to add No parking
143 on St. Denis Street at a certain location was read for the first time.

144 Councilman Mulcahy moved that Bill No. 9728 be read for a second time for the purpose of
145 discussion, seconded by Schildroth. Motion carried.

146 Councilman Mulcahy stated he spoke with residents and City Clerk Karen Goodwin about the
147 wording of the Bill. He noted there was confusion and a substitute bill would be written regarding the
148 intent of the Traffic Commission recommendation and introduced at the next meeting. Councilman
149 Mulcahy made a motion to continue Bill No. 9728 to the November 8, 2021 City Council Meeting,
150 seconded by Pagano. Motion carried.

151 Councilman Schildroth introduced Bill No. 9729 an Ordinance authorizing an amendment to
152 section 405.245, Subsection B “Screening and Berming”, Subparagraph 2 to require a personnel
153 accessway through new outside trash container screens was read for the first time.

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

155 Councilman Harris stated Red Ribbon week was taking place this week. He stated the theme for
156 2021 is “Drug Free looks like me”.

157 Councilman Manganeli stated October marked the last food truck event of the year. A
158 conversation with a vendor noted the event should remain all Florissant and the city has a very
159 neighborhood feel like somewhere like The Hill.

160 Councilman Caputa reminded residents to lock up firearms in their house and not in their vehicles.
161 Mr. Caputa stated Saturday, October 23 was the bombing of the Marine Corps barracks in Lebanon and
162 the Marines lost over 200 Marines as well as sailors and army servicemen and women. He stated it was
163 the worst loss of life for Marines since Iwo Jima.

164 Councilman Schildroth thanked the Parks Department and all other sponsors of the Boo Bash at
165 Sunset Park. He noted Wards 5 & 7 would be holding a joint Ward meeting on November 7 at the Court
166 Building with Mayor Lowery and Chief Fagan. Mr. Schildroth thanked City Clerk Karen Goodwin and
167 her committee for the employee appreciation picnic and sent a special thanks to Councilman Eagan for
168 cooking all the food. Mr. Schildroth thanked all the employees for their work 24/7.

169 The next item was *Mayor Announcements*.

170 Mayor Lowery noted on Thursday, November 4, there would be the Wrestling at the Chase event
171 with doors opening at 6pm and the event starting at 7pm. He stated the Veterans Day Parade would be
172 held on November 7th starting at Bangert Park and ending at the VFW hall to honor the 2021 Veteran of
173 the Year. On November 27th from 2pm to 9pm, the Miracle on St. Francois Street event would be taking
174 place with a race for kids 12 and under, pictures with Santa, pony rides, crafts, and tree lighting ceremony
175 at City Hall. He noted a plaque dedication would be taking place that evening at 5pm. November 28th the
176 Annual Florissant Christmas Home tour would be taking place.

177 The Council President stated that the next regular City Council Meeting will be Monday,
178 November 8, 2021 at 7:00 pm.

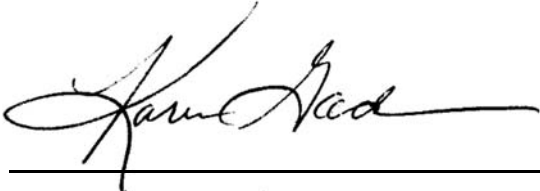
179 Councilman Harris moved to adjourn the meeting, seconded by Caputa. Motion carried. The
180 meeting was adjourned at 7:35 p.m.

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The following Bills were signed by the Mayor:

Bill No. 9716	Ord. No. 8729
Bill No. 9717	Ord. No. 8730
Bill No. 9723	Ord. No. 8731
Bill No. 9724	Ord. No. 8732
Bill No. 9727	Ord. No. 8733



Karen Goodwin, MPPA/MMC/MRCC
City Clerk



CITY OF FLORISSANT
BUDGET MINUTES
OCTOBER 23, 2021



The City Council met on Saturday, October 23rd, 2021 for a budget work session on the FY 2022 proposed budget at 8:00 am in the Council chambers at 955 rue St. Francois. Council members in attendance included: Manganelli, Caputa, Schildroth, Mulcahy, Pagano, Harris, Parson, and Siam. Councilman Eagan was excused. Also in attendance were Mayor Timothy Lowery, Director of Finance Kimberlee Johnson, City Clerk Karen Goodwin and Assistant Director of Finance Ed Kuper. Council President Schildroth stated that a quorum was present and the meeting was brought to order.

Kimberlee Johnson, Finance Director provided a review of the fund Summaries and Revenues.

Councilman Manganelli asked if there were any additional revenues from medical marijuana. Mrs. Johnson stated that she didn't have those numbers but they would look into it.

Administration

Kimberlee Johnson, Finance Director and Karen Goodwin, City Clerk provided an overview of the Administration budget. Ms. Goodwin discussed the software maintenance and benefits of current systems. Mrs. Johnson discussed the organizational dues and discussed the benefits of the National Conference of Mayors.

Police Department

Chief Fagan and Major Boden were in attendance. Chief Fagan reviewed the proposed police budget and provided an overview of any significant changes from last year's budget.

Chief Fagan reviewed the Public Safety Fund.

Chief Fagan stated that he is recommending an increase in the full-time dispatcher pay scale because they are significantly behind in pay in comparison to other cities. He presented a proposed pay scale for the full-time dispatchers.

Councilman Parson asked where the increases would put the city in comparison to other cities. Chief answered that the starting pay would be 2nd and the top pay would be 4th.

Councilman Harris asked the Chief if they are short officers. Chief answered that they are currently 5 officers short. Councilman Harris also asked if the change to Lagers has had an impact on recruitment or retaining officers. Chief answered that Lagers appears to be helping because they are able to bring Lagers benefits with them.

Chief Fagan discussed the new police dogs. He hopes to have them on board by mid year with training schedules.

**Councilman Caputa moved to increase the part time dispatcher pay by 15%. Seconded by Pagano, motion carried unanimously.

**Councilwoman Pagano moved to increase the full-time dispatcher pay by 15% per the schedule presented to the Council. Seconded by Manganelli. Motion carried unanimously.

IT/Media

Steve Weiersmueller, IT/Media Director, presented the proposed budget and provided an overview of any significant changes.

Councilman Harris asked about the training software for security. Mr. Weiersmueller explained the benefit of the security software and how it works to improve security of the systems. He also discussed recent security issues experienced by other organizations and how they are trying to prepare for any instances.

*Councilman Harris asked for a copy of the Gro n Flo policy.

Mr. Weiersmueller discussed Capital Improvements, highlighting security cameras.

10 min break

Public Works

Todd Hughes, Public Works Director presented his budget had provided an overview of significant changes. One significant increase is gasoline due to the increase in prices.

Capital Improvement

Mr. Hughes stated that he would like to ask for an increase of \$125,000 in capital additions for elevator repair, he stated that the elevator is quite old and in need of some upgrades and improvements.

**Councilman Caputa moved to approve an additional \$125,000 to total \$150,000 for the update of the City Hall elevator, seconded by Schildroth, on a voice vote the motion carried unanimously.

Councilman Caputa asked about the brine tanks. Councilman Mulcahy asked about the street contract. Councilwoman Pagano discussed the vehicle lease.

Street Fund

Mr. Hughes reviewed the proposed budget for the street fund.

Sewer Lateral Fund

Mr. Hughes reviewed the proposed budget for the Sewer Lateral Fund.

Mr. Hughes handed out a graph analysis of vehicle repair to demonstrate the reduction in vehicle repair costs due to the vehicle lease. He discussed the benefits of the leased vehicles. Councilwoman Pagano asked several questions regarding the timing on receiving the new leased vehicles and payment of the leases.

*Councilman Harris asked for the excel spreadsheet that was used to make the graph for vehicle maintenance.

*Councilman Harris asked for an updated list of the leased vehicles.

Parks and Recreation Department

Cheryl Thompson-Stimage, Parks Director, Chris Cholly, Recreation Superintendent, and Kevin Green Park Maintenance Superintendent, were in attendance.

Mrs. Thompson-Stimage presented the proposed budget for the Parks and Recreation Department.

Not included in the budget was a proposal for an increase in fees for use for park facilities. Council discussed the fee increase proposal and asked for a report of the usage of the facilities. Mrs. Thompson-Stimage noted that those reports would be in the annual report.

Councilman Schildroth asked about damage deposits and stated that he would like to see the deposit increased to \$200 for pavilion rentals. Council discussed daily fees for use of the facilities.

Park Improvement Fund

Councilwoman Pagano asked about the HVAC repairs at the James J. Eagan Center. Mrs. Thompson-Stimage stated that she would confer with Todd Hughes to see what was included in the bond.

**Councilman Harris moved to increase travel and training for the Parks Department to \$5,500, seconded by Caputa, motion carried on voice vote.

Mr. Cholley discussed the dirt conditions on the athletic fields and explained the expense involved in improving those conditions.

Golf

Sam Friehoff, Clubhouse Manager, provided an overview of the proposed golf course budget.

Mr. Friehoff discussed the golf cart lease and stated that the number in the budget could be **reduced to \$90,000. Councilman Mulcahy moved to reduce the budget for the golf cart least to \$90,000, seconded by Parson, motion carried on voice vote.

Mr. Friehoff stated that the golf course is on track to hit the revenue target for the year. He also stated that he would be presenting recommended increased fees to the council.

Theater

Brian Paladin, Theater Manager presented the proposed theater budget. He noted that one conference they planned to attend was cancelled so the travel and training could be reduced by **\$900 to \$500. Councilman Parson moved to reduce account no. 4342 to \$500, seconded by Pagano, motion carried on a voice vote.

Mr. Paladin also noted that they could remove one part time employee. Councilman Schildroth **moved to eliminate one part time employee from the Theater, seconded by Pagano, motion carried on a voice vote.

*Councilman Caputa asked to add veterans for facility memberships at the same rate as senior citizens.

Senior Services Department

Peggy Hogan, Senior Citizen Coordinator presented the proposed budget for the Senior Department.

Human Resources Department

Sonya Brooks-White, Human Resources Director presented the proposed budget for the HR Department.

Mrs. Brooks-White reviewed the proposed new pay scale for classified employees. She explained the research she had done and feels the proposal is competitive and will keep the city competitive for the next 3-5 years. Councilman Schildroth asked if the combination of Lagers and the new pay scale will make the city competitive with hiring, Mrs. Brooks-White said that it would.

Housing and Community Development

Carol O'Mara, Housing and Community Development Director presented the proposed budget. She discussed the proposal for a Grant Manager/Community Development Specialist position.

Municipal Courts

Judge Mary Elizabeth Dorsey reviewed the budget for the Municipal Court.

The Council discussed the new Show Me Courts system regarding compliance and collections. They also discussed the potential for other courts using the court facility.

Economic Development

Mayor Lowery reviewed the Economic Development proposed budget. He reviewed the membership and travel requests as well as the development of an Economic Development Website.

Boards and Commissions

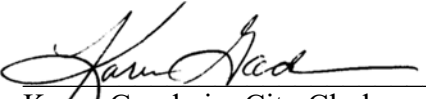
Council discussed the recommendation made by the Disability Awareness Commission to have an interpreter present at Council meetings and any other meeting that was requested.

**Councilwoman Pagano moved to add \$2,500 to the Boards and Commissions account to contract with an interpreter for the council meetings, seconded by Caputa, motion carried on voice vote.

Prosecuting Attorney

Todd Marler, Prosecuting Attorney reviewed the proposed budget for the Prosecuting Attorney's office. He stated that they may need to come back for additional funds if they need to add a prosecutor for increased dockets.

There being no further business to discuss, Councilman Caputa moved to adjourn the meeting at 2:10 pm, seconded by Parson, motion carried on voice vote.


Karen Goodwin, City Clerk

*Requests for information

**Motions Made

CITY OF FLORISSANT

Public Hearing



In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, November 8, 2021 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67 in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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

Receipt
12/2/13



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 6 Zoning B3

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

SIGN. [Signature] DATE: 10-18-21

SPECIAL PERMIT FOR Restaurant/Bar
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 1157-59 Highway 67
Address of property.

1) Comes Now Dean Treston Kingston 10 LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Dean Treston [Signature] detrest@Adl.com 314 458 6005
 PRINT NAME SIGNATURE email and phone

FOR Kingston 10 LLC
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE _____
 ADDRESS _____
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL _____ / _____
 BUSINESS

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

Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation _____

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

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

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners Dean Treston 12521 EVENING Shade or Black Jack

(2) Telephone numbers 314 458 6005

(3) Business address 1157-59 Highway 67. Florissant Mo 63031

(4) State of Incorporation & a photocopy of incorporation papers Missouri

(5) Date of Incorporation 28th day of July 2021

(6) Missouri Corporate Number LC 1804737

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

(8) Name in which business is operated Kingston 10

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

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

Name Dean Treston
Address 12501 Evening Shade Dr Black Jack, Mo, 63033
Property Owner Terry Henzi
Location of property 1157-59 Highway 67 Florissant Mo, 63031
Dimensions of property N/A
Property is presently zoned B3 Requests Rezoning To N/A
Proposed Use of Property Restaurant / Bar
Type of Sign LED Lit Box Sign Height 3' x 8'
Type of Construction Remodel III-B Number Of Stories 1
Square Footage of Building 2360 sq. ft Number of Curb Cuts N/A
Number of Parking Spaces 22 Sidewalk Length _____
Landscaping: No. of Trees N/A Diameter N/A
No. of Shrubs N/A Size N/A
Fence: Type N/A Length N/A Height N/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1
2
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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."

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To: Planning and Zoning Commissioners Date: October 13, 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: **1159 N. Highway 67 (Kingston 10, LLC)** Request Recommended Approval of a Special Use to allow for a Bar/Restaurant establishment in a 'B-3' Extensive Business District.

21
22

STAFF REPORT
CASE NUMBER PZ-101821-2

23
24

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** of a Special Use, to allow for a bar/restaurant establishment at **1159 N. Highway 67**, in an existing 'B-3' Planned Commercial District.

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II. EXISTING SITE CONDITIONS:

The existing property at **1159 N. Highway 67** is a tenant space on a 1.69 acre site with a shopping center and 2 other rear buildings in a 'B-3' Extensive Business District.

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The subject property is approximately 59'-9"x 39'-7"= 2365 s.f. in the shopping center which is about 11,528 s.f.. There is a partial site plan attached which shows the boundary limits and existing front parking. The existing building was built in 1975 per County record.

37

III. SURROUNDING PROPERTIES:

38
39

The property to the West is Rallo Plaza at 1101 N. Highway 67, zoned similarly in the 'B-3' Extensive Business District. The properties to the North are houses along St Celeste in

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

42
43 **IV. STAFF ANALYSIS:**

44 Plans received from the applicant include architect's plan of existing site with no
45 proposed changes and a preliminary floor plan.

46
47 Comments on Drawings A0.0 and A1.0 dated August 12, 2021 by Deru and Associates:

48
49 Site Plan: A site plan was requested indicating compliance with the parking code. It
50 appears on older aerials that about 51 parking spaces are striped, but some in the rear do
51 not have adequate drive lane access or are partial. Some spaces in front may need to be
52 adjust to fit within the property lines.

53
54 Parking required for the center as calculated by staff, using the info. provided:

55
56 Staff Calculations for bar restaurant:

57 *"1 space for every 3 seats plus 2 spaces for every 3 employees on the maximum sh(ft, or*
58 *12.0 per 1,000 GFA"*

59 Seats shown on plan $59/3= 19$ staff assumed $4-6/2=4$, total required 23, site plan
60 indicates 22. No other tenants at this time, so complies.

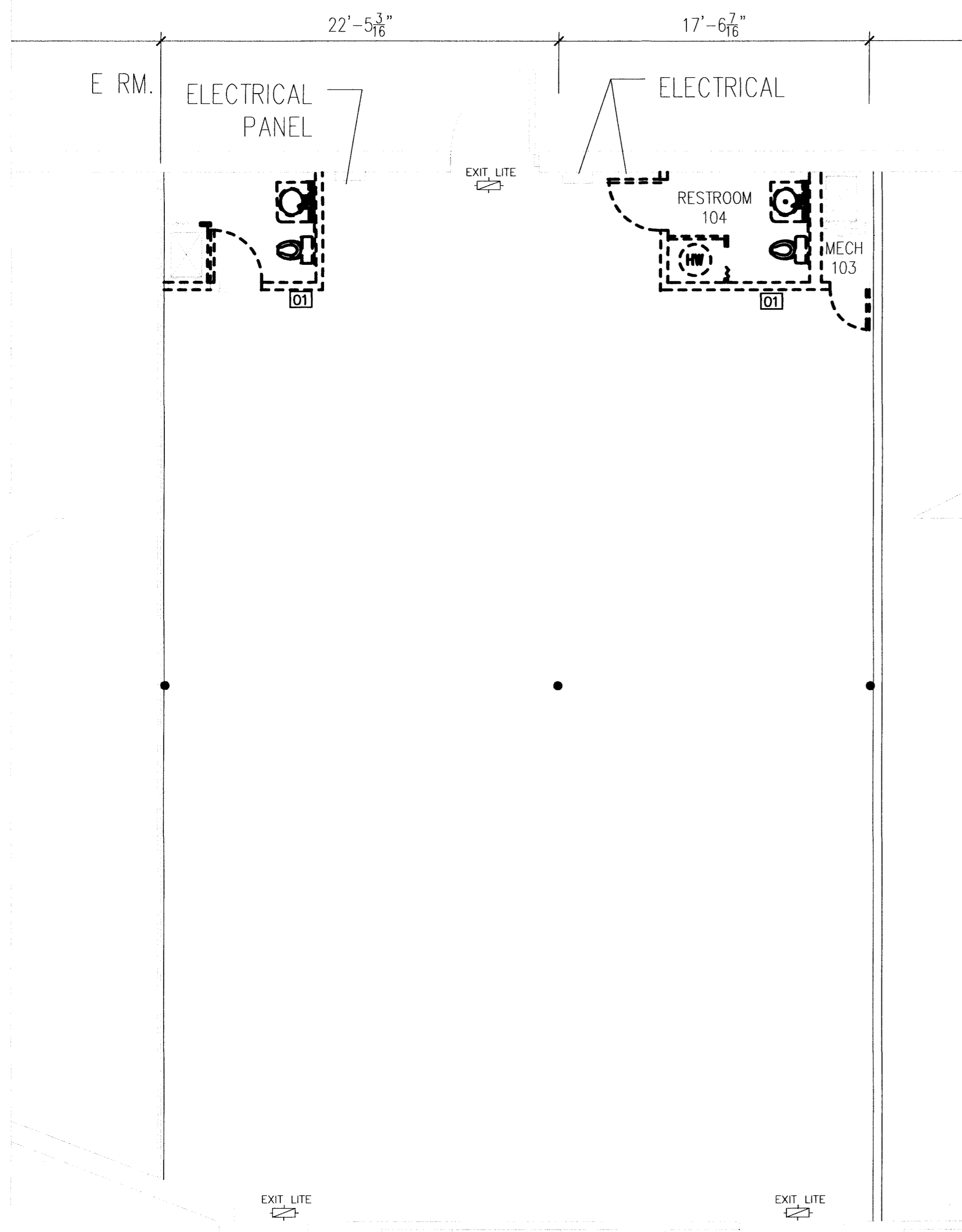
61
62 **III. STAFF RECOMENDATIONS:**

63
64 **Suggested Motion:**

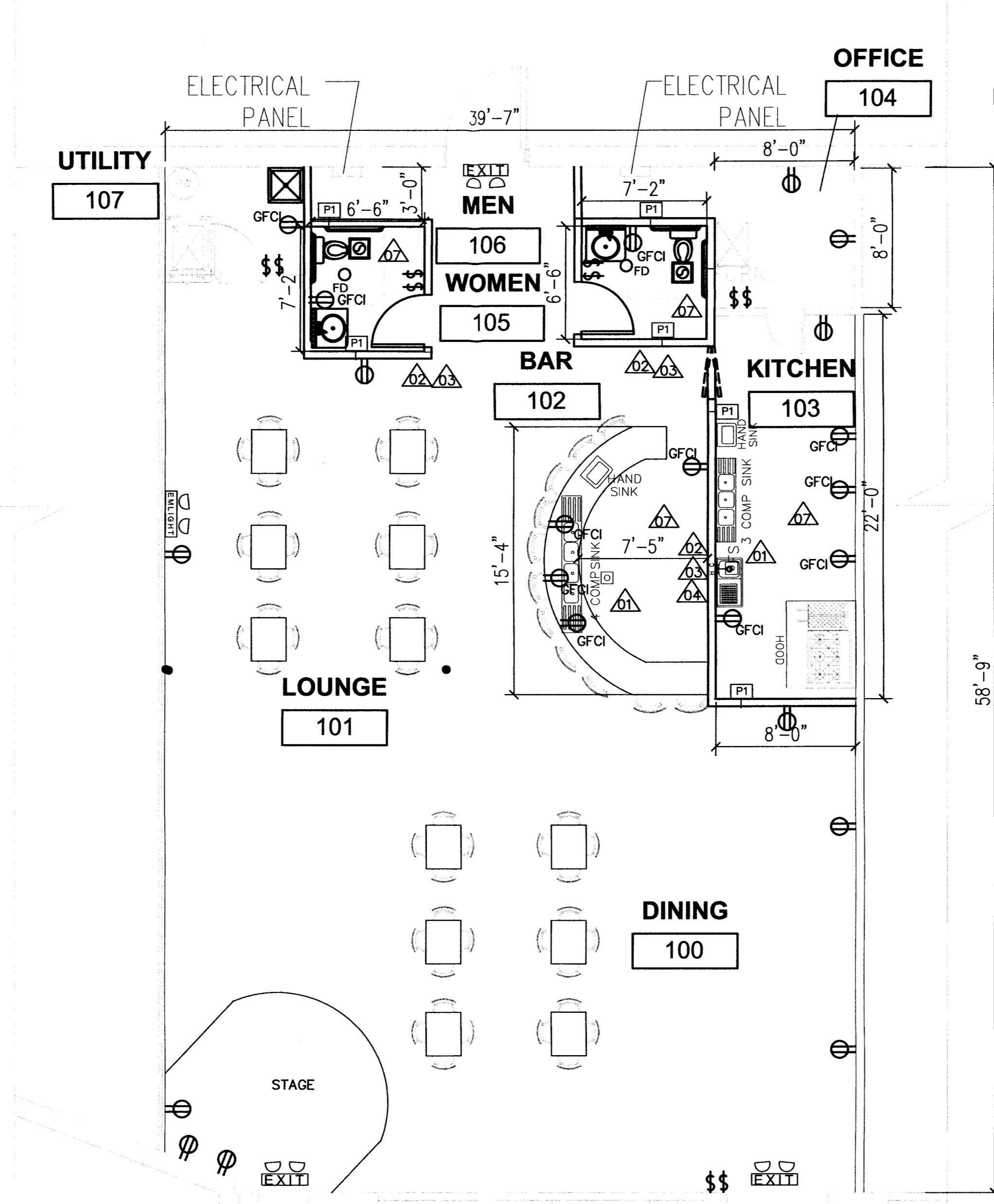
65 I move for Recommended Approval of a Special Use to allow for bar/restaurant
66 establishment in a 'B-3' Extensive Business District as shown on plans attached, subject
67 to the conditions set forth below with these conditions being part of the record:

- 68
69 **1.** Maximum Occupant load shall be 62 as shown on plans.

70
71
72 (End of report and suggested motion)

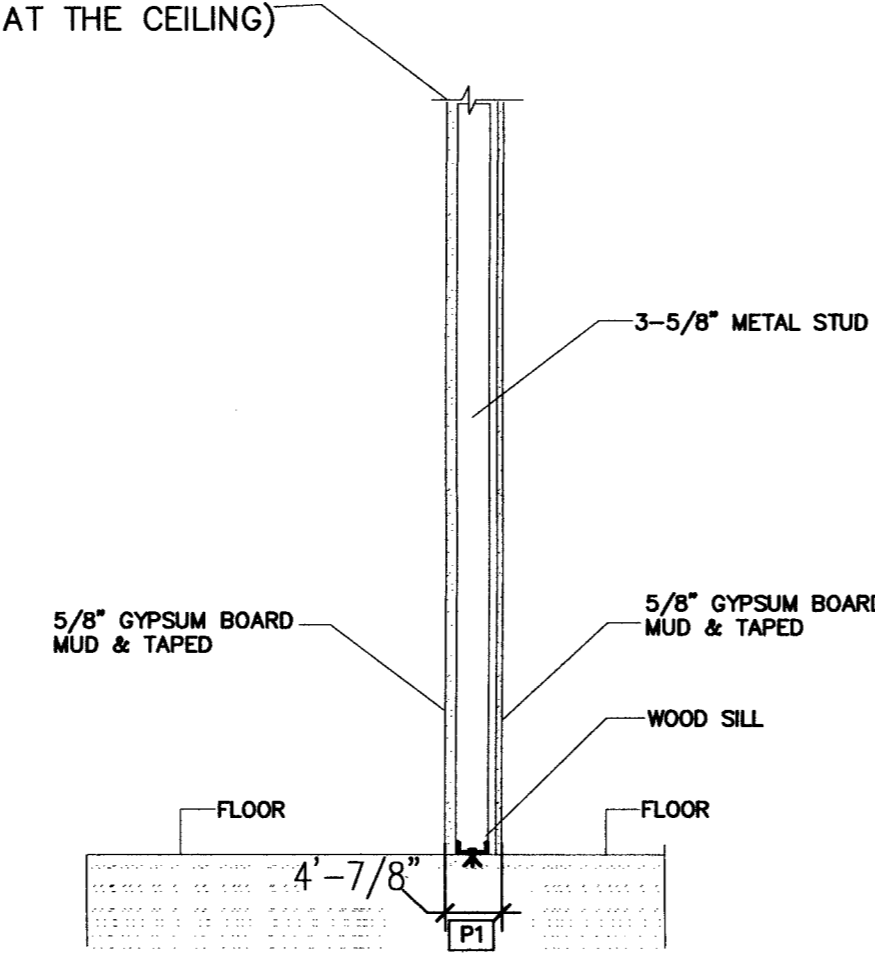


EXISTING FLOOR PLAN
3/16"=1'
NORTH

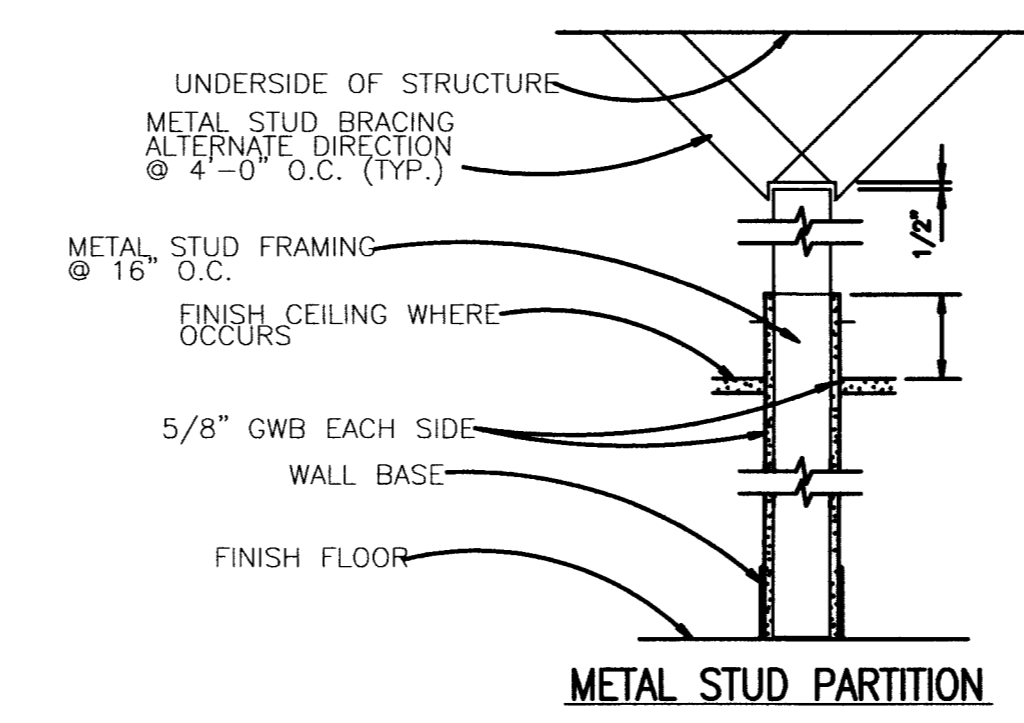


NEW FLOOR PLAN
3/16"=1'
NORTH

FRAMED WALL HEIGHT
BRACED AT THE TOP AT BOTTOM
OF THE ROOF JOIST.
(ALL WALLS TERMINATE AT THE CEILING)



1 INTERIOR DRYWALL BOTH SIDES
N.T.S.



2 PARTITION WALL BRACING
N.T.S.

- DEMOLITION GENERAL NOTES**
- EXISTING ELECTRICAL PANEL TO REMAIN
 - REMOVE EXISTING WALLS AS INDICATED.
- DEMOLITION KEYED NOTES**
- REMOVE DRYWALL AND WALL FINISHES AS REQUIRED
 - REMOVE EXISTING DOOR.
 - REMOVE EXISTING PLUMBING FIXTURES AS INDICATED.

General Requirements:

These specifications and the accompanying drawings constitutes the furnishing of all labor, materials and equipment required to complete the installation of the systems as shown including all accessories, fittings, auxiliaries, and components required for the proper performance of the systems.

Work installed shall be in strict compliance with applicable 2018 IBC other state and local codes.

Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify that all existing equipment is working conditions.

Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

All materials and equipment shall be commercial grade and shall carry a U.L. label.

Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.

Secure and pay for all required permits and inspection certificates.

- FLOOR PLAN KEYED NOTES**
- PATCH FLOOR AFTER UNDERGROUND PLUMBING HAS BEEN INSPECTED
 - FRAME UP WALLS FOR NEW WALLS WITH 20GA, 3-5/8" METAL STUDS.
 - INSTALL 5/8" DRYWALL ON NEWLY FRAMED WALLS AND EXISTING OPEN WALLS AFTER COVER UP INSPECTION HAS BEEN APPROVED.
 - TAPE ALL NEW DRYWALL SEAMS AFTER SCREW INSPECTION.
 - PAINT ALL WALLS AFTER THE TAPING INSPECTION.
 - INSTALL NEW FLOORING AND COVE BASE AFTER THE PAINTING HAS BEEN COMPLETED.
 - INSTALL NEW DRYWALL CEILING FOR THE UTILITY ROOM, RESTROOMS, OFFICE, KITCHEN AND OVER BAR.
 - INSTALL NEW BAR AND STAGE AREA.
 - INSTALL NEW 36" INTERIOR DOORS.
 - INSTALL 5/8" MOISTURE RESISTANT DRYWALL FOR ALL PLUMBING WALLS
 - SEE A2.0 FOR DRYWALL CEILING DETAILS AND FINISH SCHEDULE.

DRAWING SYMBOL LEGEND:

- ⊖ RECEPTACLE 120V
- ⊕ RECEPTACLE 120V GROUND FAULT PROTECTED
- ⊙ SINGLE POLE SWITCH
- ⊙ 3-WAY SWITCH
- EXIT SIGN WITH EMERGENCY LIGHTING AND BATTERY BACK UP
- EM LIGHT EMERGENCY LIGHTING AND BATTERY BACK UP
- EXIT SIGN WITH BATTERY BACK UP
- NEW TOILET EXHAUST FAN

PERMIT SET
FOR CONSTRUCTION

CONSULTANT

DERU & Associates
DERU & ASSOCIATES, LLC
801 RUE ST. FRANCOIS,
FLORISSANT, MO 63031
CONTACT: JEROME LOGAN
(314) 574-5770 CELL
jlogan@deruassociates.com

PROJECT

NEW BAR AND GRILL
1159 N HWY 67
FLORISSANT, MO 63033

FOR

REVISION

NO.	DATE	DESCRIPTION

DATE

AUGUST 12, 2021

JOB NUMBER

DERU0063

DRAWING TITLE

DRAWN BY/ CHECKED BY

DRAWING NUMBER

A1.0

COMMENTS

FOR BUILDING PERMIT APPLICATION

6/2013

1 INTRODUCED BY COUNCILMAN SIAM
2 OCTOBER 11, 2021

3
4 BILL NO. 9715

ORDINANCE NO.

5
6 **ORDINANCE TO REZONE THE PROPERTY AT 2925 N. HWY 67 FROM B-3**
7 **“EXTENSIVE BUSINESS DISTRICT” TO B-5 “PLANNED COMMERCIAL**
8 **DISTRICT” FOR THE LOCATION OF A CAR WASH.**
9

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

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to
16 the City Council at their meeting of September 7, 2021 that Ordinance No. 1625 be amended to change
17 the classification of the property at 2925 N. Hwy 67 from B-3 “Extensive Business District to B-5
18 “Planned Commercial District”; and

19 WHEREAS, due and lawful notice of a public hearing no. 21-10-026 on said proposed zoning
20 change was duly published, opened on October 11, 2021 at 7:00 P.M. by the Council of the City of
21 Florissant; and

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

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: A B-5 “Planned Commercial District” is hereby approved, as depicted by the
29 attached drawings plans Site Plan C-100, C-300, C-310, C-600, Landscape Plan LP-1 , LP-2 all dated
30 08/06/21 by JM Civil, Floor Plan and Elevations dated 8/12/21 and lighting Plan dated 8/16/21, subject
31 to the regulations of a ‘B-5’ Planned Commercial District, with permitted uses allowed being a car wash,
32 those within the B-3 “Extensive Business District” without a Special Permit, and the following
33 additional requirements:
34

35 **1. PERMITTED USES**

36 The uses permitted for this property shall be limited to car wash, those within the B-3
37 “Extensive Business District” without a Special Permit. Other uses than those permitted
38 shall require approval by amendment to this ‘B-5’ Ordinance.
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2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 4164 SF car wash, with uses permitted within the B-3 "Extensive Business District" without a Special Permit.

3. PERFORMANCE STANDARDS

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

- 1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
- 2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
- 3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
- 4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
- 5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
- 6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
- 7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
- 8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. TRASH ENCLOSURES

Trash container shall meet or exceed city trash enclosure requirements.

5. PLAN SUBMITTAL REQUIREMENTS

Final Development Plan shall include improvements as shown on drawings attached, including entire property, trash enclosures, landscape, lighting and legal description.

3. SITE DEVELOPMENT PLAN CRITERIA:

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a. Height, Area And Bulk Restrictions:

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

b. Internal Drives:

(1) There shall be parking as shown on plans attached.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 22 parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks (not applicable)

e. Lighting Requirements.

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

(1) The light level for parking lot lighting shall be as shown on attached photometric plan.

(2) All site lighting and exterior building lighting shall be directed down and inward

f. Sign Requirements.

(1) All signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

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

(2) An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

h. Storm Water.

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

(1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties.

(2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

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

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates compatible with existing building.

- 130 (3) All storm water and drainage facilities shall be constructed, and all landscaping shall
- 131 be installed, prior to occupancy of the building, unless remitted by the Director of
- 132 Public Works due to weather related factors.
- 133
- 134 (4) All mechanical equipment, electrical equipment, and communication equipment shall
- 135 be screened in accordance with the Florissant Zoning Code.
- 136
- 137 (5) The exterior design of the buildings shall be constructed in accordance with the
- 138 renderings as approved by the Florissant Planning and Zoning Commission and
- 139 attached hereto.
- 140
- 141 (6) All other requirements of the Florissant Municipal Code and other ordinances of the
- 142 city shall be complied with unless otherwise allowed by this ordinance.
- 143

144 **7. FINAL SITE DEVELOPMENT PLAN**

145 A final site development plan shall be submitted to the Building Commissioner to review
146 for compliance with the applicable "B-5" Planned Commercial Development ordinance
147 prior to recording. Any variations from the ordinance approved by the City Council
148 and/or the conceptual plans attached to such ordinance shall be processed in accordance
149 with the procedure established in the Florissant Zoning Code.

150
151 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

- 156 a. The property owner or designate representative shall submit in writing a request for an
- 157 amendment to the approved plans. The building commissioner shall review the plans for
- 158 consistency with the purpose and content of the proposal as originally or previously
- 159 advertised for public hearing and shall make an advisory determination.
- 160 b. If the building commissioner determines that the requested amendment is not consistent
- 161 in purpose and content with the nature of the purpose as originally proposed or
- 162 previously advertised for the public hearing, then an amendment to the special use
- 163 permit shall be required and a review and recommendation by the planning and zoning
- 164 commission shall be required and a new public hearing shall be required before the City
- 165 Council.
- 166 c. If the building commissioner determines that the proposed revisions are consistent with
- 167 the purpose and content with the nature of the public hearing then a determination of
- 168 non-necessity of a public hearing shall be made.
- 169 d. Determination of minor changes: If the building commissioner determines that an
- 170 amendment to the special use permit is not required and that the changes to the plans are
- 171 minor in nature the Building Commissioner may approve said changes.
- 172 e. Determination of major changes: If the Building Commissioner determines that an
- 173 amendment to the B-5 is not required but the changes are major in nature, then the owner
- 174 shall submit an application for review and approval by the Planning and Zoning
- 175 commission.

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9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

10. GENERAL DEVELOPMENT CONDITIONS.

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

9. PROJECT COMPLETION.

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

Section 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

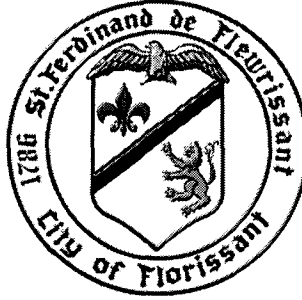
Approved this ____ day of _____, 2021.

 Timothy J. Lowery
 Mayor, City of Florissant

ATTEST:

 Karen Goodwin, MPPA/MMC/MRCC
 City Clerk

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



PLANNING & ZONING ACTION:

Address of Property:

2925 N. Highway 67 (Lindbergh Blvd.)

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN.

DATE:

9-7-2021

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

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Boing US Holdco, Inc. a Delaware corporation
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Lessee (copy of lease submitted with application)
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 1.09

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: Vacant building, previously used for restaurant

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

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:

Construction of an automated express car wash facility

List purpose for this request.

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

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

PRINT PETITIONER'S NAME Boing US Holdco, Inc.
Print Name By: Scott O'Melia
8D7C02EDB40D48C...
PETITIONER(S) SIGNATURE (S) Scott O'Melia, Executive VP
FOR Boing US Holdco, Inc.
(company, corporation, partnership)

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

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

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

SIGNATURE [Signature]
ADDRESS 1101 Central Expressway S., Suite 215 Allen Texas 75013
STREET CITY STATE ZIP CODE
TELEPHONE NUMBER (469) 270-3758

I (we) the petitioner (s) do hereby appoint BUSINESS Kyle Flaming Boing US Holdco, Inc. as
Print name of agent.
my (our) duly authorized agent to represent me (us) in regard to this petition.

By: Scott O'Melia
8D7C02EDB40D48C...
Signature of Petitioner(s) or Authorized Agent
Scott O'Melia, Executive VP

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 applicabe section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

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

(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 or LLC:

- (1) Names & addresses of all partners Jonathan Fitzpatrick, CEO
- (2) Telephone numbers (704) 377-8855
- (3) Business address 440 South Church St., Ste. 700, Charlotte, NC 28202
- (4) State of corporation & a photocopy of incorporation papers DE - Corporate documents submtted with application
- (5) Date of corporation Incorporated 07/28/2015 in Delaware
- (6) Missouri Corporate Number Qualification in Missouri pending with Missouri Sec. of State's Office
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Pending application with the Missouri Secretary of State's Office
- (8) Name in which business is operated Take 5 Car Wash Express
- (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 Boing US Holdco, Inc.

Address 440 S. Church St., Ste. 700, Charlotte NC 28202

Property Owner National Retail Properties, LP

Location of property 2925 N. Highway 67 (Lindbergh Blvd.)

Dimensions of property 311' x 162' (1.08 acres)

Current Use of Property Vacant building

Proposed Use of Property Automated Express Car Wash

Type of Sign _____ Height _____

Type of Construction Type III-B Number Of Stories 1

Square Footage of Building 4219 sf Number of Curb Cuts 1. using existing curb cut

Number of Parking Spaces 21 Sidewalk Length _____

Landscaping: No. of Trees 5 Diameter 2.5

No. of Shrubs 67 Size 3 gals and 5 gals

Fence: Type none Length _____ Height _____

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

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

c. Proposed uses for out lots: _____

2) Performance Standards:

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

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

c) Odor is there any foreseen problem with odor? Yes / No

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

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

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

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

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

I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Ye / No

j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

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

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

40 **IV. STAFF ANALYSIS:**

41 The application is accompanied by professionally prepared plans: Survey Sheet 1 of 1
42 dated 5/20/21, Site Plan C-100, C-300, C-310, C-600, Landscape Plan LP-1 , LP-2 all
43 dated 08/06/21 by JM Civil, Floor Plan and Elevations dated 8/12/21 and lighting Plan
44 dated 8/16/21. The Petitioner has proposed a conveyor-style car wash of concrete
45 architectural block, metal panels with lighting accents. The following are Staff
46 comments on the plans:

- 47
- 48 • Survey Sheet 1 of 1: shows existing facility, parking, lighting and sign.
- 49 • Site Plan C-100: Building area 4164 s.f., double queue and double dumpster area,
50 vacuum locations and counterclockwise vehicle circulation. Building height
51 listed as 27'-3". Parking required is only for 5x capacity of wash for stacking.
52 Parking provided 22 shown on plan.
- 53 • C-300: partial grading
- 54 • C-310: partial grading
- 55 • C-600: utility and drainage concept plan shown.
- 56 • Landscape Plan LP-1 & 2 appear to meet 405.245 requirements Building
57 perimeter +/- 340 LF/5= about 68 shrubs, 67 shown. Frontage trees 3 and large
58 planted islands provided.
- 59 • Floor Plan: shows wash bay, equipment and one small office, exterior restroom.
- 60 • Elevations: Zero masonry as defined in 500.040, 2 color block 2 colors metal and
61 noted paint on precast concrete.
- 62 • Photometric Plan indicates range from about 1.5 to 3 footcandles.

63

64 **VI. STAFF RECOMMENDATIONS:**

- 65
- 66 1. If recommended approval is granted, the attached suggested motion shall establish
67 regulations within this district.

68

69 **Suggested Motion for 2925 N Highway 67 (Take 5 Car Wash):**

70

71 I move to recommend approval to amend the B-5, as depicted by the attached
72 drawings plans Site Plan C-100, C-300, C-310, C-600, Landscape Plan LP-1 , LP-
73 2 all dated 08/06/21 by JM Civil, Floor Plan and Elevations dated 8/12/21 and
74 lighting Plan dated 8/16/21, subject to the regulations of a 'B-5' Planned
75 Commercial District, with permitted uses allowed being a car wash, those within
76 the B-3 "Extensive Business District" without a Special Permit, and the following
77 additional requirements:

78

79 **1. PERMITTED USES**

80 The uses permitted for this property shall be limited to car wash, those within
81 the B-3 "Extensive Business District" without a Special Permit. Other uses
82 than those permitted shall require approval by amendment to this 'B-5'
83 Ordinance.

84

85 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

86 The building space shall be limited to a single story 4164 SF car wash, with
87 uses permitted within the B-3 "Extensive Business District" without a Special
88 Permit.
89

90 **3. PERFORMANCE STANDARDS**

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

- 94 1. Vibration. Every use shall be so operated that the maximum
95 ground vibration generated is not perceptible without instruments
96 at any point on the lot line of the lot on which the use is located.
- 97 2. Odor. Every use shall be so operated that no offensive or
98 objectionable odor is perceptible at any point on the lot line on
99 which the use is located.
- 100 3. Smoke. Every use shall be so operated that no smoke from any
101 source shall be emitted of a greater density than the density
102 described as No. 1 on the Ringelmann Chart as published by the
103 United States Bureau of Mines.
- 104 4. Toxic gases. Every use shall be so operated that there is no
105 emission of toxic, noxious or corrosive fumes or gases.
- 106 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
107 Emission of dirt, dust, fly ash and other forms of particulate matter
108 shall not exceed eighty-five one-hundredths (0.85) pounds per one
109 thousand (1,000) pounds of gases of which amount not to exceed
110 five-tenths (0.5) pound per one thousand (1,000) pounds of gases
111 shall be of such size as to be retained on a 325-mesh U.S. standard
112 sieve. In the case of emission of fly ash or dust from a stationary
113 furnace or a combustion device, these standards shall apply to a
114 condition of fifty percent (50%) excess air in the stack at full load,
115 which standards shall be varied in proportion to the deviation of
116 the percentage of excess air from fifty percent (50%).
- 117 6. Radiation. Every use shall be so operated that there is no
118 dangerous amount of radioactive emissions.
- 119 7. Glare and heat. Any operation producing intense glare or heat
120 shall be performed in an enclosure in such a manner as to be
121 imperceptible along any lot line.
- 122 8. Screening.
 - 123 a. All mechanical equipment, air-handling units, cooling towers,
124 condensers, etc., on roof or grade shall be screened architecturally
125 in such a manner as to be a part of the design of the building.
 - 126 b. Incinerators and stacks shall be enclosed in the same material as
127 the main exterior building material.

128
129 **4. TRASH ENCLOSURES**

130 Trash container shall be kept within a gated sight-proof area and both shall
131 incorporate a man-door or accessway, self closing protective and lockable.

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5. PLAN SUBMITTAL REQUIREMENTS

Final Development Plan shall include improvements as shown on drawings attached, including entire property, trash enclosures, landscape, lighting and legal description.

3. SITE DEVELOPMENT PLAN CRITERIA:

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

- b. Internal Drives:
 - (1) There shall be parking as shown on plans attached.

- c. Minimum Parking/Loading Space Requirements.
 - (1) There shall be a minimum of **22** parking spaces provided on the property.

- d. Road Improvements, Access and Sidewalks (not applicable)

- e. Lighting Requirements.

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

 - (1) The light level for parking lot lighting shall be as shown on attached photometric plan.
 - (2) All site lighting and exterior building lighting shall be directed down and inward

- f. Sign Requirements.
 - (1) All signage shall comply with the City of Florissant sign ordinance for commercial districts.

- g. Landscaping and Fencing.
 - (1) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.
 - (2) An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

- h. Storm Water.

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

- 176 (1) The Director of Public Works shall review the storm water plans to
177 assure that storm water flow will have no adverse affect the
178 neighboring properties.
179 (2) No building permits shall be issued until the storm water plan has been
180 approved by the St. Louis Metropolitan Sewer District.
181

182 i. Miscellaneous Design Criteria.

- 183 (1) All applicable parking, circulation, sidewalks, and all other site design
184 features shall comply with the Florissant City Code.
185
186 (2) All dumpsters and grease containers shall be contained within a trash
187 enclosure with gates compatible with existing building.
188
189 (3) All storm water and drainage facilities shall be constructed, and all
190 landscaping shall be installed, prior to occupancy of the building,
191 unless remitted by the Director of Public Works due to weather related
192 factors.
193
194 (4) All mechanical equipment, electrical equipment, and communication
195 equipment shall be screened in accordance with the Florissant Zoning
196 Code.
197
198 (5) The exterior design of the buildings shall be constructed in accordance
199 with the renderings as approved by the Florissant Planning and Zoning
200 Commission and attached hereto.
201
202 (6) All other requirements of the Florissant Municipal Code and other
203 ordinances of the city shall be complied with unless otherwise allowed
204 by this ordinance.
205
206

207 **7. FINAL SITE DEVELOPMENT PLAN**

208 A final site development plan shall be submitted to the Building
209 Commissioner to review for compliance with the applicable "B-5"
210 Planned Commercial Development ordinance prior to recording. Any
211 variations from the ordinance approved by the City Council and/or the
212 conceptual plans attached to such ordinance shall be processed in
213 accordance with the procedure established in the Florissant Zoning Code.
214

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

216 Any changes to the approved plans attached hereto must be reviewed by the
217 Building Commissioner. The Building Commissioner shall make a determination
218 as to the extent of the changes per the following procedure:
219

- 220 1. The property owner or designate representative shall submit in writing a
221 request for an amendment to the approved plans. The building

- 222 commissioner shall review the plans for consistency with the purpose and
223 content of the proposal as originally or previously advertised for public
224 hearing and shall make an advisory determination.
- 225 2. If the building commissioner determines that the requested amendment is
226 not consistent in purpose and content with the nature of the purpose as
227 originally proposed or previously advertised for the public hearing, then
228 an amendment to the special use permit shall be required and a review
229 and recommendation by the planning and zoning commission shall be
230 required and a new public hearing shall be required before the City
231 Council.
- 232 3. If the building commissioner determines that the proposed revisions are
233 consistent with the purpose and content with the nature of the public
234 hearing then a determination of non-necessity of a public hearing shall be
235 made.
- 236 4. Determination of minor changes: If the building commissioner determines
237 that an amendment to the special use permit is not required and that the
238 changes to the plans are minor in nature the Building Commissioner may
239 approve said changes.
- 240 5. Determination of major changes: If the Building Commissioner
241 determines that an amendment to the B-5 is not required but the changes
242 are major in nature, then the owner shall submit an application for review
243 and approval by the Planning and Zoning commission.

244
245 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

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

253
254 **10. GENERAL DEVELOPMENT CONDITIONS.**

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

262
263 **9. PROJECT COMPLETION.**

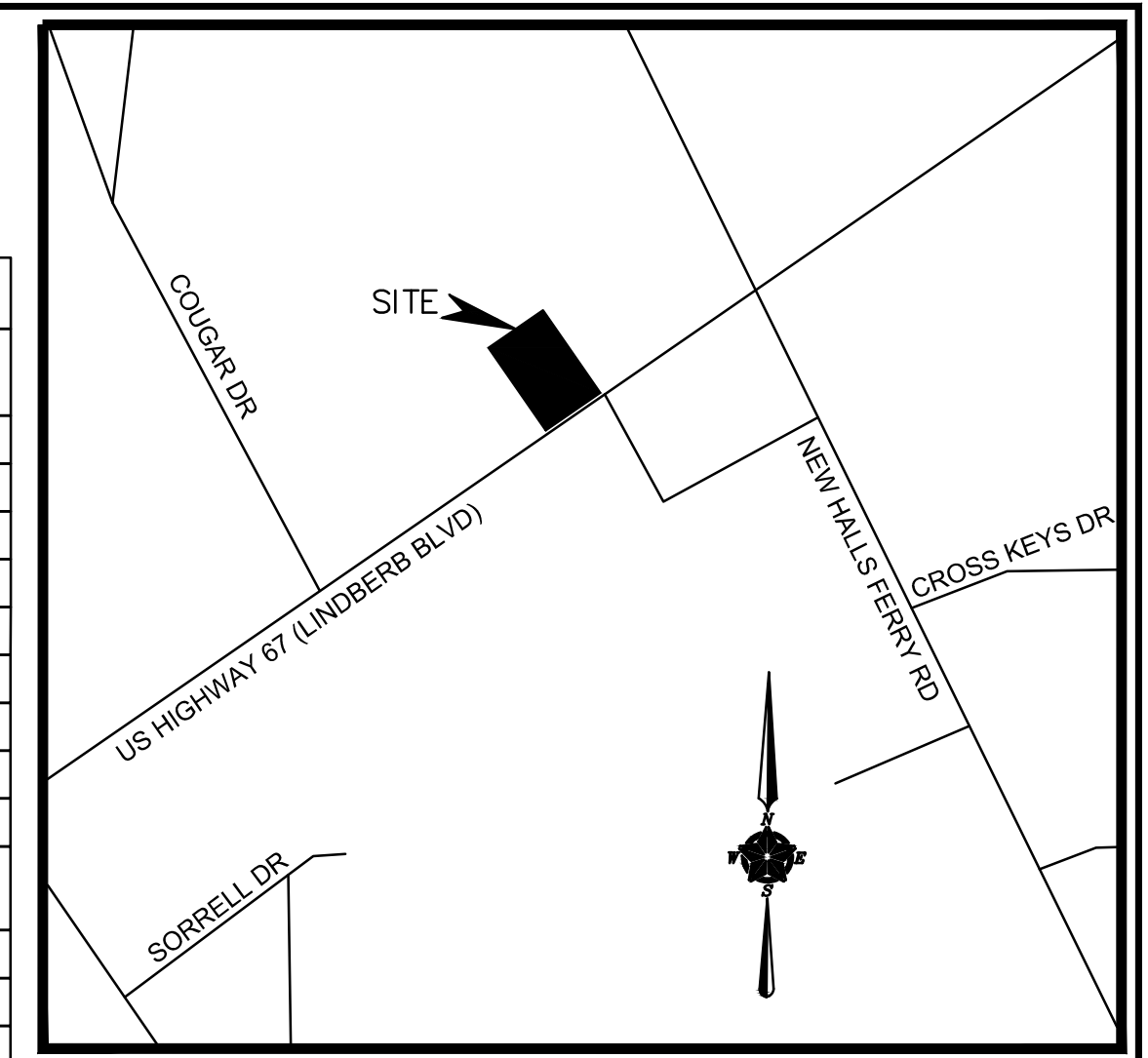
264 Construction shall start within 90 days of the issuance of building permits for
265 the project and shall be developed in accordance of the approved final
266 development plan within 12 months of start of construction.

267 (end report and suggested motion)

CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS
 P.K. NAIL SET
 N=1,083,407.84 E= 877,130.22
 ELEVATION=537.51'
 CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 5/20/2021 (NAVD88,GEIOD18).

FLOODNOTE
 ACCORDING TO THE F.I.R.M. NO. 29189C0066K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED FEBRUARY 4, 2015.



JM CIVIL
 1101 Central Expressway South
 Suite 215
 Allen, TX 75013
 Ph. 214-491-1830
 John Measels, PE
 CIVIL ENGINEER



"FOR REVIEW ONLY"
 08/06/2021



CAR WASH USA EXPRESS
 2925 LINDBERGH BLVD (N HIGHWAY 67)
 FLORISSANT, MO 63033

PROJECT NO.	DESCRIPTION	DATE
JM-FO21024	INITIAL SUBMITTAL	08/06/21
DRAWN BY:	CHECKED BY:	ISSUE DATE:
JMCE	JMCE	08/06/21

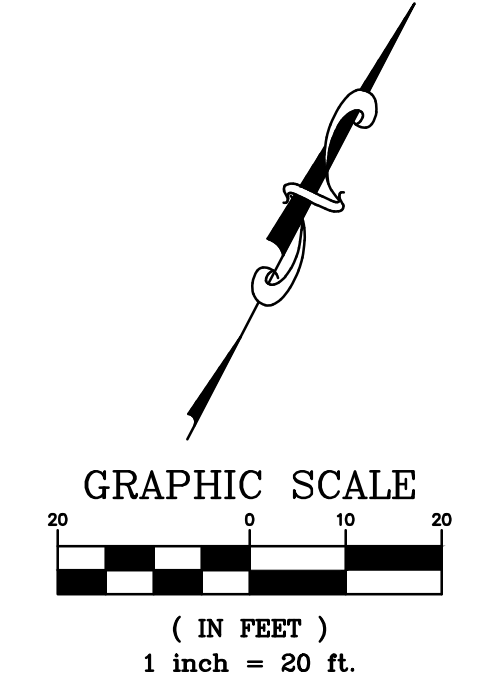
811
 Know what's below.
 Call before you dig.

C 100

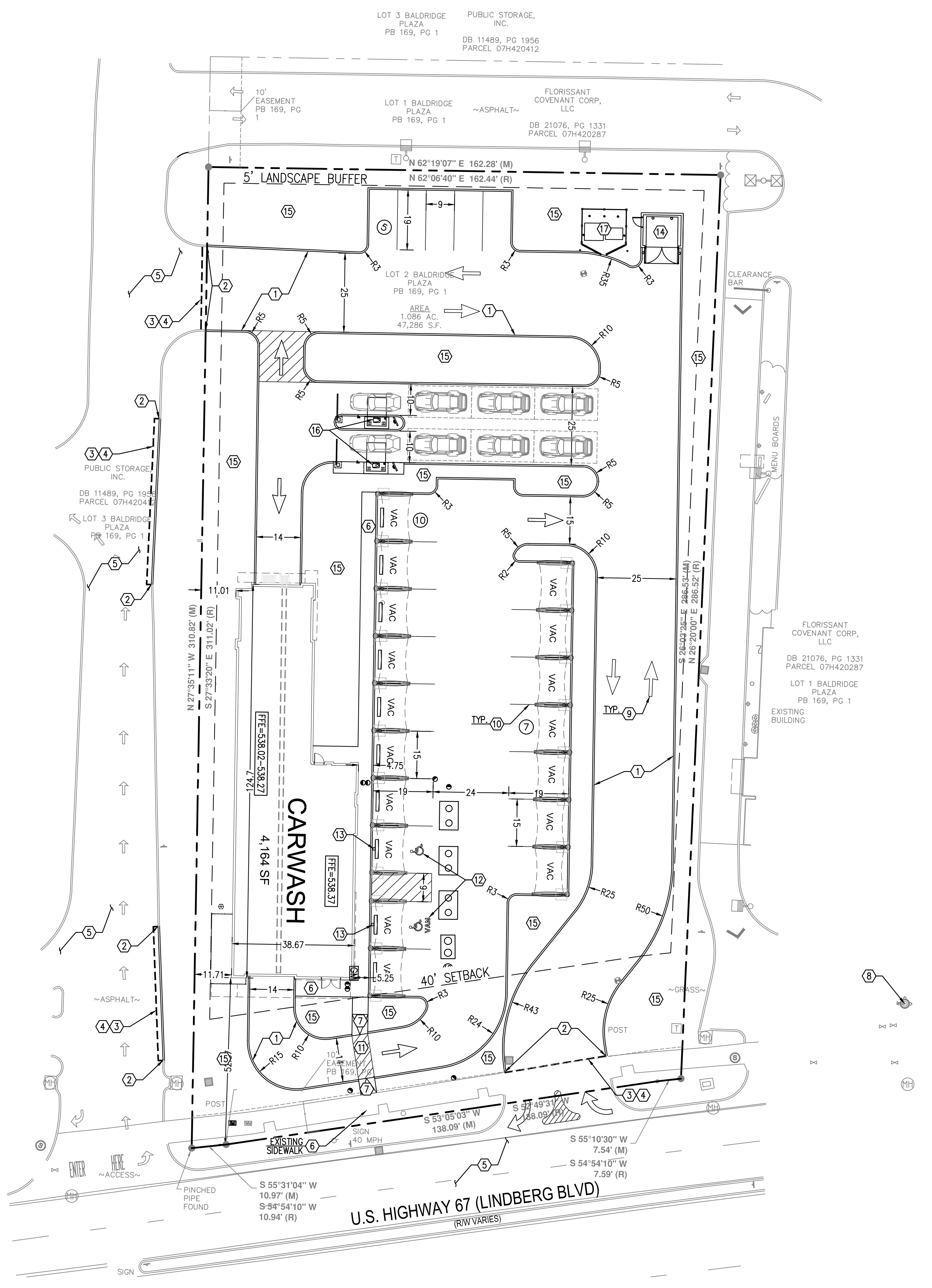
SITE DATA TABLE

LOCATION:	2925 N HIGHWAY 67 FLORISSANT, MO 63033	
LOT AREA:	1.086 AC. (47,286 S.F.)	
ZONING:	ZONING - B3 -> B5	
CURRENT USE:	RESTAURANT	
PROPOSED USE:	CAR WASH	
BUILDING DATA:		
BUILDING AREA	4,164 S.F.	
BUILDING HEIGHT	27'-3" (1 STORY)	
BUILDING COVERAGE	8.81%	
F.A.R.	0.09:1	
PARKING SUMMARY:		
NO MINIMUM PARKING REQMENTS	REQUIRED	PROVIDED
VACUUM SPACES (15'x19')	N/A	14
PARKING SPACES (9'x19')		5
ACCESSIBLE SPACES	1	2
TOTAL SPACES	1	21
LANDSCAPE:		
PERVIOUS:	14,713 S.F.	
IMPERVIOUS:	32,573 S.F.	

- LOCATION MAP**
 NOT TO SCALE
- SITE LEGEND:**
- PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - LIMITS OF FULL DEPTH SAWCUT
 - PARKING SPACES
 - FIRELANE
 - STOP BAR STRIPING
 - ACCESSIBLE SPACES
 - ADA RAMP
 - BOLLARD
 - TRAFFIC SIGN
 - BOLLARD MOUNTED ACCESSIBLE SIGN
 - DIRECTIONAL SIGN
 - SPEAKER BOX
 - MENU BOARD
 - LIGHT POLE
 - BUILDING UP LIGHTS
 - AREA DRAIN
 - GREASE TRAP
 - CLEAN-OUT
 - DOUBLE CLEAN-OUT
 - GAS METER
 - WATER METER
 - IRRIGATION METER
 - MANHOLE
 - CURB INLET



- SITE KEY NOTES:**
- CONCRETE CURB. (PER LOCAL CODES)
 - TAPER CURB TO MATCH EXISTING.
 - MATCH EXISTING PAVEMENT ELEVATION.
 - LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL
 - EXISTING PAVEMENT TO REMAIN.
 - CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
 - SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
 - EXISTING FIRE HYDRANT.
 - DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
 - PARKING STALL STRIPING. (PER LOCAL CODES)
 - PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
 - ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
 - LANDSCAPE AREA. (PER LANDSCAPE PLAN)
 - MENU BOARD AND SPEAKER BOX.
 - VACUUM BIN ENCLOSURE. (PER ARCH. PLANS)



J:\TAKE FIVE OIL\JM-FO21024 - FLORISSANT, MO\CURRENT DRAWINGS\JM-FO21024 MASTER FLORISSANT MO.DWG 8/13/2021 2:25 PM ERIC KEHNER
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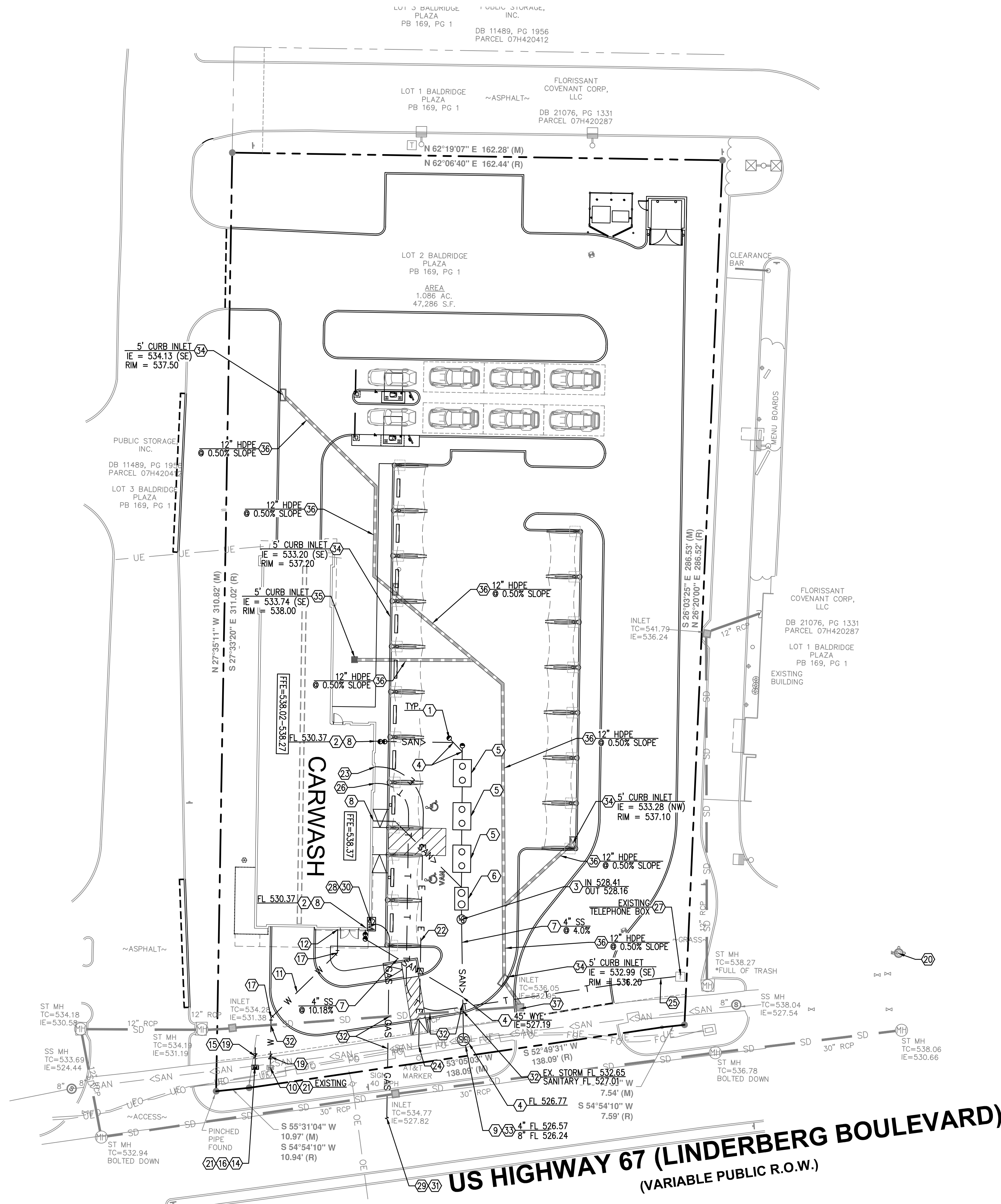
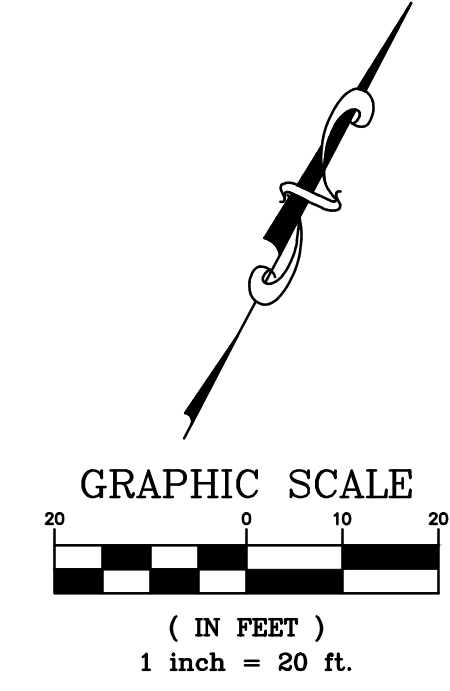
CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS
 P.K. NAIL SET
 N=1,083,407.84 E= 877,130.22
 ELEVATION=537.51'
 CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 5/20/2021 (NAVD88,GEOID18).

FLOODNOTE
 ACCORDING TO THE F.I.R.M. NO. 29189C0066K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED FEBRUARY 4, 2015.

- LEGEND:**
- PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - LIMITS OF FULL DEPTH SAWCUT
 - XX-- EXISTING CONTOUR
 - XXX-- PROPOSED CONTOUR
 - E--- ELECTRIC LINE
 - GAS--- GAS LINE
 - FIRE--- FIRE LINE
 - SAN>--- SANITARY SEWER LINE
 - DOM--- DOMESTIC WATER LINE
 - T--- TELEPHONE LINE
 - ADA RAMP
 - BOLLARD
 - ▲ TRAFFIC/ACCESSIBLE SIGN
 - DIRECTIONAL SIGN
 - SPEAKER BOX
 - MENU BOARD
 - ⊕ LIGHT POLE
 - BUILDING UP LIGHTS
 - AREA DRAIN
 - GREASE TRAP
 - CLEAN-OUT
 - DOUBLE CLEAN-OUT
 - GAS METER
 - WATER METER
 - IRRIGATION METER
 - MANHOLE
 - CURB INLET
 - DRAINAGE SLOPE AND DIRECTION

- UTILITY KEY NOTES:**
- ① SANITARY SEWER CLEAN-OUT.
 - ② SANITARY SEWER DOUBLE CLEAN-OUT.
 - ③ SANITARY SEWER SAMPLE PORT.
 - ④ SANITARY SEWER WYE.
 - ⑤ RECLAMATION TANKS. (PER ARCH./MEP PLANS)
 - ⑥ SAND OIL INTERCEPTOR. (PER ARCH./MEP PLANS)
 - ⑦ SANITARY SEWER LINE. (SEE NOTE FOR TYPE, SIZE AND SLOPE)
 - ⑧ SANITARY SEWER POINT OF ENTRY. (PER MEP PLANS)
 - ⑨ SANITARY SEWER POINT OF CONNECTION. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
 - ⑩ DOMESTIC WATER METER. (SEE NOTE FOR SIZE)
 - ⑪ DOMESTIC WATER LINE. (SEE NOTE FOR SIZE)
 - ⑫ DOMESTIC WATER LINE POINT OF ENTRY. (PER MEP PLANS)
 - ⑬ DOMESTIC WATER LINE POINT OF CONNECTION.
 - ⑭ IRRIGATION WATER METER. (SEE NOTE FOR SIZE)
 - ⑮ IRRIGATION WATER LINE. (SEE NOTE FOR SIZE)
 - ⑯ IRRIGATION WATER LINE POINT OF CONNECTION.
 - ⑰ M.J. BEND. (SEE NOTE FOR SIZE)
 - ⑱ WATER VALVE. (SEE NOTE FOR SIZE)
 - ⑲ REDUCED PRESSURE BACKFLOW PREVENTER.
 - ⑳ EXISTING FIRE HYDRANT.
 - ㉑ CONTRACTOR SHALL COORDINATE WITH WATER UTILITY DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
 - ㉒ UNDERGROUND ELECTRIC LINE. (COORDINATE WITH ELECTRIC COMPANY FOR CONDUIT SIZES)
 - ㉓ METERING EQUIPMENT AND ELECTRIC LINE POINT OF ENTRY. (PER MEP PLANS)
 - ㉔ ELECTRIC LINE POINT OF CONNECTION.
 - ㉕ UNDERGROUND TELEPHONE LINE ~ 2-1" CONDUITS. (VERIFY SIZE WITH TELEPHONE COMPANY)
 - ㉖ TELEPHONE LINE POINT OF ENTRY. (PER MEP PLANS)
 - ㉗ TELEPHONE LINE POINT OF CONNECTION.
 - ㉘ GAS METER.
 - ㉙ GAS LINE. (PER GAS COMPANY STANDARDS)
 - ㉚ GAS LINE POINT OF ENTRY. (PER MEP PLANS)
 - ㉛ GAS LINE POINT OF CONNECTION.
 - ㉜ MAINTAIN 2' VERTICAL SEPARATION.
 - ㉝ SANITARY SEWER MANHOLE
 - ㉞ CURB INLET
 - ㉟ YARD INLET
 - ㊱ 12" PVC STORM PIPE.
 - ㊲ CONNECT TO EXIST INLET



1101 Central Expressway South
 Suite 215
 Allen, TX 75013
 Ph. 214-491-1830
 John Measels, PE
 CIVIL ENGINEER



"FOR REVIEW ONLY"
 08/13/2021



CAR WASH USA EXPRESS
 2925 LINDERBERG BLVD (N HIGHWAY 67)
 FLORISSANT, MO 63033

REV#	DATE	DESCRIPTION	NAME
INITIAL	08/05/21	SUBMITTAL	JMCE
CITY	08/13/21	SUBMITTAL	JMCE
PROJECT NO.	JM-FO21024		
DRAWN BY	JMCE		
CHECKED BY	JMCE		
ISSUE DATE	08/13/21		

UTILITY PLAN



Know what's below.
 Call before you dig.

C 600

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PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VICARIOUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS S-ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DETERMINED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED. IF LEADERS ARE DAMAGED OR REMOVED, PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT MAXIMUM OF 0.5 PERCENT ANIONIC CONTAMINANTS AND 1.0 PERCENT CATIONIC; AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
1. STAKES: 1/2" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COLMET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 FT OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECTS LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 FT OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULCH ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING ROOTS:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE GANDY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS MUST BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

- 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY SLAZING OR ROOTS THAT HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS. THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES, JUST BEFORE PLANTING INTO THE PLANTING PIT. DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
2. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE FINISH GRADE.
3. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (RICH OR AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. ALL STAKES ON ANY TREE SHALL FALL OR BE REMOVED. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"2" TREES TWO STAKES PER TREE
b. 2-1/2"4" TREES THREE STAKES PER TREE
c. TREES OVER 4" CALIPER GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DO THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS' ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

- 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUDD ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

HYDROMULCHING

- 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED FESCO SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED FESCO SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND.

MULCH

- 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITAT STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

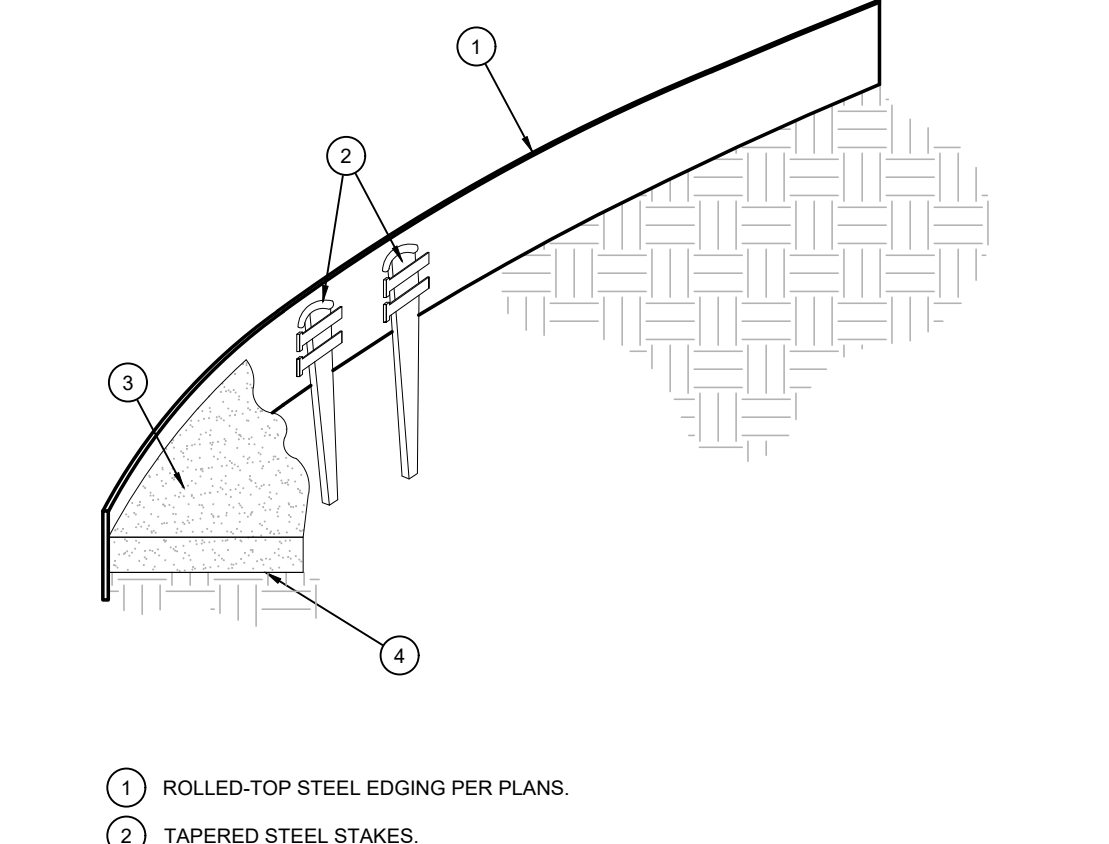
- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FULLY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL ORNAMENTAL). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



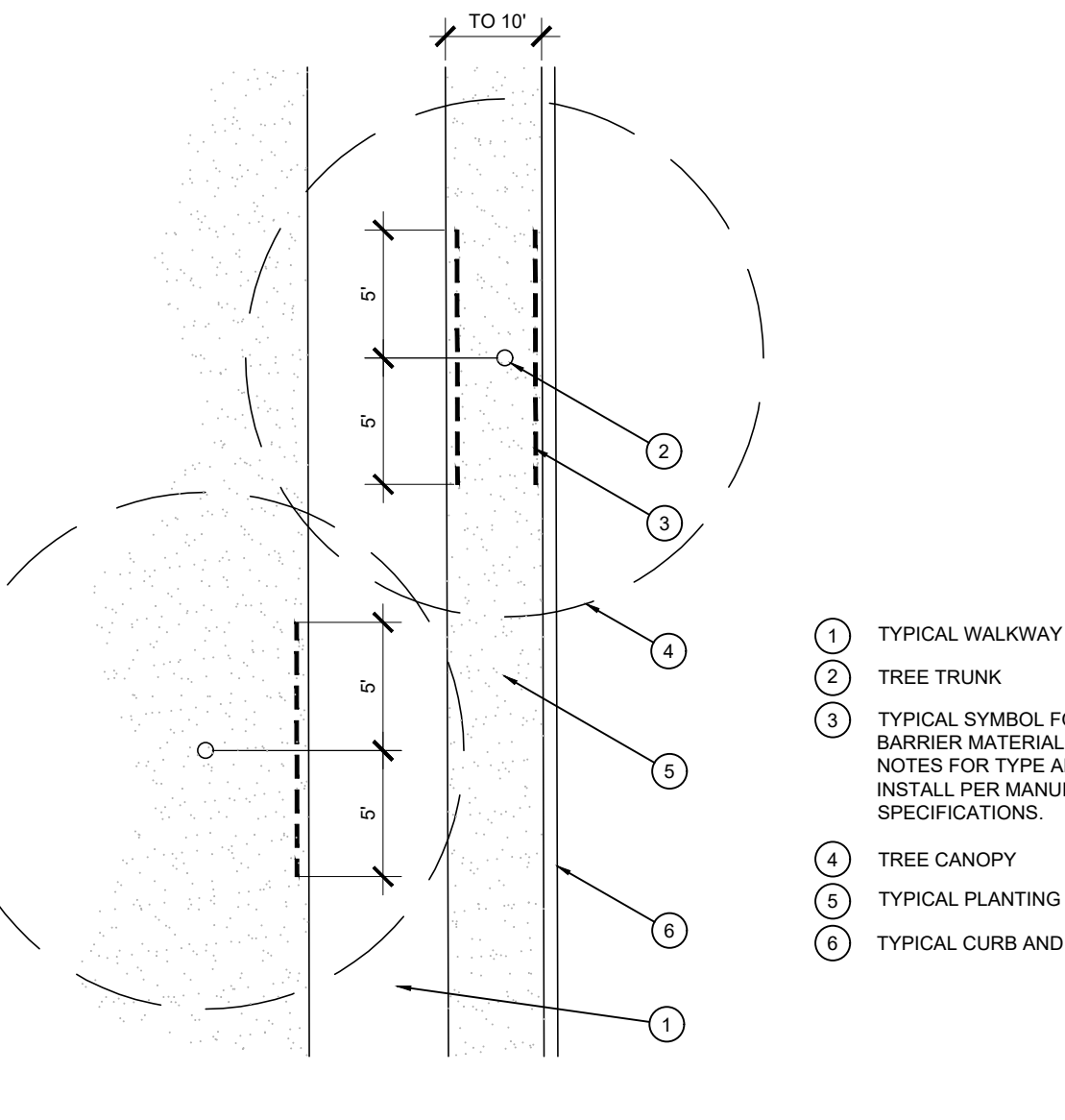
- 1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

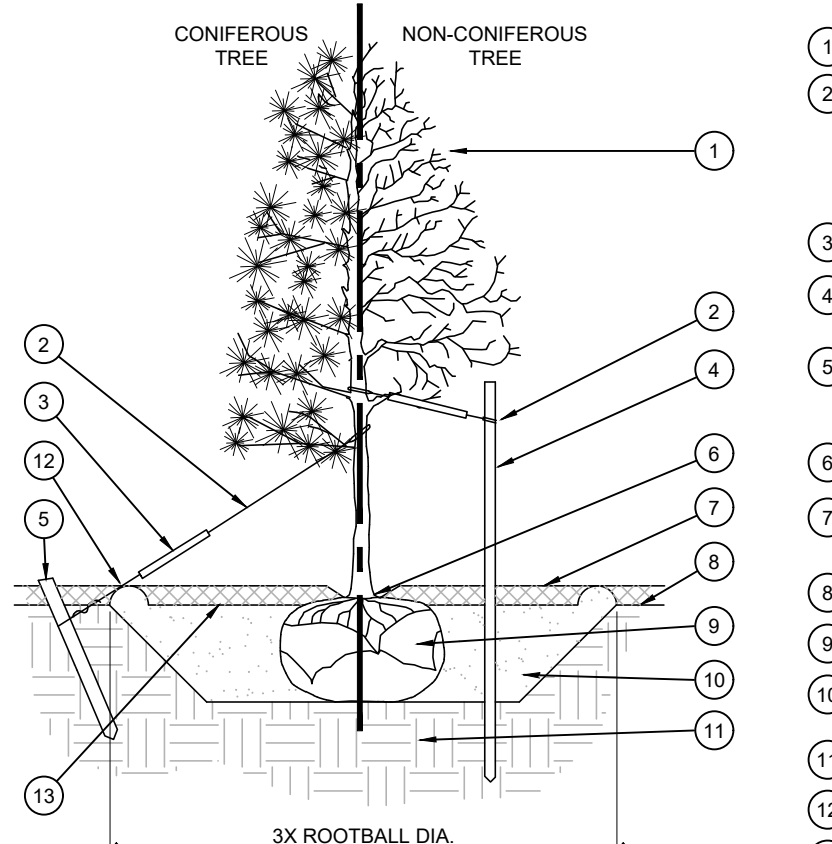
D. STEEL EDGING
SCALE: NOT TO SCALE

OPEN LANDSCAPE

PARKWAY



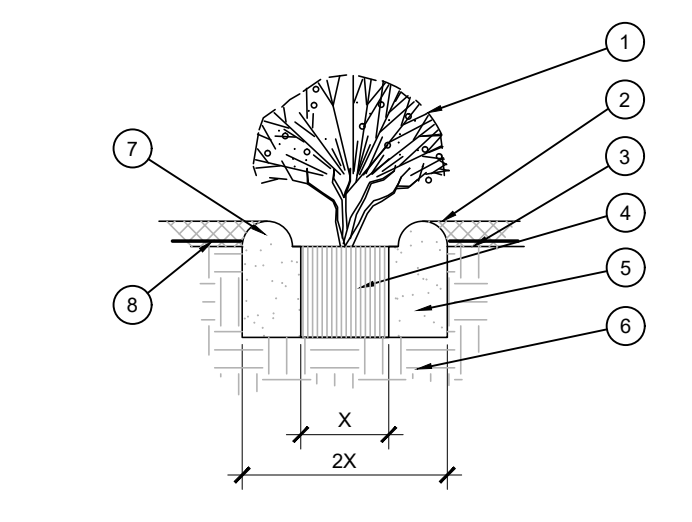
F. ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



- 1. MULCH, TYPE AND DEPTH PER PLANS.
2. FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. APPLY EXCESS SOIL, APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
3. FOR 8&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PLANTING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 8" BOX/2" CAL. AND LARGER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A. TREE PLANTING
SCALE: NOT TO SCALE



B. SHRUB AND PERENNIAL PLANTING
SCALE: NTS

- 1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (30" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24 X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

- 1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

M CIVIL logo and contact information: 1101 Central Expressway South, Suite 215, Allen, TX 75013, Ph. 214-491-1830, John Measels, PE, CIVIL ENGINEER

Professional seal for James W. Measels, License No. 999913813, dated 8/13/2021.

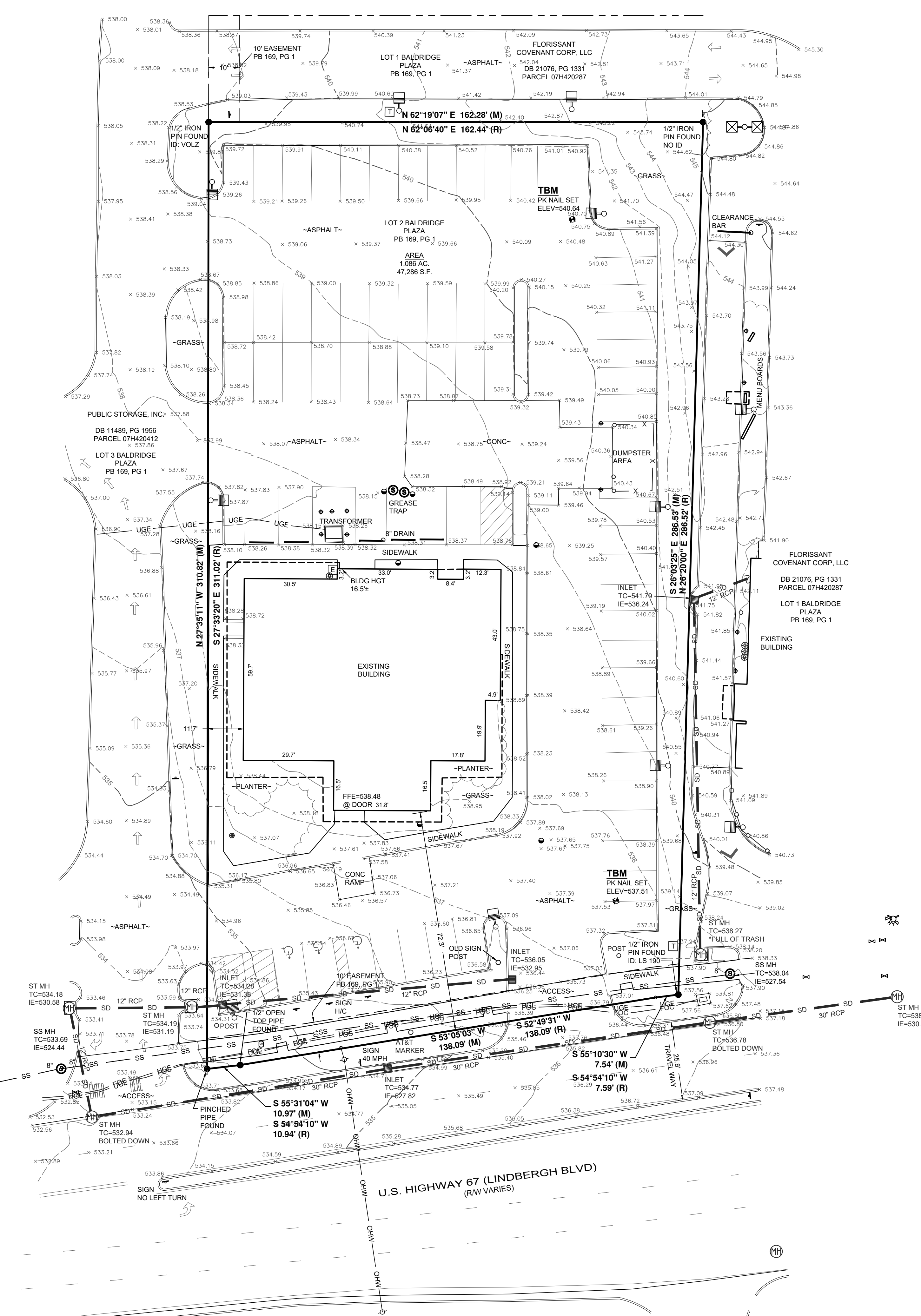
Express 5 Car Wash logo.

CAR WASH USA EXPRESS, 2925 N HIGHWAY 67, FLOIRISSANT, MO 63033

Table with project details: PROJECT NO. JM-FY071024, DRAWN BY: JWC, CHECKED BY: RM, ISSUE DATE: 08/06/21, DATE: 08/06/21, and a revision table with columns for REV, DATE, DESCRIPTION, and INITIALS.

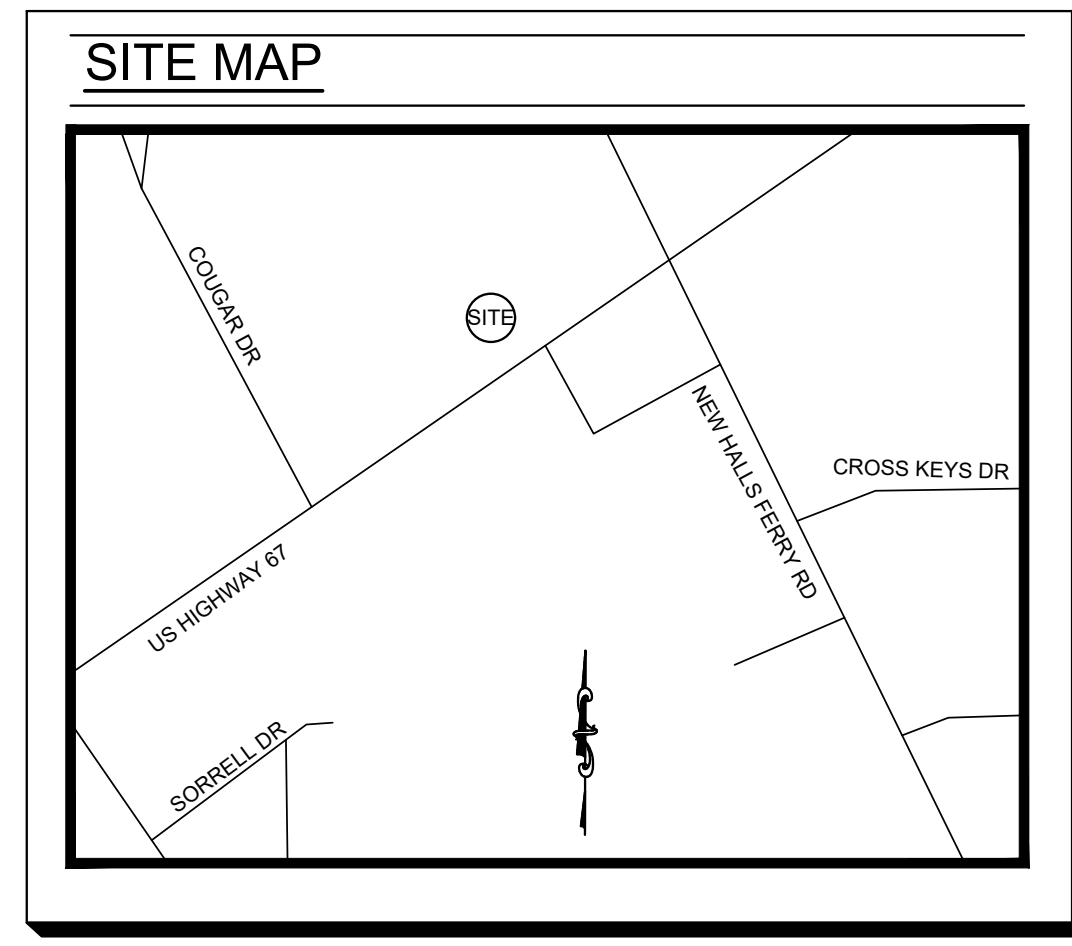
EVERGREEN DESIGN GROUP logo and contact information: (800) 680-6630, 4625 Eastl Blvd., Ste 200, St. Louis, MO 63101, www.EvergreenDesignGroup.com

LANDSCAPE DETAILS AND SPECIFICATIONS



SITE ADDRESS 2925 N HWY 67
FLORISSANT, MO 63033

PARKING COUNT
REGULAR SPACES: 65
HANDICAP SPACES: 3
TOTAL SPACES: 68



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
IP	IRON PIN SET (IPS)
IPF	IRON PIN FOUND, AS NOTED
PK	P. K. NAIL SET (PKS)
PKF	P. K. NAIL FOUND (PKF), AS NOTED
CMF	CONCRETE MONUMENT FOUND (CMF)
B	BENCHMARK, AS NOTED
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
UP	UTILITY POLE
GW	GUY WIRE
TP	TRAFFIC POLE
EB	ELECTRIC BOX
B	BOLLARD
S	SIGN, AS NOTED
RD	ROOF DRAIN
GM	GAS METER
TB	TELEPHONE BOX
SCO	SEWER CLEAN OUT
SM	SEWER MANHOLE
CI	CURB INLET
GI	GRATE INLET
SMH	STORM MANHOLE
PL	PROPERTY LINE
EL	EASEMENT LINE
SL	SETBACK LINES
OHW	OVERHEAD WIRE
UE	UNDERGROUND ELECTRIC
G	GAS LINE, AS NOTED
W	WATER LINE, AS NOTED
SS	SANITARY SEWER, AS NOTED
FOC	UNDERGROUND TELEPHONE/FIBER
ST	STORM SEWER PIPE, AS NOTED
LP	LIGHT POLE
LP2W	LIGHT POLE (2-WAY)

SURVEYOR'S CERTIFICATION:

TO: TBD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a-c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2021.

DATE OF PLAT OR MAP: JUNE 21, 2021.

DAVE R. HOBBS, PLS 2014020711
dave@younghobbs.com

DATE

LAND DESCRIPTION, PER TITLE:

NOTES CORRESPONDING TO SCHEDULE B:

---TITLE NOT YET SENT TO SURVEYOR

YOUNG - HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

PRELIMINARY - NOT FOR RECORDING OR LAND TRANSFER

DAVE R. HOBBS, PLS 2014020711

No.	Revision	Date
1		

CLIENT

JM CIVIL
Engineering Solutions Group

5900 S LAKE FOREST
SUITE 390
MCKINNEY, TX 75070
214-491-1830

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

COMMERCIAL NET LEASE
REALTY, LP
BOOK 17341, PAGE 4522
LOT 2 BALDRIDGE PLAZA
PLAT BOOK 169, PAGE 1
PARCEL 07H420298

PART OF LOTS 21 & 23 OF COMMONS OF ST. FERDINAND, TOWNSHIP 47 NORTH, RANGE 6 EAST

CITY OF FLORISSANT COUNTY OF ST. LOUIS STATE OF MISSOURI

DRAWN BY: CTH
APPROVED BY: DRH
DATE: (FIELD) 5/20/2021
DATE: (OFFICE) 6/21/2021
YHA PRO. # 070-21

TABLE A NOTES:

- ITEM 2: THE PHYSICAL ADDRESS OF THE SITE WAS OBTAINED FROM ST. LOUIS COUNTY TAX RECORDS.
- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 22189C0068K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, IN CITY OF FLORISSANT, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 5/20/2021 (NAVD88, GEOID18).
- ITEM 6A: NO ZONING REPORT PROVIDED TO THIS SURVEYOR.
- ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18: THERE WAS NO WETLAND DELINEATION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MISSOURI ONE CALL 1-800-DIG-RITE). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

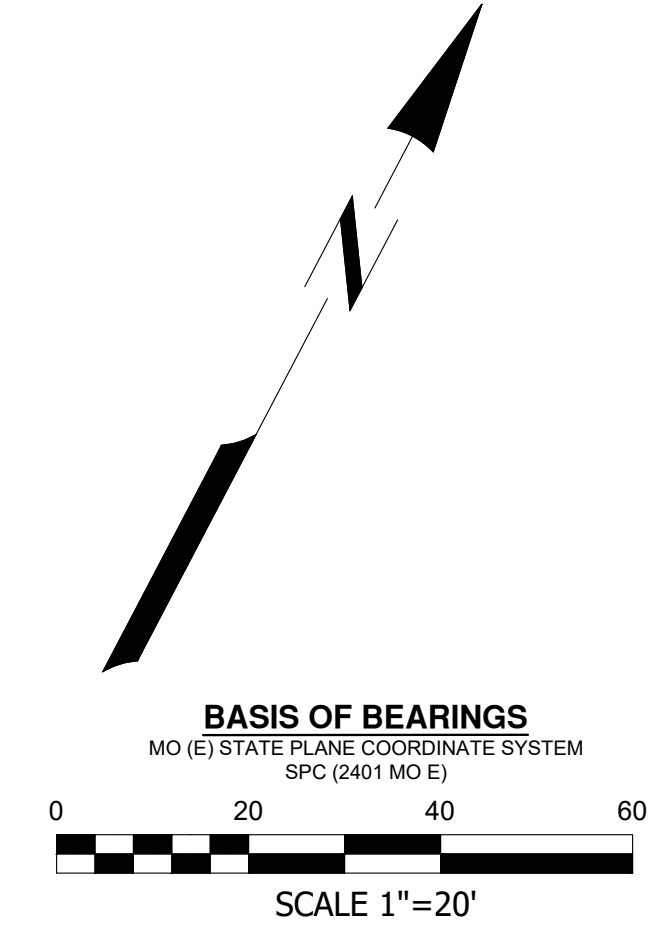
CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

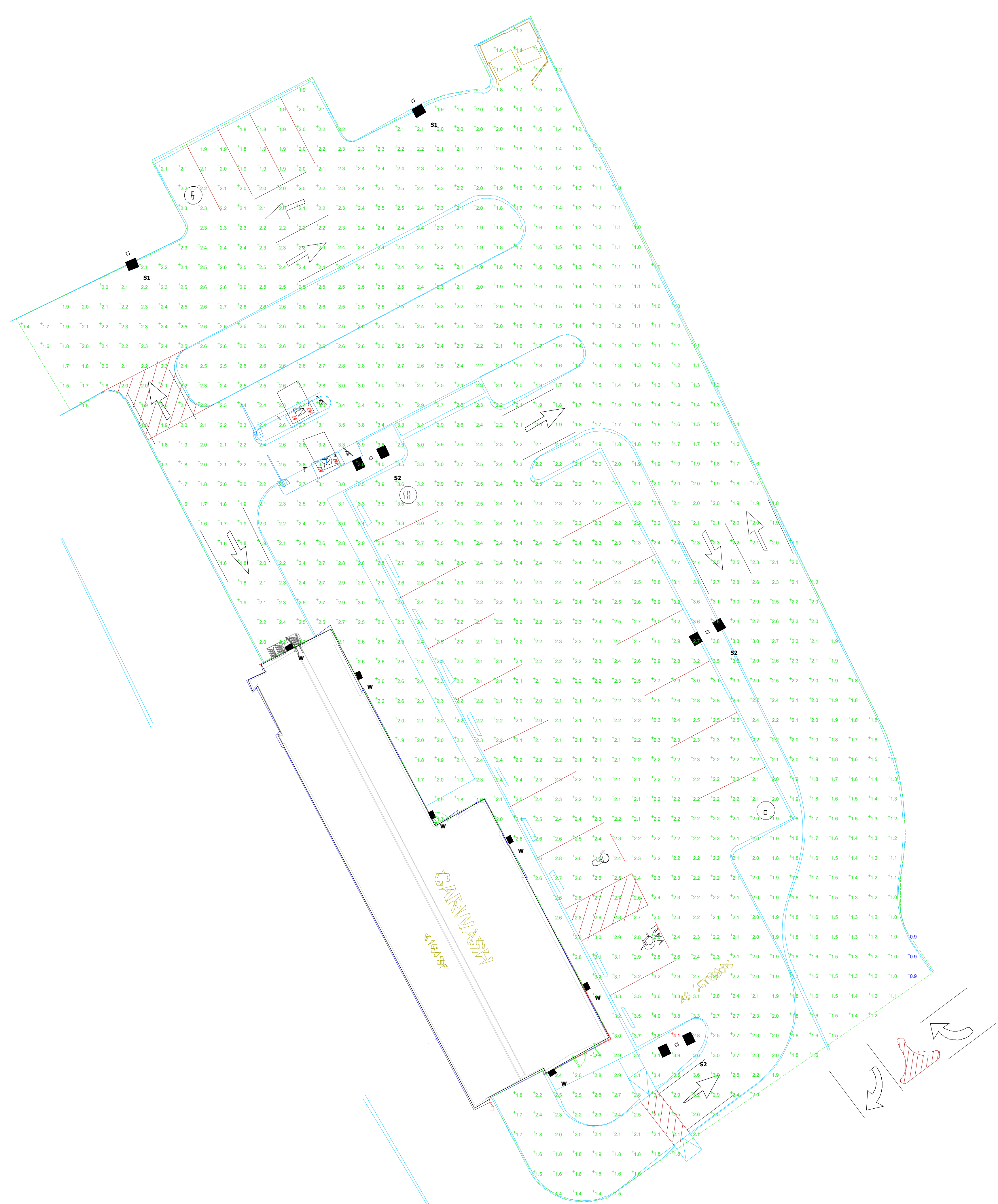
UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, WITH AN YELLOW PLASTIC CAP STAMPED "YOUNG-HOBBS"

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HERON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LIST OF ENCROACHMENTS: NONE OBSERVED.

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF ST. LOUIS, MISSOURI AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS (URBAN SURVEY 1:20,000)





Plan View
Scale: 1" = 14'

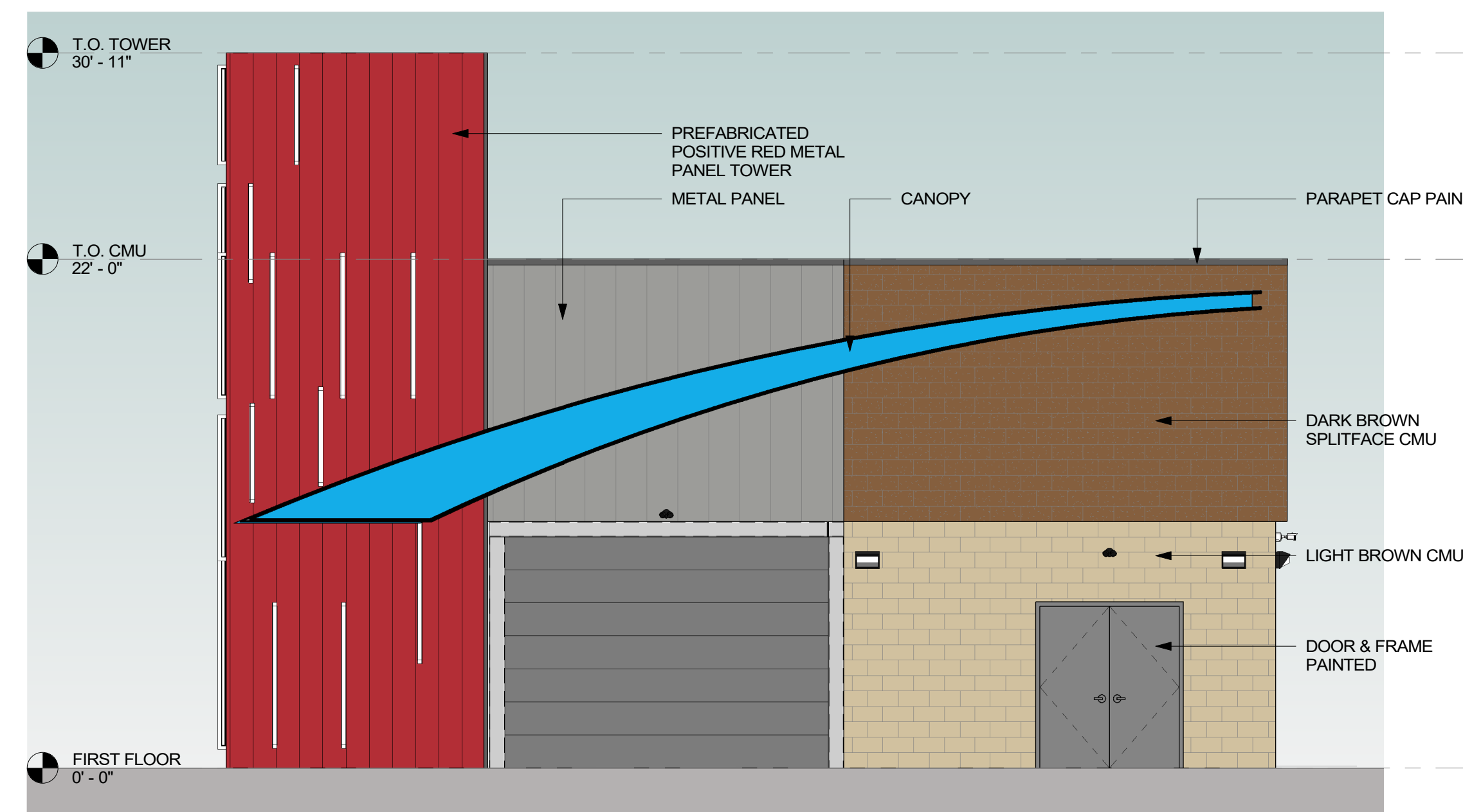
Statistics

Description	Symbol	Avg	Min	Max	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	0.9 fc	4.1 fc	4.6:1	2.4:1

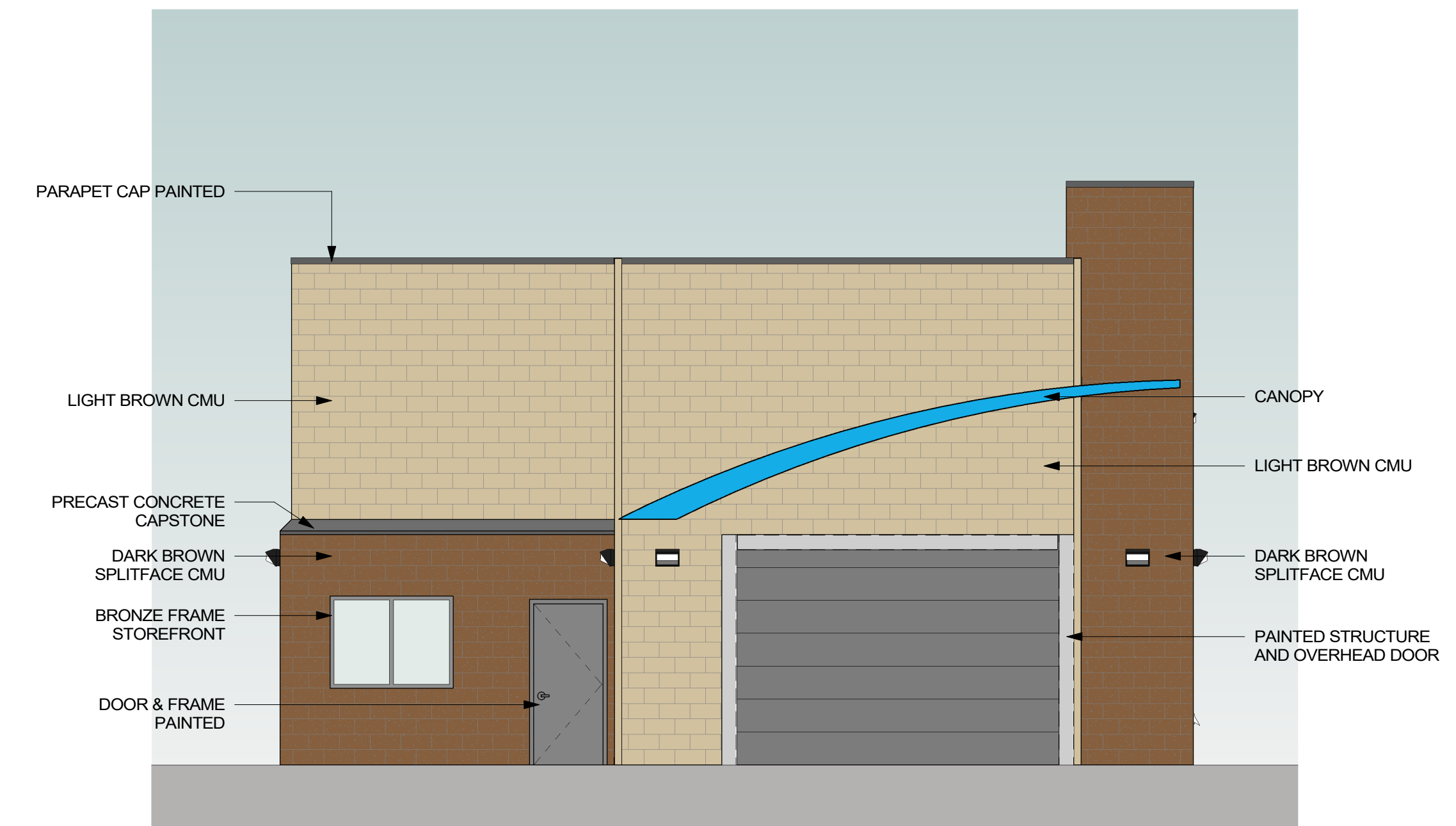
Symbol	Level	Quantity	Manufacturer	Coloring Number	Description	Quantity	Height	Beam	Mount
S1	1	1	OSRAM SYLVANIA	3000K 100W PAR 30	OSRAM SYLVANIA 3000K 100W PAR 30	1	10.00	10.00	10.00
S2	1	1	OSRAM SYLVANIA	3000K 100W PAR 30	OSRAM SYLVANIA 3000K 100W PAR 30	1	10.00	10.00	10.00
W	1	1	OSRAM SYLVANIA	3000K 100W PAR 30	OSRAM SYLVANIA 3000K 100W PAR 30	1	10.00	10.00	10.00

Luminaire Locations

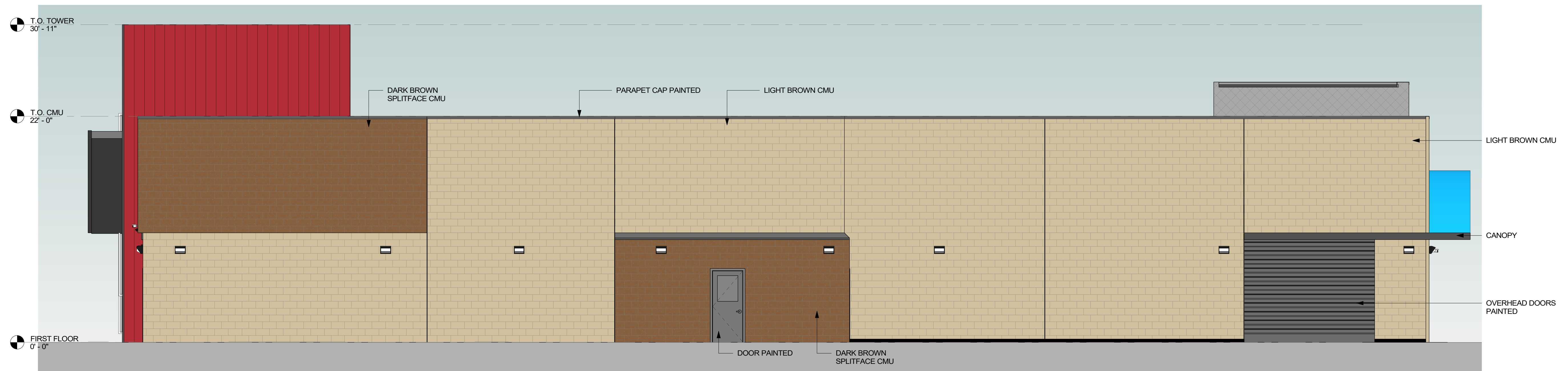
No.	Label	Z	MH	Orientation
1	S1	28.00	28.00	150.05
2	S1	28.00	28.00	158.20
3	S2	28.00	28.00	244.26
4	S2	28.00	28.00	244.16
5	S2	28.00	28.00	239.32
1	W	12.00	12.00	65.56
2	W	12.00	12.00	63.43
3	W	12.00	12.00	146.73
4	W	12.00	12.00	65.56
5	W	12.00	12.00	329.20
6	W	12.00	12.00	63.43



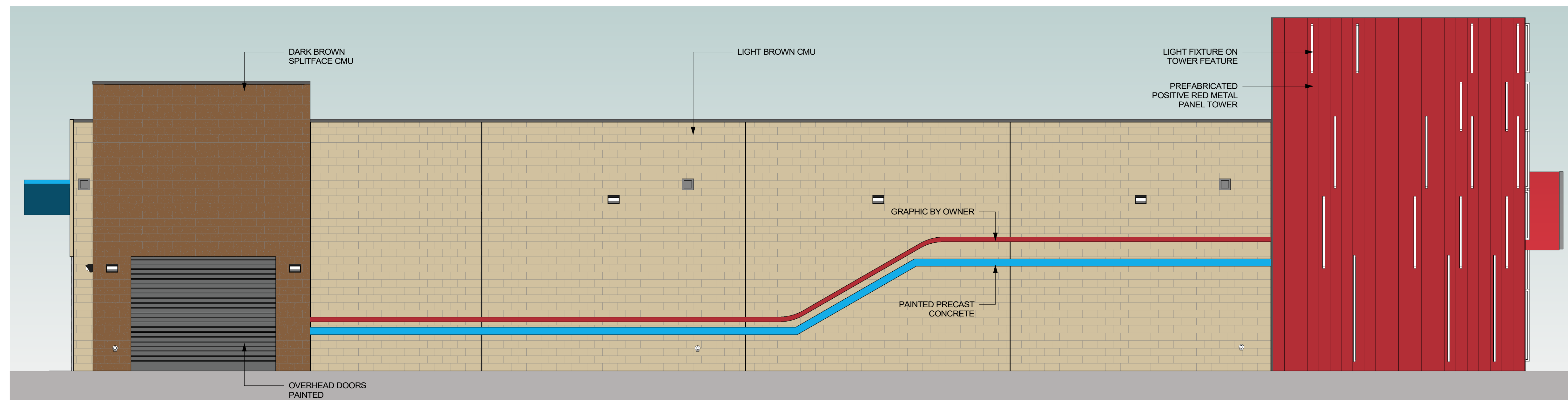
SOUTHEAST ELEVATION 4
3/16" = 1'-0"



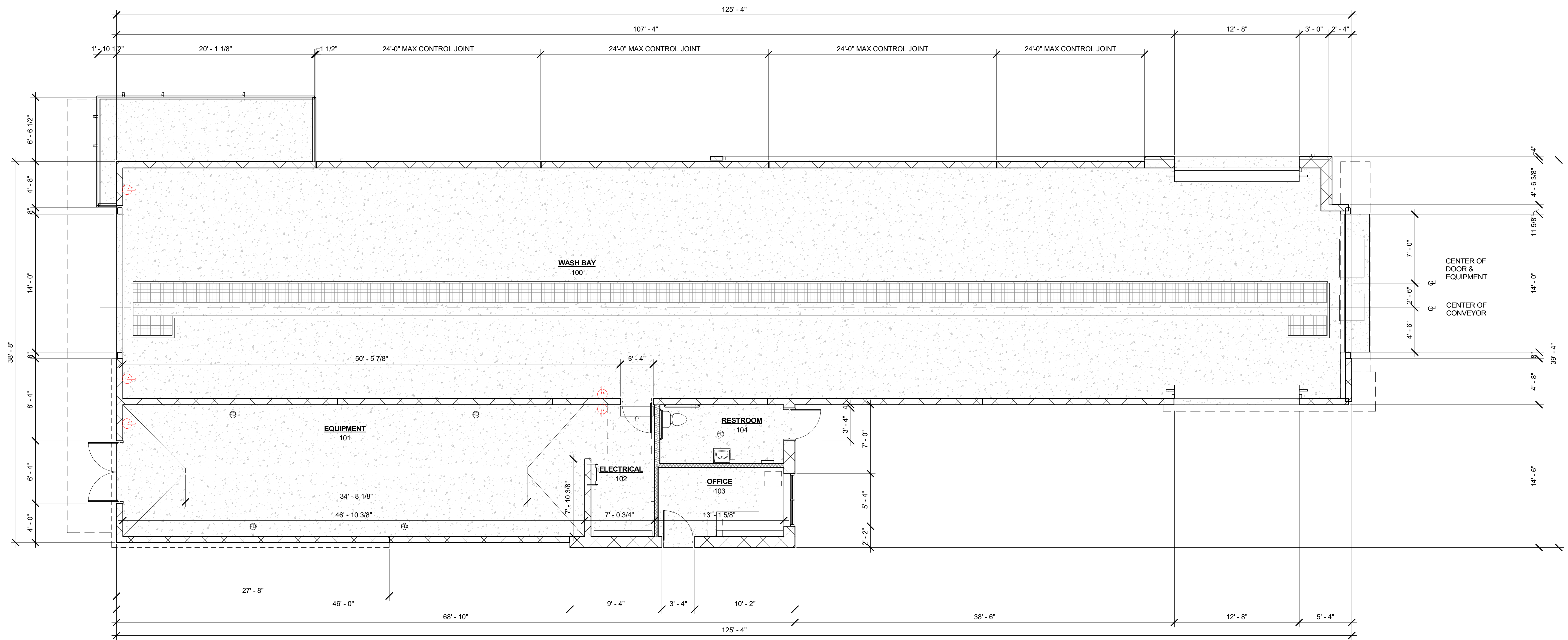
NORTHWEST ELEVATION 3
3/16" = 1'-0"



SOUTHWEST ELEVATION 2
3/16" = 1'-0"



NORTHEAST ELEVATION 1
3/16" = 1'-0"



FLOOR PLAN 1
 3/16" = 1'-0"

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, October 11, 2021 at 7:00 p.m. on the following proposition:

To rezone the property located at 2925 N Highway 67 (formerly Denny's) from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District for the location of a new car wash. 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 COUNCILMAN SCHILDROTH
2 OCTOBER 25, 2021

3
4 BILL NO. 9725

Ordinance No.

5
6 **AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN**
7 **EXCLUSIVE LICENSE AGREEMENT EXTENSION WITH GATEWAY**
8 **DISPOSAL, LLC FOR SOLID WASTE COLLECTION SERVICES FOR**
9 **THE RESIDENTS OF THE CITY OF FLORISSANT.**

10
11 WHEREAS, the City issued a Request for Proposal in 2008 soliciting bids for contracts
12 to provide solid waste collection services for residential properties within the City; and

13 WHEREAS, the City determined at that time that it was in the best interests of the City
14 and its residents to enter into an Agreement with Meridian Waste Missouri, LLC (“Meridian”);
15 and

16 WHEREAS, pursuant to Ordinance 7569, the City entered into an Agreement with
17 Meridian in 2009 and, pursuant to Ordinance 7771, the City entered into an Addendum with
18 Meridian to the Agreement in 2011 extending the Agreement through March 31, 2014; and

19 WHEREAS, Meridian proposed to enter into a new agreement with the City in 2013 and
20 the City determined that it was in the best interests of the City and its residents to enter into such
21 an Agreement with Meridian; and

22 WHEREAS, pursuant to Ordinance 7968, the City entered into an Agreement dated May
23 13, 2013 with Meridian for a period of three (3) years beginning April 1, 2014 and ending March
24 31, 2017 with two (2) one (1) year options to extend the Agreement through March 31, 2018 and
25 March 31, 2019, respectively, hereinafter (“May 13, 2013 Agreement”); and

26 WHEREAS, the City exercised the first one (1) year option extending the Agreement
27 through March 31, 2018; and

28 WHEREAS, pursuant to Ordinance 8329, the City Council authorized the Mayor to enter
29 into an Agreement with Meridian commencing July, 2017 for a period of three (3) years with
30 options to extend the Agreement to March 31, 2023; and

31 WHEREAS, in 2018 and 2019 City residents repeatedly expressed dissatisfaction with
32 Meridian’s service performance and, after notifying Meridian on multiple occasions about the
33 material failures to provide waste collection services in accordance with the terms of the
34 Meridian Agreement, the City determined that it was in the best interests of the City to terminate
35 the Meridian Agreement; and

36 WHEREAS, the City solicited proposals from three (3) separate waste collection
37 companies to assume the obligations under the Meridian Agreement; and

38 WHEREAS, pursuant to Ordinance 8523, the City Council entered into an Assignment
39 and Assumption agreement with Gateway Disposal, LLC (“Gateway”) obligating Gateway to
40 assume all of the obligations under the Meridian Agreement; and

41 WHEREAS, Gateway has fully complied with all of its obligations under the Meridian
42 Agreement and proposes that the City enter into an agreement with Gateway obligating Gateway
43 to satisfy all of the obligations under the Meridian Agreement through March 31, 2023 and
44 obligating Gateway to provide waste collection services at new pricing commencing April 1,
45 2023 through March 31, 2025 and to provide new services as set forth in the attached Gateway
46 Agreement; and

47 WHEREAS, City Council has determined that it is in the best interests of the City to
48 enter into a new Agreement with Gateway in accordance with the terms and conditions set forth
49 herein.

50

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

53

54 Section 1. The Mayor of the City of Florissant is hereby authorized to enter in to and
55 exclusive license agreement with Gateway Disposal, LLC for the purpose of providing solid
56 waste collection services for residential properties within the City, a copy of such contract is
57 attached hereto and incorporated by reference herein.

58 Section 2. This ordinance shall be in full force and effect from and after the date of
59 its passage by the City Council.

60

61 Adopted this _____ day of _____, 2021.

62

63 _____
64 Keith Schildroth
65 President of the City Council

66

67 Approved this _____ day of _____, 2021.

68

69 _____
70 Timothy Lowery
71 Mayor

72 ATTEST:

73

74 _____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

**EXCLUSIVE RESIDENTIAL SOLID
WASTE COLLECTION SERVICES AGREEMENT**

THIS AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2021, by and between the CITY OF FLORISSANT, a municipal corporation located in St. Louis County, Missouri (“City”), and GATEWAY DISPOSAL, LLC. a Missouri Limited Liability Corporation, (“Gateway”).

WHEREAS, the City issued a Request for Proposal in 2008 soliciting bids for contracts to provide solid waste collection services for residential properties within the City; and

WHEREAS, the City determined, at that time, that it was in the best interests of the City and its residents to enter into an Agreement with Meridian Waste Missouri, LLC. (“Meridian”); and

WHEREAS, pursuant to Ordinance 7569, the City entered into an Agreement with Meridian in 2009 and, pursuant to Ordinance 7771, the City entered into an Addendum with Meridian to the Agreement in 2011 extending the Agreement through March 31, 2014; and

WHEREAS, Meridian proposed to enter into a new agreement with the City in 2013 and the City determined that it was in the best interests of the City and its residents to enter into such an Agreement with Meridian; and

WHEREAS, pursuant to Ordinance 7968, the City entered into an Agreement dated May 13, 2013 with Meridian for a period of three (3) years beginning April 1, 2014 and ending March 31, 2017 with two (2) one (1) year options to extend the Agreement through March 31, 2018 and March 31, 2019, respectively, hereinafter (“May 13, 2013 Agreement”); and

WHEREAS, the City exercised the first one (1) year option extending the Agreement through March 31, 2018; and

WHEREAS, pursuant to Ordinance 8329, the City Council authorized the Mayor to enter into an Agreement with Meridian commencing July 2017 for a period of three (3) years with options to extend the Agreement to March 31, 2023; and

WHEREAS, the City residents repeatedly expressed dissatisfaction with Meridian's service performance and, after notifying Meridian on multiple occasions about the material failures by Meridian, the City terminated its Agreement with Meridian; and

WHEREAS, pursuant to Ordinance 8523, the City entered into an Assignment and Assumption Agreement with Gateway; and

WHEREAS, the City finds that Gateway has fully complied with all of its obligations under the Meridian Agreement and the City and Gateway agree to enter into a new agreement in accordance with the terms set forth below.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein set forth and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The exclusive Residential Solid Waste Collection Services Agreement with Meridian Waste Missouri, LLC, as authorized under Ordinance 8329 and commencing July, 2017 and extending through March 31, 2020 with options to extend through March 31, 2023, and as assigned to Gateway pursuant to Ordinance 8523, is hereby reaffirmed and restated as an agreement with Gateway granting to Gateway an exclusive agreement for the collection, transportation, processing and disposal of solid waste for all residential properties within the corporate limits of the City of Florissant for a term commencing on the date of the execution of this Agreement ("Effective Date") and extending through March 31, 2025 unless otherwise terminated in accordance with the terms set forth herein.

2. Gateway shall provide the services described in and in accordance with the terms and conditions of the January 14, 2009 Agreement with Meridian and the Request for Proposal dated July 7, 2008 (“RFP”), together with the Addendum thereto, as agreed upon by the City and Meridian, all of which are incorporated herein by reference as if fully set forth herein, except as follows:

- (a) Rates commencing on the Effective Date of this Agreement and ending on March 31, 2023 shall be:
 - (i) Trash and Recycle - \$15.97 per month;
 - (ii) Yard Waste:
 - \$8.15 per month for unlimited collection if service provided all year;
 - \$8.50 per month if service is provided 3 months at a time, with the service limited to 210 gallons per pick-up;
 - (iii) Bulk pick-up is available on the third pick-up of the month when scheduled with Gateway in advance, and shall be free for 2 items of 60 lbs. or less during the calendar year with such service commencing on the Effective Date;
 - (iv) Bulk items in addition to the 2 items set forth above or bulk items in excess of 60 lbs. shall be \$15.00 per item;
 - (v) White Goods are on a call basis shall be at \$20.00 per item;
 - (vi) Christmas Trees pick-up at curb shall be at no charge, plus both parks for the month of January;
 - (vii) 96 gallon roll-out cart charge is \$3.50 per month for the carts supplied by Meridian or Gateway. If additional carts are needed by a customer, there will be a monthly charge of \$3.50 for such roll-out cart with a 50% discount for all seniors;
 - (viii) Carts and pick-up/disposal for Valley of Flowers and Fall Festival shall be at no charge;
 - (ix) Seniors will receive a 50% discount on all charges for service;
 - (x) “Seasonal yard waste pick-ups” will continue to be provided the 2nd pick-up of the month during April, July, November and December (up to 300 gallons, approximately 10 bags) at no charge to residents without yard waste service;
 - (xi) All City facilities will continue to receive service at no charge;
 - (xii) Gateways shall continue to pick up and transport all roll-off dumpsters at no charge, but City will pay the tonnage fee for disposal;
 - (xv) All other pricing shall be as set forth above and seniors continue to receive a 50% discount on all charges for services;
 - (xvi) Gateway will provide extra bulk item pick-up events twice a year for the residents of the City at a site to be determined by the City as follows:
 - The first Saturday in May for Wards 1, 2 and 3;

- The second Saturday in May for Wards 4, 5 and 6;
- The third Saturday in May for Wards 7, 8 and 9;
- The first Saturday in October for Wards 1, 2 and 3;
- The second Saturday in October for Wards 4, 5 and 6;
- The third Saturday in October for Wards 7, 8 and 9;
- Florissant residents will be required to show proof of residency and each resident is limited to 2 bulk items;
- The bulk pick-up does not include White Goods (appliances, etc.);
- Gateway will provide trucks and personnel to operate the trucks;
- City shall provide personnel to check proof of residency;
- City will pay for disposal fees at the actual Gateway disposal rate at the time of service (current disposal rate is \$38.08 per ton).

(b) Rates commencing on April 1, 2023 and ending on March 31, 2024 shall be:

- (i) Trash and Recycle-\$16.45 per month;
- (ii) Yard Waste
 - \$8.35 per month for unlimited collection if service provided all year;
 - \$8.70 per month if service is provided 3 months at a time with the service limited to 210 gallons per pick-up;
- (iii) All other terms and conditions set forth above shall be applicable;

(c) Rates commencing on April 1, 2024 and ending on March 31, 2025 shall be:

- (i) Trash and Recycle-\$16.94 per month;
- (ii) Yard Waste
 - \$8.45 per month for unlimited collection if service provided all year;
 - \$8.80 per month if service is provided 3 months at a time with service limited to 210 gallons per pick-up;
- (iii) All other terms and conditions set forth above shall be applicable;

(d) Gateway is entitled to add a fuel surcharge to the subsequent residential billing cycle if, and only if, fuel costs exceed \$3.25 provided that:

- (i) Gateway will provide documentation to the City of the average Monthly/Quarterly fuel consumption in gallons for residential services;
- (ii) Gateway will provide documentation showing their actual fuel cost per gallon has exceeded \$3.25 per gallon;
- (iii) The cost exceeding \$3.25 per gallon will be multiplied by the average number of gallons used per Month/Quarter; and
- (iv) The cost of \$3.25 per gallon will be divided by the number of residential customers.

For example, 7,000 gal of fuel used per month x's three months = 21,000 gallons of fuel for the quarter. The increase is .25 (21,000 x .25 = \$5,250.00). \$5,250.00 divided by 17,250 residents = .31 per-home fuel surcharge.

The surcharge shall be removed at such time as fuel cost drops below the \$3.25 per gallon.

3. Gateway shall provide and maintain the Certificate of Insurance and the Performance Bond or Letter of Credit, as required in the Contract Documents.

4. The rights and privileges granted hereunder are granted solely to Gateway, and cannot, in any event, be sold, transferred, leased, assigned or disposed of, in whole or part, either by forced or involuntary sale or by a voluntary sale, merger, consolidation or otherwise without prior consent of the City Council of the City, but such consent shall not be unreasonably withheld.

5. This Agreement shall be binding upon Gateway and all of its successors, lessors and/or assignees, as may be approved by the City.

6. This Agreement and the Contract Documents constitute the entire Agreement between the parties but these terms are subject to the provisions of Chapter 220 of the City of Florissant Code of Ordinances, and any amendments thereto, except as the terms and provisions of this Agreement and/or the Contract Documents are inconsistent with the provisions of Chapter 220, in which event the provisions of this Agreement and/or Contract Documents shall control. Nothing herein shall be construed as an abrogation by the City of its police powers.

7. In addition to the terms set forth in the Contract Documents, City reserves the right to immediately terminate this Agreement and revoke the rights and privileges of Gateway in the event that Gateway:

(a) Violates any material provision of this Agreement, Contract Documents or City Ordinances, including, but not limited to, Gateway's failure to provide collection services specified in the Contract Documents for any consecutive three (3) day period; or

(b) Fails to provide or maintain in full force and effect, the liability indemnification coverages or performance bond as required herein; or

(c) Violates any reasonable orders or rulings of any regulatory body having jurisdiction over Gateway relative to the collection, disposal or processing of solid waste unless such orders or rulings are being contested by Gateway as authorized by law; or

(d) Gateway becomes insolvent, is placed in receivership, is unable or unwilling to pay its debts, is adjudged bankrupt, or any bankruptcy proceedings are filed by or against Gateway.

8. Gateway agrees, by its acceptance of this Agreement, that it will hold the City, its officers, employees, and elected officials harmless for and indemnify and defend the City against any and all claims, causes of action, damages, liabilities and expenses, including, but not limited to, damages, investigative fees, attorney fees, court costs, interest and penalties, arising out of any act or omission of Gateway, its employees or agents; in the performance or failure to perform under this Agreement and the Contract Documents.

9. Gateway shall bill and collect from the residents the amounts specified in Exhibit A of the Contract Documents in the manner and at such times as set forth therein.

10. If any section, subsection, sentence, clause, phrase or portion of this Agreement is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

11. Any notice, demand or request required to be given under this agreement shall be personally delivered or sent by U.S. Certified or Registered mail, return receipt requested, postage prepaid, addressed to:

City: City of Florissant
Attn: Mayor Thomas P. Schneider
955 Rue St. Francois
Florissant, MO 63031

Contractor: Gateway Disposal, LLC
Attn: Mr. Charles E. Barcom, Jr.
4721 Butler Crossing Court
St. Louis, MO 63128

IN WITNESS WHEREOF, the parties hereto execute this Agreement the day and year first above written.

CITY OF FLORISSANT

By: _____
Timothy J. Lowery
Mayor

(SEAL)

ATTEST:

Karen Goodwin
City Clerk

GATEWAY DISPOSAL, LLC

By: _____

Title: _____

(SEAL)

ATTEST:

Karen Goodwin

From: Chuck Barcom <cbarcom@gatewaydisposalstl.com>
Sent: Wednesday, October 20, 2021 1:23 PM
To: Tim Lowery
Cc: Karen Goodwin; 'Hessel, John M.'
Subject: Gateway Disposal Proposal

WARNING – This email is from an external source. This email did not come from within the City of Florissant organization.

Mayor Lowery

Per our discussion in the spring, we have put together a proposal for extension to the City of Florissant Solid Waste Contract with Gateway Disposal. We are asking for a three-year extension.

Year 1

4/1/22 through 3/31/23

All rates stay the same and terms of the contract stay the same. We did give the city an option of doing an extra bulk pickup on Saturdays if the city chooses to do the event

Year 2

We propose a 3% increase.

\$16.45 per month Trash and Recycle

Yard waste \$8.70 per month for quarterly service - \$8.35 for all year service (unlimited)

Senior rate still 50% discount

Year 3

3% increase

\$16.94 per month Trash and Recycle

Yard waste \$8.80 per month quarterly service -\$8.45 for all year services.

Senior rate still 50% discount.

All City facility's stay the same for each year of the contract.

We did keep the same language for fuel if surcharge is needed. Fall and Spring festival are still included in the contract. If it makes things easier, we could do 2% each year as opposed to the 3% years 2 and 3.

I am open to discuss anything else the city would like to add to the contract.

Thank you for considering the proposal.

Charles Barcom
Managing Member
Office: (314) 900-2070 ext 200
Cell: (314) 575-1233
Email: cbarcom@gatewaydisposalstl.com

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 OCTOBER 25, 2021

3
4 BILL NO. 9726

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO CHAPTER 345**
7 **“PEDESTRIANS’ RIGHTS AND DUTIES” SUBSECTION 345.100**
8 **“PEDDLERS, SOLICITORS AND CANVASSERS PROHIBITED” BY**
9 **DELETING IT IN ITS ENTIRETY AND REPLACING IT.**

10
11 WHEREAS the city has experienced a safety issue with people standing in the road or blocking
12 traffic; and

13 WHEREAS the City Council feels that it is in the best interest of the city to prohibit the act of
14 standing in streets, roadways, highways and certain medians to promote the safety of pedestrians; and
15

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

18
19 Section 1: Chapter 345 “Pedestrians’ Rights and Duties” subsection 345,100 “Peddlers,
20 Solicitors, and Canvassers Prohibited” is hereby deleted in its entirety and replaced with the following:
21

22 **Section 345.100 STANDING IN STREETS, ROADWAYS, HIGHWAYS,**
23 **AND CERTAIN MEDIANS IS PROHIBITED**

24
25 A. In the interest of vehicular safety, public safety, and personal safety, no person
26 shall stand in any street, highway, or roadway for any purpose.

27
28 B. In the interest of vehicular safety, public safety, and personal safety, no person
29 shall sit or stand in or on any unpaved median or any median of less than 6
30 feet in width.

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

35 Adopted this ____ day of _____, 2021.

36
37
38 _____
39 Keith Schildroth, Council President

40 Approved this ____ day of _____, 2021.

41
42 _____
43 Timothy J. Lowery, Mayor

44 ATTEST:

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

1 INTRODUCED BY COUNCILMAN MULCAHY
2 OCTOBER 25, 2021

3
4 SUBSTITUTE BILL NO. 9728 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO TABLE XVIII-**
7 **A “HANDICAPPED PARKING” TO REMOVE THE HANDICAPPED**
8 **PARKING EASTBOUND ST. DENNIS AT JEFFERSON AND TO**
9 **AMEND TABLE XIII-A “PARKING PROHIBITED AT ALL TIMES**
10 **ON CERTAIN STREETS” TO AMEND NO PARKING ON ST. DENIS**
11 **STREET AT A CERTAIN LOCATION.**

12
13 WHEREAS the Traffic Commission has recommended the removal of the handicapped
14 parking signs and the addition of no parking signs on St. Denis; and

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

18
19 Section 1: Table XVIII-A “Handicapped Parking” is hereby amended to read:

20
21 Jefferson- in front of Sacred Heart Church on Saturday from 4:00 P.M. to 6:00
22 P.M. and on Sunday from 6:00 A.M. to 1:00 P.M.

23
24 Section 2: Table XIII-A “Parking Prohibited at All Times on Certain Streets” is
25 hereby amended by changing “St. Denis, South Side, Jefferson to Jean” to read as
26 follows:

27
28 St. Denis Street, South Side from 509 St. Denis to St. Jean.

29
30
31 Section 3: This ordinance shall become in force and effect immediately upon its passage
32 and approval.

33 Adopted this ____ day of _____, 2021.

34
35
36 _____
37 Keith Schildroth, Council President

38 Approved this ____ day of _____, 2021.

39
40 _____
41 Timothy J. Lowery, Mayor

42 ATTEST:

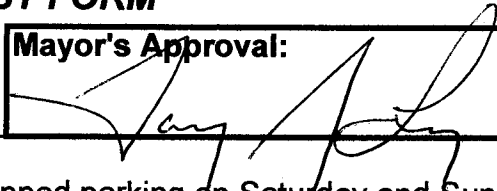
43 _____
44 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 10/12/21

Mayor's Approval:



Agenda Date Requested: 10/25/21

Description of request: Request removal of handicapped parking on Saturday and Sunday on the south side of the 500 block of St. Denis, from the entrance of Sacred Heart Church to Jefferson Street, and amend the ordinance to read No Parking on St. Denis Street, south side, from 509 St. Denis to St. Jean.

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

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

Public Hearing needed: Yes / No

Y/N

No

3 readings? : Yes / No

Y/N

Yes

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

Amend Table XVIII - A Handicapped Parking to remove...
Amend Table XIII A Parking Prohibited at all times on certain streets to add...

CITY OF FLORISSANT

MEMO

TO: Mayor Timothy Lowery

DATE: October 15, 2021

THRU: Todd Hughes
Director of Public Works

FROM: Jason Timme *MaryAnn Fitzpatrick*
for Street Superintendent

SUBJECT: Request Removal of No Parking Signs from the West Side of St. Denis Street Along Sacred Heart Church

The Traffic Commission, at its October 12, 2021 meeting, reviewed the request to remove the no parking signs from the west side of St. Denis Street along Sacred Heart Church. The Traffic Commission made a recommendation to amend the ordinance to read "No parking on St. Denis Street, south side, from 509 St. Denis to St. Jean (see attached Minutes, Item 10/21).

email it says for vehicles being parked. So he is saying something different than what the email says. Don Adams said he has no problem with deliveries. He said they have FedEx, UPS, Prime trucks up and down the street all day seven days a week. He said he understands that. But it is when they park and spend the night, that's a different matter. He said especially after we passed an ordinance awhile back saying you can't do that. So that's why he knew this guy was parked illegally. That's why he started trying to get a hold of the police.

Motion was made by Don Adams to make a recommendation not to place signs prohibiting commercial vehicles on the above streets since the signs are not justified. Motion was seconded by Dave Clasby. On the roll call the commission voted: Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 09/21 was dropped from Agenda.

**10/21 REQUEST REMOVAL OF NO PARKING SIGNS FROM THE WEST SIDE OF
ST. DENIS STREET ALONG SACRED HEART CHURCH
Amended
Ward 6**

Request was made to remove the no parking signs from the west side of St. Denis Street along Sacred Heart Church. This item was postponed from the September 14th meeting so we could get more information from Monsignor Ulrich as to why he wants the signs removed. Kim Redden said she talked to the Monsignor on September 15, 2021 and he told her the signs that were removed were the signs he wanted removed. So the signs by the pavilion he does not want those removed. Zach Schneider said so the signs have already been removed and he was told yes. He said this was more or less a formality. Jason Timme said that

as he looked back on it his email was from July. He said this was pushed through real late for some reason. In the meantime, the Mayor said just take the signs down. He said he thinks all we have to do is amend the ordinance that is there. He said right now the ordinance says St. Denis Street, south side, from Jefferson to St. Jean, which is the whole side from Sacred Heart all the way down to St. Jean. He said it just needs to read St. Denis, south side, from 509 St. Denis to St. Jean, which would be basically that first entrance behind the kindergarten where the rectory is located, and the rest of the way down. Teri Reiter said basically it is right across from Hendel's. She was told yes. That's why the Monsignor wanted to open it up, so they could have more parking. Jason Timme said the signs are already gone and the ordinance technically has to be amended. Teri Reiter said we can amend it and she knows that when they have funerals they put temporary signs up there anyway. Jason Timme said they are going to redesign the whole road anyway, so it's going to change in another couple of years anyhow.

Motion was made by Kim Redden to make a recommendation to amend the ordinance to read "no parking on St. Denis Street, south side, from 509 St. Denis to St. Jean. Motion was seconded by Greg Keil. On the roll call the commission voted: Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 10/21 was dropped from the Agenda.

UNDER NEW BUSINESS:

There were no new business items sent to the Traffic Commission to review.

MaryAnn Fitzpatrick

Item 10/21

From: Kathy Blasingame
Sent: Monday, July 26, 2021 10:40 AM
To: MaryAnn Fitzpatrick
Subject: FW: Traffic Commission
Attachments: doc08625820210726092333.pdf

Good morning MaryAnn,

Todd would like this request to be put on the next Traffic Commission meeting. Can you let me know when that meeting will take place.

Thanks!

Kathy Blasingame
Executive Administrative Assistant
City of Florissant
955 rue St. Francois St.
Florissant, MO 63031
314-839-7641
kblasingame@florissantmo.com

-----Original Message-----

From: Scans@florissantmo.com <Scans@florissantmo.com>
Sent: Monday, July 26, 2021 10:24 AM
To: Kathy Blasingame <kblasingame@florissantmo.com>
Subject:

TASKalfa 5002i
[00:17:c8:4e:22:05]

July 23, 2021

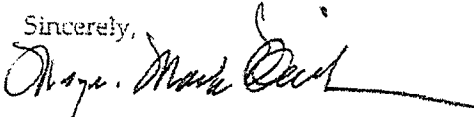
Mayor Timothy J. Lowery
City of Florissant
955 rue St. Francois St.
Florissant, MO 63031

Re: Request to remove "No Parking"
Sacred Heart, 751 N. Jefferson St.

Dear Mayor Lowery,

I would like to request that the City remove "No Parking" from the west side of St. Denis St. along Sacred Heart Catholic Church.

Sincerely,



Monsignor Mark Ullrich
Sacred Heart Catholic Church

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 OCTOBER 25, 2021

3
4 BILL NO. 9729

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION**
7 **405.245, SUBSECTION B “SCREENING AND BERMING”,**
8 **SUBPARAGRAPH 2 TO REQUIRE A PERSONNEL ACCESSWAY**
9 **THROUGH NEW OUTSIDE TRASH CONTAINER SCREENS.**

10
11 WHEREAS the city has experienced issues with commercial trash enclosures being left open
12 leading to blowing trash and unauthorized use of dumpsters; and

13 WHEREAS the City Council feels that it is in the best interest of the city to require a personnel
14 accessway in dumpster enclosures for new construction; and

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

18
19 Section 1: Section 405.245, Subsection B “Screen and Berming”, subparagraph 2, is hereby
20 amended by deleting it in its entirety and replacing it with the following:

- 21
22 2. Screening for outside trash containers shall be of a material that matches or is compatible
23 with the building. Screening components shall have an opacity of 90% minimum.
24 a. Gates for trash screens shall be self-closing and lockable.
25 b. For screened enclosures: Provide an accessway in addition to vehicle gates that
26 allows personnel to enter a trash enclosure without operating vehicle gates. Man
27 doors or gates shall be self-closing.
28

29
30
31 Section 2: This ordinance shall become in force and effect immediately upon its passage and
32 approval.

33 Adopted this ____ day of _____, 2021.

34
35
36 _____
37 Keith Schildroth, Council President

38 Approved this ____ day of _____, 2021.

39
40 _____
41 Timothy J. Lowery, Mayor

42 ATTEST:

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

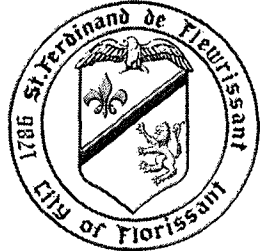
RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE:

8-16-21

MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners

Date: August 11, 2021

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 amend Section 405.245, Subsection B "Screen and Berming", subparagraph 2, to require a personnel accessway through new outside trash container screens.

STAFF REPORT
CASE NUMBER PZ-081621-3

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** to change the Zoning Code to amend Section 405.245, Subsection B "Screen and Berming", subparagraph 2, to require a personnel accessway through new outside trash container screens.

II. EXISTING SITE CONDITIONS:

All new.

III. SURROUNDING PROPERTIES:

n/a

IV. STAFF ANALYSIS:

The proposed addition to the screening code is suggested by staff. The current screening requirement in the Zoning Code is as follows:

"B. Screen And Berming.

- 40 1. In "B-1," "B-2," "B-3," "B-4," "B-5," "R-5," and "R-6" zoning districts, all outside trash and grease
 41 containers, HVAC units, electric equipment, telephone equipment, gas meters and rooftop mechanical
 42 apparatus shall be adequately screened with appropriate materials or landscaping to conceal the visibility
 43 of the object from the right-of-way and from neighboring residentially zoned property. The Planning and
 44 Zoning Commission may waive the screening requirements for electric equipment, telephone equipment
 45 and gas meters if such screening due to configuration and layout of the building would violate the utility
 46 clearance requirements for these items. For the purpose of this Section a "trash container" is any container
 47 that is over ninety-five (95) gallons in size and which is not used for public use. However, property that has
 48 existing grease containers or trash containers that are over ninety-five (95) gallons in size and is not used
 49 for public use on the exterior of the building shall meet the screening requirements set forth herein by
 50 September 1, 2009.
 51 Ord. No. 8323 § 2, 6-12-2017
 52 2. Screening for outside trash containers shall be of a material that matches or is compatible with the
 53 building.
 54 3. Rooftop screening shall be made of a material and color that will blend with the building architecture."
 55

56 Staff struggles to enforce the closing of trash enclosure gates when installed and
 57 recommends that such gates in future are self-closing.

58
 59 The provision of a man-doors or accessways in addition to gates for the trash truck will
 60 help keep trash and containers out of sight.

61
 62 Staff supports the addition of the following changes:

63
 64 Screening for outside trash containers shall be of a material that matches or is compatible
 65 with the building:

- 66 • Screening components shall have an opacity of 90% minimum.
- 67 • Gates for trash screens shall be self closing and lockable.
- 68 • Provision of a personnel accessway in addition to vehicle gates that allows
 69 staff to enter a trash enclosure without operating vehicle gates for the
 70 purpose of using the dumpster. Man doors or gates shall be self closing.
 71 Locked trash enclosures inhibit unauthorized use of dumpsters.

72
 73 **VI. STAFF RECOMMENDATIONS:**

74 **Suggested Motion:**

75 I move to **Recommended Approval** to change the Zoning Code to amend Section
 76 405.245, Subsection B "Screen and Berming", subparagraph 2, to require a personnel
 77 accessway through new outside trash container screens, replacing subparagraph 2 with
 78 the following:

- 79
 80 2. Screening for outside trash containers shall be of a material that matches or is
 81 compatible with the building. Screening components shall have an opacity of
 82 90% minimum. *and accessways*
 83 a. *All* Gates for trash screens shall be self closing and lockable.
 84 b. For screened enclosures: Provide an accessway ~~in addition to vehicle~~
 85 ~~gates~~ that allows personnel to enter a trash enclosure without operating
 86 vehicle gates. ~~Man doors or gates shall be self closing.~~
 87 *Access way*

88 (End of report and suggested motion)

CITY OF FLORISSANT

Public Hearing



In accordance with Article 11, Section 11.3 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, September 13, 2021 at 7:00 p.m. on the following proposition:

To amend Section 405.245, Subsection B “Screening and Berming”, paragraph 2 of the Florissant Zoning Code to require a personnel accessway through new outside trash container enclosures. 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

APPLICATION FOR LIQUOR LICENSE

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

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

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

Type of License Requested:

- Individual
- Corporation (Attach list of Officers, Addresses, & Phone Numbers)
- Limited Liability
- Partnership (Attach list of partners)

Name of **Business**: Kingston 10 Phone: 314 458 6005

Business Address: 1157-59 North Highway 67 Email: Detrest@Aol.com

Names of **Applicant, Corp., or LLC**: Kingston 10 LLC

Address of Owner: 12521 Evening Shade No 63033 Phone: 314 458 6005
Street City State Zip

Name of **Managing Officer**: Dean Treston

Home Address: 12521 Evening Shade or Black Sack Mo 63033 Years at Address: 18 yrs
Street City State Zip

Managing Officer: Date of Birth: 4-7-71 Cell Phone: 314 458 6005

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

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

Email: Detrest@Aol.com

Managing Officer: Personal Property Taxes 2020 Paid? Yes No (Attached recent)

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

Have you ever been arrested? yes What Charge? Distribution

Where? St Louis County Disposition? Syrs Probation 2003

Citizen of U.S.A.? Yes No Naturalized? Yes Date 3-6-1998 No

If Naturalized, Give Number: [REDACTED] Dist. Eastern Dist of Missouri
(Provide Documents)

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

Give details: _____

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

If so, when & where? _____

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

Give details: _____

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

Give details: Distribution _____

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

Give details: _____

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

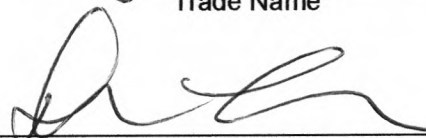
Provide name: _____

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

If Individual Applicant:

If Partnership, Corp., or LLC, complete below:

Kingston LLC
Trade Name


Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

DT

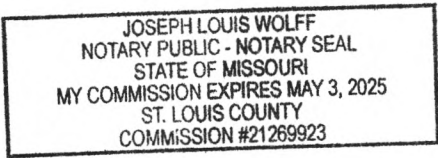
Oct

Dean Weston, of lawful age, being first duly sworn upon Sept 6th 2021
(Individual or Managing Officer)

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

[Signature]
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 6 day of October, 2021.



[Signature]
Notary Public

My Commission Expires: 5-3-2025

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE
CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certification of Incorporation/Registration &
Articles of Organization papers must be attached

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

Date _____

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

1. FULL NAME: Dean Treston
SOC. SEC. NO. 085-78-8270 SEX: Male
DATE OF BIRTH: 4-7-71 PLACE OF BIRTH: Kingston Jamaica
PHONE NUMBER: 314 458 6005
ADDRESS: 12521 Evening Shade Dr Black Jack MO 63033
LAST PREV. ADDRESS: 10 Estrada Dr Spanish lake 63138
NO. OF YEARS AT ADDRESS: 6 yrs

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

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

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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

EMERGENCY CONTACT INFORMATION

OWNER OF PROPERTY Terry Tatum PHONE 314 497 2219
ADDRESS 537 Treetop Village Ballwin Mo 63021
NAME OF BUSINESS Kingston 10 PHONE 314 458 6005
ADDRESS 1157-59 North Highway 67 Florissant MO. 63031
BUSINESS HOURS 11am - 11pm Tues - Thurs, 11am - 1am Fri - Sat, 11am - 10pm Sun
OWNER/MANAGER Dean Treston PHONE 314 458 6005
HOME ADDRESS 12521 Evening Shade Dr Black Jack Mo 63033

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

CONTACT #1 HAS KEY YES NO
NAME Dean Treston ADDRESS 12521 Evening Shade
CITY & STATE Black Jack Mo PHONE 314 458 6005

CONTACT #2 HAS KEY YES NO
NAME Terry Tatum ADDRESS 537 Treetop Village
CITY & STATE Ballwin Mo PHONE 314 497 2219

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES NO
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS? YES NO

IF YES, WHO? _____
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? YES NO

DESCRIBE: _____
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES NO

WHERE IS IT LOCATED? _____

CAN IT BE SEEN FROM THE OUTSIDE? YES NO N/A

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES NO

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Dean Treston, RESIDING AT

12521 Evening Shade Dr IN THE

CITY OF Black Jack STATE OF

Missouri

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

[Signature]
Witness

[Signature]
Signature

10/6/21
Date

4-7-71
Date of Birth

[Redacted]
Social Security Number**

[Redacted]
Driver's License No. & State

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

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

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 9:00 am to midnight.

TYPE OF OPERATION:

Individual Partnership Corporation Limited Liability Corp

NAME OF BUSINESS Kingston 10

LOCATION 1157-59 North Highway 67 **PHONE** 314 458 6005

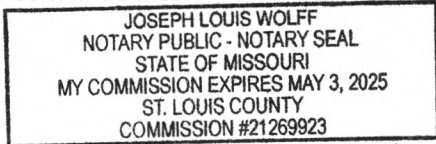
EXACT TRADE NAME, LLC, OR CORP Kingston 10 LLC

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

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

STATE OF MISSOURI)SS
COUNTY OF ST. LOUIS)

I Dean Treston of lawful age, being first duly sworn upon my oath, depose and say that I (Print name of Managing Officer) have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.



[Signature]
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 6 day of 2021.

My Commission Expires: 5-3-2025

[Signature]
Notary Public



No Match Notification

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

Date of Search: 10/06/2021

Name (1): DEAN TRESTON

Name (2):

Name (3):

Date Of Birth: 04/07/1974

SSN: xxx-xx-8270

Control Number: 5708991

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

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

1 INTRODUCED BY COUNCILMAN MULCAHY
2 NOVEMBER 8, 2021

3
4 BILL NO. 9730

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO KINGSTON**
7 **10, LLC TO ALLOW FOR THE OPERATION OF A RESTAURANT/BAR**
8 **FOR THE PROPERTY LOCATED AT 1157-1159 N. HWY 67.**
9

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

13 WHEREAS, an application has been filed by Kingston 10, LLC d/b/a Kingston 10 to
14 allow for the operation of restaurant located at 1157-1159 N. Hwy 67, and

15 WHEREAS, the Planning and Zoning Commission at their meeting on October 18, 2021,
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 21-11-030 on said application to be held on
18 the 8th of November, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly
19 published, held and concluded; and

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

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

26
27 Section 1: A Special Use Permit is hereby granted to 10, LLC d/b/a Kingston 10 to
28 allow for the operation of restaurant located 1157-1159 N. Hwy 67 with the following
29 stipulation:

- 30
31 1. Maximum Occupant load shall be 62 as shown on plans.

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 _____
39 Keith Schildroth
40 President of the Council

41 Approved this _____ day of _____, 2021.

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

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

1 INTRODUCED BY COUNCIL AS A WHOLE
2 NOVEMBER 8, 2021

3
4 BILL NO. 9731

ORDINANCE NO.

5
6 **AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF**
7 **FLORISSANT FOR THE FISCAL YEAR COMMENCING ON**
8 **DECEMBER 1, 2021 AND ENDING ON NOVEMBER 30, 2022 AND**
9 **PROVIDING FOR ITS EFFECTIVE DATE.**

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

13
14 Section 1: The Budget for the City of Florissant commencing on December 1, 2021 and
15 ending November 30, 2022, a copy of which is attached hereto and by this reference
16 incorporated herein and made a part hereof, is hereby adopted and approved.

17 Section 2: This ordinance shall become in force and effect as of December 1, 2021.

18
19 Adopted this ____ day of _____, 2021.

20
21
22 _____
23 Keith Schildroth
24 President of the Council
25 City of Florissant
26
27

28
29 Approved this ____ day of _____, 2021.

30
31
32 _____
33 Timothy J. Lowery
34 Mayor, City of Florissant

35 ATTEST:

36
37 _____
38 Karen Goodwin, MPPA/MMC/MRCC
39 City Clerk
40
41

City of Florissant, Missouri



2022

Revised Budget

October 23, 2021 Budget Workshop Adjustments

(Submitted November 8, 2021)

955 rue St. Francois
Florissant, Missouri 63031
314-921-5700
www.florissantmo.com

City of Florissant, Missouri

2022 Budget Message

Honorable Members of the City Council and Citizens of the City of Florissant:

As Mayor of the City of Florissant, it is my responsibility to submit a proposed budget for the upcoming 2021/22 fiscal year. The proposed budget of approximately \$40 million is submitted in compliance with Section 6.6 of the City Charter and Section 67.010 of the Missouri Revised Statutes. The 2022 proposed budget provides a financial plan for the general, capital improvement, park improvement, street, property maintenance, public safety, sewer lateral, and ARPA funds.

This budget contains the framework to continue to operate the City in a professional manner while providing the high level of programs and services our residents expect. One of my goals with this proposed budget, as with past budget proposals, is to anticipate expenditures for the next fiscal year so as to reduce the need for supplemental appropriations, recognizing that it is impossible to eliminate them completely.

As anticipated, the city experienced revenue shortfalls in FY2021 as compared to prior pre-pandemic years, primarily in the consumption taxes, such as sales tax, and in activities where admission fees are charged. Accordingly, the city reduced expenditures in all areas except public safety to partially compensate for the reduced revenues. Careful consideration was given to the expenditures in the budget so as to reduce the expenditures without decreasing the level of essential services provided by the city.

In addition to the above, projected revenue dictates the level of programs and services that can be funded. In this regard, some categories of revenue sources have produced less than anticipated results due to continuing changes in technology, buying habits and State legislation. As a result, many of those revenues have not kept pace with former expectations making it more challenging to fund the cost of services.

The City Administration and the City Council continue to review cost reduction and revenue generating strategies to allow Florissant's city government to continue to provide the level of services and programs that our residents have come to appreciate and expect without compromising the required reserve.

A healthy reserve is crucial to maintaining a consistent level of services and programs over time. Reserves provide the cushion necessary to bridge the fluctuations in the City's revenue streams from one year to the next. The general fund is projected to have a reserve balance of \$10.7 million at the end of the 2021/22 fiscal year. It is projected that the general fund will have a reserve balance of 46.3% of the proposed budget and above our policy of targeting a reserve balance of at least 10%.

Sales tax and Utility tax are two of the most substantial revenue sources in the General Fund. The City has experienced a decline in both of these consumer driven revenue streams over the last several years. However, the City is anticipating that the recent trend will reverse slightly, so the FY22 Sales Tax is budgeted just over the FY21 projection at \$8 million and the Utility Tax is budgeted just over the FY21 projection at \$5.09 million.

Due to the continued lower levels of Sales tax and Utility tax revenue, in conjunction with increased cost of providing services, the FY22 General Fund budget reflects a deficit in the amount of just over \$1 million.

Other Funds' FY22 Sales Tax revenues are anticipated to be at nearly the same level as FY21 with minimal changes in their revenue budgets:

- Public Safety Fund
- Capital Improvement Fund
- Park Improvement Fund
- Street Improvement Fund

Every Municipality is a service organization and at the heart of our ability to serve our residents is the effectiveness of our employees. Being the former Chief of Police I know firsthand the importance of appreciating the needs of our great employees.

Concurrent with the adoption of the FY22 budget is the implementation of a revised pay scale for City of Florissant classified employees. This is the first revision to the pay scale since July 2014 and brings the City to a pay level consistent with the pay scales of our neighboring communities. In addition, in February 2021, the City adopted LAGERS, the Missouri Local Government Employees Retirement System, in an effort to provide a total compensation package to be as competitive as possible to continue to attract and retain outstanding Florissant police officers and other City employees. It is very important to me to have quality and dedicated employees to serve along with me here in Florissant and not let such employees slip away due to non-competitive pay and benefits.

The budget proposal also calls for increasing the City's minimum wage, to stay compliant with the Missouri minimum wage increase, for regular part-time employees, scheduled for January 2022. Seasonal employees will also receive an increase. This will allow the City to continue to stay competitive in our recruitment efforts and maintain necessary staffing levels. The hours for part-time positions continue to be limited so that no part-time position will be regularly scheduled to work more than 28 hours per week, changed from 29 hours per week previously.

The City is experiencing increases in insurance costs that affect the FY22 Budget. While it is recommended that the City continue to pay 100% of employee health care premiums and 50% for dependent premiums, there have been some major health insurance claims which translated into a projected 25% premium increase for FY22. Workers Compensation premium is projected to remain the same as FY21, and Business, Law Enforcement, Property and Auto Insurance premiums are projected to increase 11%.

As Mayor, I am pleased to report that our city's population remains the largest in all of Saint Louis County. The recently released results of the 2020 Census indicate that we have 52,533 residents that call Florissant their home. This statistic represents a significant increase in population and the reverse of a 35 year-long trend which brings our population back to a level not seen since the mid 1980's.

Bolstered by this incredible result, I intend to continue to focus intensely on economic development in Florissant by working with commercial developers, real estate brokers, and community stakeholders throughout our city and the greater North County area, in an effort to stimulate even more economic activity to benefit our businesses and residents.

Some key aspects regarding commercial development include the sale of Cross Keys plaza to new owners who have been incredibly positive to partner with thus far. Building relationships with these owners as well as others has helped create a project pipeline of over \$40 million in potential development. Perhaps more importantly, there is currently over 1.1 million square feet that is occupied and thriving at our 16 largest retail centers with a citywide, gross retail revenue of over \$750 million annually from 2016 to 2020.

However, if we are going to have continued economic development success, we will need to focus on key aspects of potential growth including enhancing Saint Francois Street, filling vacancies, and diversifying our business sectors. This will be accomplished through our economic development department and the implementation of the newly acquired comprehensive and strategic plan. This plan will enable our staff to move forward with enhancements regarding business growth as well as residential growth.

Some highlights of new business establishments that have opened this year include:

- 1) Cubesmart
- 2) AutoZone
- 3) Just Heroes
- 4) Storming Crab
- 5) ROSS Dress for Less (Opening October 2021)

Currently under construction:

- 1) Chase Bank (old 54th Street Grill)
- 2) Club Car Wash (adjacent to old Lowes)
- 3) Discount Tire (adjacent to old Lowes)
- 4) Take 5 Car Wash (old Dennys)

Additionally, there are many exciting projects that are in the due diligence and planning phase and we are working with the developers to bring them to fruition. We can anticipate more public announcements this year and beyond!

I believe the FY22 budget presents a reasonable and conservative framework for continuing a high level of services given the issues facing the City, both now and in the future. Highlights of the proposed budget include the following:

A. The City's Media Department continues to broadcast positive video and photo segments about the City of Florissant that include city and community events, Parks and Rec classes, local business promotion, public safety bulletins, and much more. We have a reach of well over 30,000 users through our social media, print and television outlets and this viewership continues to grow. The Florissant Media Department will continue their success in FY22 by continuing to create unique and uplifting photo and film content that promotes positivity, inclusion, commerce, community activities and everything else that our wonderful city and its residents have to offer. Plans for FY22 include a remodeled broadcast studio capable of recording both video segments and podcasts.

B. The City of Florissant's I.T. department will continue in 2022 with focus on information security, improving employee I.T. accessibility, electronic recycling, and regular updates to all outdated equipment. The City will be ready to break ground in early 2022 on our private fiber optic network to connect 8 of our city buildings together with opportunity of more connections and upgrades in the future. This will improve reliability, increase speed, and decrease costs as compared to the current network. The I.T. department also looks to improve upon our video surveillance system in 2022, implement updated firewall and security appliances, and enhance our current email infrastructure.

C. The Park Improvement budget includes \$495,000 to renovate the fitness areas at JFK & JJE Civic Centers. The City will continue to provide funding for programs the families of Florissant have come to know and love: The St. Louis Family Theater Series, Valley of Flowers Festival performers and the celebrated Music Under the Stars concert series.

D. Capital Improvement fund is budgeted for \$1,000,000 in street maintenance contracts including asphalt preservation and concrete pavement slab replacement. In addition, \$50,000 will be used for routine bridge repair and \$50,000 will be used for annual sidewalk repair.

Proposition S, the street sales tax, will be the conduit for \$1,200,000 in street projects including:

- \$200,000 is budgeted to accomplish the St. Ferdinand and North Highway 67 project. These major street projects are facilitated under the auspices of a Federal public improvement grant through the East-West Gateway Council of Governments. The city will receive 80% or \$160,000 of the cost of the St. Ferdinand and North Highway 67 project back in grant revenue. The long-standing practice of utilizing grants to help fund projects for our bridges and roadways is a very cost-effective approach enabling Florissant to leverage the maximum value from tax collections.

- \$1,000,000 from the street sales tax will fund the continuous major street projects to restore curb and riding surfaces to like new condition. Street projects completed in 2021 saw the replacement of Barat Ln, Carson Ct, Coteau Ln, Dauphin Ln, Duquette Dr, Fremont Ct, Grenoble Ln, Spring Dr, and St. Michael Ct.

E. The City received funds from the American Rescue Plan Act (ARPA) in FY21 and appropriated those funds for specific projects focusing on the community, and for payroll and benefits for City employees working in the community, in accordance with the provisions of ARPA. A second round of ARPA funds is anticipated to be received in FY22 and is included in the FY22 budget, along with funding for additional projects and payroll/benefits.

I wish to thank Chief Fagan and his Command Staff, Public Works Director Todd Hughes and his staff, Parks Director Cheryl Thompson and her staff, and all of the Department Managers for their diligence and hard work in assisting the administration in the preparation of the proposed budget. I wish to thank Finance Director Kimberlee Johnson for the hard work and commitment to complete the FY22 budget and I commend all of the employees of the City of Florissant for their dedication to the residents of our City.

I look forward to discussing the proposed budget with the Florissant City Council and to continue to work together for the progress of our city.

Respectfully Submitted,

Timothy J. Lowery
Mayor

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

FUND SUMMARIES

<u>Page #</u>	<u>Dept #</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
General Fund - 01				
8-9	Revenues	\$ 24,278,457	\$ 21,693,391	\$ 22,091,539
Expenditures				
10	Administrative	\$ 2,645,188	\$ 3,104,501	\$ 3,224,317
11	Legislative	137,068	154,951	156,170
12	Information Tech/Media	551,758	682,640	729,443
13-14	Police	10,234,174	10,817,013	10,458,042
15	Municipal Court	520,158	616,428	638,424
16	Prosecuting Attorney	167,223	267,675	272,291
17	Housing Resource Center	38,835	59,435	105,646
18	Senior Services	130,274	208,924	193,776
19-20	Public Works	3,018,574	3,521,320	3,850,783
21	Recreation-Theater	282,621	348,363	446,285
22	Recreation-Centers	1,317,850	1,648,754	1,773,526
23	Recreation-Summer Camp	9,455	142,949	198,295
24	Recreation-Bangert Pool	12,874	252,914	293,764
25	Recreation-Golf Course	682,049	845,617	768,938
	General Fund Expenditures	<u>\$ 19,748,101</u>	<u>\$ 22,671,484</u>	<u>\$ 23,109,700</u>
	Revenue over Expenditures	\$ 4,530,356	\$ (978,093)	\$ (1,018,161)
	Estimated Ending Fund Balance			\$ 10,697,127
26-30	Capital Improvement Fund - 03			
	Revenue	\$ 3,609,928	\$ 3,921,621	\$ 4,012,054
	Expenditures	<u>2,993,339</u>	<u>4,130,406</u>	<u>5,075,691</u>
	Revenue over Expenditures	\$ 616,589	\$ (208,785)	\$ (1,063,637)
	Estimated Ending Fund Balance			\$ 1,599,748
31-37	Park Improvement Fund - 09			
	Revenue	\$ 3,557,349	\$ 4,503,551	\$ 4,026,650
	Expenditures	<u>3,583,322</u>	<u>5,060,025</u>	<u>4,314,550</u>
	Revenue over Expenditures	\$ (25,973)	\$ (556,474)	\$ (287,900)
	Estimated Ending Fund Balance			\$ 758,547
38-39	Street Fund - 08			
	Revenue	\$ 3,168,950	\$ 1,673,975	\$ 1,500,000
	Expenditures	<u>3,897,096</u>	<u>1,948,844</u>	<u>1,418,595</u>
	Revenue over Expenditures	\$ (728,146)	\$ (274,869)	\$ 81,405
	Estimated Ending Fund Balance			\$ 457,734

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

<u>Page #</u>		<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
40-41	Sewer Lateral Fund - 04			
	Revenue	\$ 567,791	\$ 509,000	\$ 893,000
	Expenditures	717,010	761,185	703,568
	Revenue over Expenditures	\$ (149,219)	\$ (252,185)	\$ 189,432
	Estimated Ending Fund Balance			\$ 1,259,549
42	Court Building Fund - 14			
	Revenue	\$ 48,314	\$ 132,000	\$ 132,000
	Expenditures	30,835	132,000	132,000
	Revenue over Expenditures	\$ 17,479	\$ -	\$ -
	Fund Balance not applicable			
43-45	Public Safety Fund - 17			
	Revenue	\$ 2,705,799	\$ 2,800,000	\$ 2,800,000
	Expenditures	2,830,849	2,977,135	2,770,968
	Revenue over Expenditures	\$ (125,050)	\$ (177,135)	\$ 29,032
	Estimated Ending Fund Balance			\$ 505,474
46	Property Maintenance Fund - 16			
	Revenue	\$ 336,365	\$ 365,000	\$ 384,000
	Expenditures	373,000	396,170	408,380
	Revenue over Expenditures	\$ (36,635)	\$ (31,170)	\$ (24,380)
	Estimated Ending Fund Balance			\$ 3,385
47-49	ARPA Fund - 55			
	Revenue	\$ -	\$ 3,338,628	\$ 1,976,210
	Expenditures	\$ -	\$ 3,338,628	\$ 1,976,210
	Revenue over Expenditures	\$ -	\$ -	\$ -
	Estimated Ending Fund Balance			\$ -
	Total Revenue - All Funds	\$ 38,272,953	\$ 38,937,166	\$ 37,815,453
	Total Expenditures - All Funds	\$ 34,173,552	\$ 41,415,876	\$ 39,909,662

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

01 - GENERAL FUND - REVENUES

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<u>TAXES</u>			
Cigarette	\$ 110,425	\$ 105,000	\$ 105,000
Gasoline	1,549,673	1,641,276	1,850,000
Road & Bridge Taxes	575,079	540,000	560,000
Sales Tax	7,544,080	7,955,000	8,000,000
Utility Tax	<u>5,301,131</u>	<u>5,003,622</u>	<u>5,090,000</u>
Total Taxes	\$ 15,080,388	\$ 15,244,898	\$ 15,605,000

<u>LICENSES</u>			
Business	\$ 776,626	\$ 755,000	\$ 805,000
Liquor & Other Licenses	<u>59,010</u>	<u>60,000</u>	<u>60,000</u>
Total Licenses	\$ 835,636	\$ 815,000	\$ 865,000

<u>PERMITS</u>			
Building	\$ 395,736	\$ 420,000	\$ 450,000
Minimum Housing	352,586	425,000	400,000
Signs & Other Permits	<u>76,533</u>	<u>42,000</u>	<u>55,000</u>
Total Permits	\$ 824,855	\$ 887,000	\$ 905,000

<u>RECREATION - GOLF</u>			
Green Fees	\$ 254,944	\$ 235,000	\$ 280,000
Cart Fees	216,201	214,000	225,000
Pro Shop Sales	32,429	50,000	57,000
Concession Sales and Fees	70,624	138,000	145,000
Other- Rental Carts & Clubs	<u>-</u>	<u>8,400</u>	<u>-</u>
Total Golf	\$ 574,198	\$ 645,400	\$ 707,000

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
<u>RECREATION - OTHER</u>			
Rentals-Nature Lodge/Gym	\$ 15,459	\$ 30,000	\$ 36,000
Center Activity	128,572	277,000	288,000
Outdoor Pool Receipts	4,537	96,700	99,700
Rink	87,571	91,600	105,000
Parks & Rec Fees	96,400	213,900	239,800
Summer/Winter Camp Program	10	75,000	82,000
Theater	68,190	83,600	156,300
Concession Sales	<u>21,043</u>	<u>50,800</u>	<u>54,100</u>
Total Other Recreation	<u>\$ 421,782</u>	<u>\$ 918,600</u>	<u>\$ 1,060,900</u>
Total Recreation	\$ 995,980	\$ 1,564,000	\$ 1,767,900
<u>MISCELLANEOUS</u>			
Interest Income	\$ 80,782	\$ 70,000	\$ 70,000
Municipal Court	671,130	1,034,700	1,034,700
Other Miscellaneous	184,881	198,800	196,800
Property Maintenance Fees	147,883	200,000	200,000
Various: Claim Settlements, Ins Proceeds etc	211,249	0	0
Cable TV	569,889	550,000	530,000
Senior Citizen Trips/Luncheons	7,593	31,400	39,500
Grants & Reimbursement	<u>4,668,191</u>	<u>1,097,593</u>	<u>877,639</u>
Total Miscellaneous	<u>\$ 6,541,598</u>	<u>\$ 3,182,493</u>	<u>\$ 2,948,639</u>
Total Revenue	\$ 24,278,457	\$ 21,693,391	\$ 22,091,539
		Less Total Expenditures	<u>(23,109,700)</u>
		Equal Revenue Over/(Under) Expenditure	(1,018,161)
		Plus Estimated Beg Fund Bal	<u>11,715,288</u>
		Equal Estimated Ending Fund Bal	\$ 10,697,127

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

40 - ADMINISTRATIVE DEPARTMENT

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
4000-Salaries & Benefits	\$ 1,512,840	\$ 1,618,361	\$ 1,632,687
4021-Uniforms	-	100	100
4023-Postage & Printing	44,967	46,000	46,000
4024-Telecom/Computer	29,944	53,500	37,500
4031-Lease/ Rental Equip	32,945	44,000	44,000
4032-Office Expense	8,803	14,750	14,500
4042-Travel, Training & Certifications	6,367	17,500	21,475
4043-Organizational Dues	28,742	33,055	42,910
4050-Professional Services	308,077	399,360	419,245
4052-Programs & Events	54,943	62,750	59,700
4053-Advertising	773	6,000	6,000
4055-Insurance & Bonds	608,723	794,125	885,200
4058-Elected Official Expense	8,064	15,000	15,000
Total	\$ 2,645,188	\$ 3,104,501	\$ 3,224,317

PERSONNEL SERVICES

Full-time	\$ 1,090,092	\$ 1,143,620	\$ 1,152,328
Part-time	951	-	-
Overtime	2,745	7,000	7,000

PERSONNEL SCHEDULE

Office of the Mayor		<u>Office of the City Clerk</u>	
Mayor	1.00	City Clerk/Legislative Asst	1.00
Gov't Affairs/Sr Comm Mgr	1.00	Deputy City Clerk	1.00
Executive Assistant to the Mayor	<u>1.00</u>	Receptionist	1.00
Total	<u>3.00</u>	Mailroom/Printing Clerk	<u>1.00</u>
		Total	4.00
<u>Finance Department</u>			
Director of Finance	1.00		
Assistant Director of Finance	1.00		
Accounting Clerk	<u>5.00</u>	<u>Economic Development Department</u>	
Total	7.00	Economic Dev. Coordinator	1.00
		<u>Community Development Office</u>	
<u>Human Resources</u>		Comm. Dev. Coordinator	1.00
Director of Human Resources	1.00		
Human Resource Specialist	<u>1.00</u>		
Total	2.00	Full-time	17.00
		FTE (Part-time/Seasonal)	0.00
Total Personnel	<u>18.00</u>	Full-time Elected Official	1.00

City of Florissant Operating Budget
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38 - LEGISLATIVE DEPARTMENT

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
3800-Salaries & Benefits	\$ 126,584	\$ 127,951	\$ 129,170
3858-Elected Official Expense	<u>10,484</u>	<u>27,000</u>	<u>27,000</u>
Total	\$ 137,068	\$ 154,951	\$ 156,170

PERSONNEL SERVICES

Full-time	\$ -	\$ -	\$ -
Part-time	105,612	106,000	106,000
Overtime	-	-	-

PERSONNEL SCHEDULE

Council Members	<u>9.00</u>		
Total Personnel	<u><u>9.00</u></u>	Part-time Elected Officials	9.00

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36 - IT/MEDIA DEPARTMENT

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
3600-Salaries & Benefits	\$ 344,135	\$ 427,140	\$ 454,943
3621-Uniforms	1,401	1,000	1,500
3624-Telecom/ Computer	158,519	190,000	197,000
3627-Gasoline	-	-	-
3629-Building & Grounds	-	-	-
3630-Equip & Vehicle Expense	-	-	-
3632-Office Expense	17,737	1,000	1,000
3633-Material & Supplies	-	-	-
3642-Travel, Training & Certifications	226	1,500	3,000
3644-License, Permits & Inspections	1,860	2,500	2,000
3650-Professional Services	27,880	14,000	12,000
3655-Advertising	<u>-</u>	<u>45,500</u>	<u>58,000</u>
Total	\$ 551,758	\$ 682,640	\$ 729,443

PERSONNEL SERVICES

Full-time	\$ 226,498	\$ 261,196	\$ 271,191
Part-time	-	15,800	24,000
Overtime	3,333	9,000	9,000
Contract Services	14,100	25,000	15,000

PERSONNEL SCHEDULE

IT Director (split with Police Department)	0.60		
IT Manager	1.00		
IT System Support Technician	1.00		
Media Manager	1.00		
Video Specialist	<u>1.00</u>		
	4.60		
	<u>5.30</u>	Full-time	4.60
Total Personnel	<u><u>5.30</u></u>	FTE (Part-time/Seasonal)	0.70

City of Florissant Operating Budget
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49 - POLICE DEPARTMENT

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
4900-Salaries & Benefits	\$ 9,429,781	\$ 9,864,213	\$ 9,572,042
4921-Uniforms	76,941	101,000	101,000
4924-Telecom/Computer	282,759	264,500	269,500
4926-Utilities	40,801	48,000	45,000
4927-Gasoline	148,396	200,000	200,000
4929-Buildings & Grounds	55,872	35,600	-
4930-Equip & Vehicle Expense	41,332	47,900	4,700
4931-Lease/ Rental Equip	17,727	41,000	41,000
4932-Office Expense	32,815	46,000	57,000
4933-Material & Supplies	42,368	49,000	48,000
4942-Travel, Training & Certifications	43,185	87,600	87,600
4943-Organizational Dues	3,686	6,000	6,000
4950-Professional Service	7,500	7,500	7,500
4952-Programs & Events	11,011	18,700	18,700
4961-Capital Adds (will budget based on forfeitures)	-	-	-
Total	\$ 10,234,174	\$ 10,817,013	\$ 10,458,042

PERSONNEL SERVICES

Full-time	\$ 7,898,373	\$ 8,142,697	\$ 8,080,200
Part-time	143,559	223,000	222,000
Overtime	445,840	348,000	348,000

City of Florissant Operating Budget
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49 - POLICE DEPARTMENT (CONTINUED)

PERSONNEL SCHEDULE

Office of the Chief

Chief of Police	1.00
Administrative Assistant	<u>1.00</u>
Total	2.00

Bureau of Support Services

Major	1.00
Sergeant	1.00
Police Officer	4.00
IT Director	0.40
IT Manager	1.00
Dispatcher	9.00
Dispatcher p/t	1.92
Administrative Assistant	1.00
Clerk Typist	3.00
Class "C" Person	1.00
Custodian p/t	<u>0.70</u>
Total	24.02

Bureau of Field Operations

Captain	1.00
Lieutenant	6.00
Sergeant	5.00
Police Officer	62.00
Reserve Officer p/t	2.10
Clerk Typist	<u>1.00</u>
Total	77.10

Bureau of Investigations

Captain	1.00
Sergeant	2.00
Police Officer	10.00
Correction Officer	<u>5.00</u>
Total	18.00

		Full-time	116.40
Total Personnel	<u><u>121.12</u></u>	FTE (Part-time/Seasonal)	4.72

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

41 - MUNICIPAL COURT DEPARTMENT

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4100-Salaries & Benefits	\$ 497,303	\$ 575,413	\$ 598,174
4124-Telecom/Computer	9,353	15,000	15,000
4132-Office Expense	9,285	12,600	12,700
4142-Travel, Training & Certifications	600	4,550	4,750
4143-Organizational Dues	200	265	200
4150-Professional Service	<u>3,417</u>	<u>8,600</u>	<u>7,600</u>
Total	\$ 520,158	\$ 616,428	\$ 638,424

PERSONNEL SERVICES

Full-time	\$ 302,498	\$ 308,197	\$ 305,770
Part-time	55,515	94,000	99,000
Overtime	-	-	-
Contract Services	3,982	18,000	18,000

PERSONNEL SCHEDULE

<u>Municipal Court</u>		<u>Elected Positions</u>	
Court Clerk	1.00	Judge	1.00
Deputy Court Clerk	1.00	<u>Appointed Positions - Contract Services</u>	
Assistant Court Clerk - Court	4.00	Provisional Judge	
Assistant Court Clerk - Court P/T	1.40	Public Defender	
Custodian	<u>1.00</u>		
Total	8.40		
		Full-time	7.00
		FTE (Part-time/Seasonal)	1.40
Total Personnel	<u><u>9.40</u></u>	Elected Officials	1.00

City of Florissant Operating Budget
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35 - PROSECUTING ATTORNEY DEPARTMENT

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
3500-Salaries & Benefits	\$ 149,155	\$ 241,426	\$ 245,772
3524-Telecom/Computer	5,012	5,081	5,351
3532-Office Expense	1,538	2,000	2,000
3542-Travel/ Training/ Cert	1,125	3,900	3,900
3543-Organizational Dues	90	100	100
3550-Professional Services	<u>10,303</u>	<u>15,168</u>	<u>15,168</u>
Total	\$ 167,223	\$ 267,675	\$ 272,291

PERSONNEL SERVICES

Full-time	\$ 40,096	\$ 42,078	\$ 43,347
Part-time	-	-	-
Overtime	-	-	-
Contract Services	92,187	180,300	180,300

PERSONNEL SCHEDULE

Municipal Court

Prosecuting Attorney Clerk	<u>1.00</u>
Total	1.00

Appointed Positions - Contract Services

Prosecuting Attorney
Asst Prosecuting Attorney

Total Personnel	<u><u>1.00</u></u>	Full-time	1.00
		FTE (Part-time/Seasonal)	0.00

City of Florissant Operating Budget
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37 - HOUSING RESOURCE CENTER DEPARTMENT

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
3700-Salaries & Benefits	\$ 36,927	\$ 56,985	\$ 103,196
3721-Uniforms	-	450	450
3732-Office Expense	1,012	1,000	1,000
3742-Travel, Training & Certifications	<u>896</u>	<u>1,000</u>	<u>1,000</u>
Total	\$ 38,835	\$ 59,435	\$ 105,646

PERSONNEL SERVICES

Full-time	\$ 21,107	\$ 34,726	\$ 67,139
Part-time	-	-	-
Overtime	-	-	-

PERSONNEL SCHEDULE

Community Development Specialist *	1.00		
Community Development Grant Manager **	<u>1.00</u>		
Total	2.00		
Total Personnel	<u><u>2.00</u></u>	Full-time	2.00
		FTE (Part-time/Seasonal)	0.00

*50% of wages and benefits for Community Development Specialist are paid out of Community Development Block Grant Funds.
 **30% of wages and benefits for Community Development Grant Manager are paid by Community Development Block Grant Funds.

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December 1, 2021 through November 30, 2022

39 - SENIOR SERVICES DEPARTMENT

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
3900-Salaries & Benefits	\$ 112,287	\$ 152,304	\$ 129,866
3921-Uniforms	-	200	400
3926-Utilities	3,991	6,060	6,060
3929-Bldg. & Grounds	4,720	6,100	-
3932-Office Expense	656	2,000	1,900
3933-Material & Supplies	-	-	2,850
3942-Travel, Training & Certifications	121	500	300
3950-Professional Services	-	-	-
3952-Programs & Events	7,374	40,260	50,900
3953-Publicity	<u>1,125</u>	<u>1,500</u>	<u>1,500</u>
Total	\$ 130,274	\$ 208,924	\$ 193,776

PERSONNEL SERVICES

Full-time	\$ 70,776	\$ 83,977	\$ 49,509
Part-time	5,600	26,000	52,000
Overtime	-	-	-

PERSONNEL SCHEDULE

Senior Citizen Coordinator	<u>1.00</u>	Support Staff p/t	1.83
Total Full-time	1.00		
Total Personnel	<u><u>2.83</u></u>	Full-time	1.00
		FTE (Part-time/Seasonal)	1.83

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48 - PUBLIC WORKS DEPARTMENT

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
4800-Salaries & Benefits	\$ 2,786,584	\$ 3,292,520	\$ 3,610,083
4821-Uniforms	5,090	13,000	13,000
4824-Telecom/ Computer	6,221	-	-
4826-Utilities	77,788	80,000	80,000
4827-Gasoline	53,369	75,000	80,000
4832-Office Expense	22,338	20,000	25,000
4833-Material & Supplies	-	10,000	5,000
4342-Travel, Training & Certifications	9,050	20,500	21,900
4343-Organizational Dues	1,399	4,800	4,800
4850-Professional Service	56,735	5,500	11,000
Total	\$ 3,018,574	\$ 3,521,320	\$ 3,850,783

PERSONNEL SERVICES

Full-time	\$ 2,306,028	\$ 2,557,220	\$ 2,704,026
Part-time	74,983	217,000	256,000
Part-time-Seasonal	916	52,000	58,000
Overtime	47,561	110,000	110,000

City of Florissant Operating Budget
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48 - PUBLIC WORKS DEPARTMENT (Cont.)

PERSONNEL SCHEDULE

Office of the Director

Director of Public Works	1.00	<u>Building Division</u>	
Executive Assistant	<u>1.00</u>	Building Commissioner	1.00
	Total	Plan Reviewer	1.00
		Combination Comm. Inspector	1.00
<u>Street Division</u>		Multi-Building Inspector	4.00
Street Superintendent	1.00	Prop. Maint & Housing Insp	1.00
Permit/Inspection Clerk	1.00	Lead Permit/Inspection Clerk	1.00
Class "A" Foreman	1.00	Permit/Inspection Clerk	7.00
Class "A" Person	2.00	Code Enforcement p/t	1.40
Class "B" Person	2.00	Permit/Inspection Clerk p/t	0.70
Street Sweeper	1.00	Building/Housing Inspector p/t	<u>2.80</u>
Class "C" Person	3.00	Total	20.90
Equipment Maintenance Supv.	1.00		
Equipment Maint. Mechanic	2.00		
Laborers (snl)	<u>1.23</u>	<u>Health Department</u>	
Total	15.23	Class "A" Foreman	1.00
		Class "A" Person	1.00

Sewer Lateral

Engineering Technician	1.00	Class "B" Person	1.00
Class "A" Person	1.00	Class "C" Person	5.00
Class "B" Person	1.00	Permit/Inspection Clerk	1.00
Class "C" Person	<u>1.00</u>	Clerk Typist	1.00
	Total	Laborers (snl)	<u>1.23</u>
		Total	11.23

Engineering Division

City Engineer	1.00	<u>Transportation</u>	
Inspector/Code Enforcement	1.00	FLERT Bus Driver	2.00
Building Maintenance Supervisor	1.00	FLERT Bus Drivers p/t	<u>1.85</u>
Building Maintenance	2.00		3.85
Custodian	2.00		
Custodian p/t	<u>0.70</u>		
	Total		

Total Personnel	<u><u>64.91</u></u>	Full-time	55.00
		FTE (Part-time/Seasonal)	9.91

City of Florissant Operating Budget
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43 - RECREATION DEPARTMENT-THEATRE

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4300-Salaries & Benefits	\$ 172,435	\$ 221,763	\$ 227,935
4321-Uniforms	-	300	350
4324-Telecom/Computer	6,183	6,250	6,250
4328-Merchandise Concessions	-	1,700	1,700
4329-Bldg. & Grounds	8,101	10,600	-
4332-Office Expense	2,975	8,700	8,700
4333-Materials & Supplies	-	1,200	800
4342-Travel, Training & Certifications	123	-	500
4343-Organizational Dues	-	-	350
4350-Professional Services	3,119	6,000	4,500
4352-Programs & Events	88,144	83,500	185,200
4353-Advertising	<u>1,541</u>	<u>8,350</u>	<u>10,000</u>
Total	\$ 282,621	\$ 348,363	\$ 446,285

PERSONNEL SERVICES

Full-time	\$ 115,043	\$ 137,624	\$ 146,409
Part-time	3,987	17,000	6,000
Overtime	-	-	-
Contract Services	-	1,980	1,980

PERSONNEL SCHEDULE

Theater Manager	1.00	Clerk/Typist p/t	0.24
Assistant Theater Manager	1.00		
Technical Director	<u>1.00</u>		
Total	3.00		
Total Personnel	<u><u>3.24</u></u>	Full-time FTE (Part-time/Seasonal)	3.00 0.24

City of Florissant Operating Budget
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44 - RECREATION DEPARTMENT - CIVIC AND COMMUNITY CENTERS

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4400-Salaries & Benefits	\$ 1,111,316	\$ 1,348,754	\$ 1,483,526
4426-Utilities	<u>206,534</u>	<u>300,000</u>	<u>290,000</u>
Total	\$ 1,317,850	\$ 1,648,754	\$ 1,773,526

PERSONNEL SERVICES

Full-time	\$ 396,005	\$ 438,020	\$ 464,819
Part-time	351,056	484,000	528,000
Part-time Seasonal	53,496	56,000	66,000
Overtime	1,239	6,000	6,000
Contract Services	33,898	100,000	100,000

PERSONNEL SCHEDULE

Full Time:

Part Time/Seasonal:

Superintendent of Recreation	1.00	Recreation Leaders II & III	6.40
Center Director I	2.00	Receptionists	3.63
Recreation Specialist	2.00	Custodians	3.91
Clerk Typist	2.00	Park Rangers	2.26
Custodian I	<u>3.00</u>	Rink Mgrs, Grds, Cashiers	2.78
Total	10.00	JJE Pool Mgr, Head Guard	1.23
		JJE Pool Lifeguards	<u>3.68</u>
		Total	23.89
		Full-time	10.00
Total Personnel	<u><u>33.89</u></u>	FTE (Part-time/Seasonal)	23.89

City of Florissant Operating Budget
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45 - RECREATION DEPARTMENT - SUMMER CAMP

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4500-Salaries & Benefits	\$ 9,455	\$ 142,949	\$ 198,295
Total	\$ 9,455	\$ 142,949	\$ 198,295

PERSONNEL SERVICES

Full-time	\$ -	\$ -	\$ -
Part-time	-	-	-
Part-time-Seasonal	-	125,000	176,000
Overtime	-	-	-

PERSONNEL SCHEDULE

Full Time:

Seasonal:

		Directors	0.38
		Assistant Directors	0.69
		Recreation Leaders	<u>6.40</u>
		Total	7.47
		Full-time	0.00
		FTE (Seasonal)	7.47
Total Personnel	<u><u>7.47</u></u>		

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

46 - RECREATION DEPARTMENT - BANGERT POOL

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4600-Salaries & Benefits	\$ 9,610	\$ 202,914	\$ 243,764
4626-Utilities	<u>3,264</u>	<u>50,000</u>	<u>50,000</u>
Total	\$ 12,874	\$ 252,914	\$ 293,764

PERSONNEL SERVICES

Part-time-Seasonal	\$ -	\$ 178,000	\$ 207,000
Contract Services	3,341	10,000	10,000

PERSONNEL SCHEDULE

Full Time:

Part Time/Seasonal:

		Pool Manager	0.41
		Head Guard	0.41
		Lifeguards	5.74
		Swim Team Manager	0.07
		Swim Team Lifeguards	0.27
		Concession Manager	0.36
		Cashiers	<u>1.36</u>
		Total	8.62
		Full-time	0.00
Total Personnel	<u><u>8.62</u></u>	FTE (Part-time/Seasonal)	8.62

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

06 - RECREATION DEPARTMENT - GOLF COURSE

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
0600-Salaries & Benefits	\$ 372,032	\$ 477,718	\$ 523,989
0621-Uniforms	-	1,700	1,700
0623-Postage & Printing	5	1,000	1,000
0624-Telecom/Computer	-	-	3,100
0626-Utilities	52,982	45,000	45,000
0627-Gasoline	6,486	10,000	12,000
0628-Merchandise	33,864	65,000	65,000
0629-Bldg. & Grounds	81,713	93,500	6,000
0630-Equip & Vehicle Repairs	32,552	36,600	4,100
0631-Lease/ Rental Equip	84,072	91,704	93,704
0632-Office Expense	1,401	2,000	1,700
0642-Travel/ Training/ Cert	-	200	1,700
0643-Organizational Dues	1,721	1,575	1,825
0644-License,Permits & Inspections	1,312	1,820	1,820
0650-Professional Services	12,027	12,800	1,300
0653-Advertising	<u>1,882</u>	<u>5,000</u>	<u>5,000</u>
Total	\$ 682,049	\$ 845,617	\$ 768,938

PERSONNEL SERVICES

Full-time	\$ 183,201	\$ 183,961	\$ 202,406
Part-time	20,304	-	21,000
Part-time-Seasonal	70,510	181,000	171,000
Overtime	-	-	-

PERSONNEL SCHEDULE

Full Time:

Course Operations:

Golf Clubhouse Manager	1.00
Asst. Golf Clubhouse Manager	1.00

Course Maintenance:

Golf Course Superintendent	1.00
Golf Course Asst Superintendent	<u>1.00</u>
Total	4.00

Part-Time/Seasonal:

Pro Shop Manager (pt)	0.70
Pro Shop Staff (snl)	0.95
Cart Attendants (snl)	1.62
Food & Beverage Staff (snl)	1.66
Groundskeeper I (snl)	<u>3.00</u>
Total	7.93

Total Personnel	<u><u>11.93</u></u>	Full-time	4.00
		FTE (Part-time/Seasonal)	7.93

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

03 - CAPITAL IMPROVEMENT FUND

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>REVENUE</u>			
Capital Improvement Sales Tax	\$ 3,437,723	\$ 3,487,000	\$ 3,450,000
Interest	11,737	-	-
Insurance Proceeds	52,223	-	-
Grants & Reimbursements	<u>108,245</u>	<u>434,621</u>	<u>562,054</u>
Total Budgeted Revenue	\$ 3,609,928	\$ 3,921,621	\$ 4,012,054
	Less Total Budgeted Expenditure		<u>\$ (5,075,691)</u>
	Equal Revenue Over/(Under) Expenditure		\$ (1,063,637)
	Plus Estimated Beginning Fund Balance		<u>\$ 2,663,385</u>
	Equal Estimated Ending Fund Balance		\$ 1,599,748

EXPENDITURES

0314-Salary & Benefit Admin Cross Charge CIF	\$ 105,000	\$ 104,000	\$ 112,037
0320-Debt Payment	500,725	499,088	749,351
0324-Telecom/Computer	114,200	228,500	237,500
0329-Buildings & Grounds	148,010	223,838	321,650
0330-Equip & Vehicle Expense	188,267	206,500	313,600
0333-Material & Supplies	79,695	90,000	100,000
0334-Street Markings	19,626	22,500	26,000
0350-Professional Service	112,140	564,535	392,000
0351-Street Lighting	433,234	375,000	375,000
0352-Street Contracts	702,258	914,479	1,000,000
0353-Bridge Repair & Maint.	-	50,000	50,000
0354-Sidewalk Repairs	131,585	89,912	50,000
0355-Stormwater Projects	-	292,054	442,054
0361-Capital Additions	<u>458,599</u>	<u>470,000</u>	<u>906,500</u>
Total	\$ 2,993,339	\$ 4,130,406	\$ 5,075,691

**City of Florissant
Capital Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
REVENUES			
4-03100	CAPITAL IMPROVEMENT SALES TAX	\$ 3,450,000	\$ 3,450,000
4-03110	CAPITAL IMPROVEMENT SALES TAX-T1	37,000	-
4-03200	INTEREST	-	-
4-03210	CAPITAL IMP. T1-INTEREST	-	-
4-03510	GRANT REV - ST FERD/67	5,144	-
4-03513	GRANT REV - N LAFAYETTE	9,423	-
4-03514	GRANT REV - ST. DENIS PH 1 - DESIGN	128,000	140,000
4-03515	GRANT REV - MSD STORMWATER PROJ	292,054	422,054
	TOTAL REVENUE	\$ 3,921,621	\$ 4,012,054
EXPENSES			
5-03-20000	DEBT PAYMENT PRIOR 2019	\$ 5,000	\$ 3,000
5-03-20010	DEBT PAYMENT - 2011 COP	31,250	-
5-03-20020	DEBT PAYMENT - 2016 SOB	350,838	353,488
5-03-20030	DEBT PAYMENT - 2019 EQ LEASE/PURCHASE	112,000	-
5-03-20040	DEBT PAYMENT - 2021 COP (refunding 2011 COP & 2019 Equip Lease)	-	392,863
	TOTAL DEBT SERVICE	\$ 499,088	\$ 749,351

**City of Florissant
Capital Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
5-03-14050	SALARY & BENEFIT CROSS CHARGE-CAP IMPRVMT	\$ 104,000	\$ 112,037
5-03-24030	INTERNET & FIBER CONNECTIVITY	150,000	150,000
5-03-24070	SOFTWARE PURCH & MAINT	78,500	87,500
5-03-29000	BLDG & GROUNDS MAINT & SUPPLIES - OTHER	22,500	23,000
5-03-29010	BLDG & GROUNDS MAINT & SUPPLIES - CITY HALL	44,338	46,000
5-03-29020	BLDG & GROUNDS MAINT & SUPPLIES - GOVT BLDG	8,000	8,000
5-03-29030	BLDG & GROUNDS MAINT & SUPPLIES - CITY GARAGE	15,000	15,000
5-03-29040	BLDG & GROUNDS MAINT & SUPPLIES - HEALTH BLDG	15,000	15,000
5-03-29050	BLDG & GROUNDS MAINT & SUPPLIES - POLICE BLDG	39,000	57,100
5-03-29060	BLDG & GROUNDS MAINT & SUPPLIES - GOLF COURSE	-	20,000
5-03-29070	SECURITY MAINT & EQUIP	80,000	50,000
5-03-29080	GROUNDS MAINT GOLF COURSE	-	72,000
5-03-29090	BUILDING MAINT THEATRE	-	11,000
5-03-29100	BUILDING MAINT SENIOR CENTER	-	4,550
5-03-30000	EQUIPMENT REPAIRS & MAINTENANCE	63,000	73,000
5-03-30006	EQUIPMENT REPAIRS GOLF COURSE	-	35,900
5-03-30010	VEHICLE REPAIRS & MAINTENANCE	130,000	148,000
5-03-30012	VEHICLE REPAIRS & MAINTENANCE POLICE	-	43,200
5-03-30020	SMALL TOOLS-PURCH/ REPAIR & MAINT	13,500	13,500
5-03-33000	MATERIALS & SUPPLIES	90,000	100,000
5-03-34000	STREET MARKINGS	22,500	26,000
5-03-50010	PROF SERV - OTHER	101,200	99,500
5-03-50020	PROF SERV - BANK FEES	500	500
5-03-50031	PROF SERV - ACCTG/AUDIT	3,500	3,500
5-03-50045	PROF SERV - COMPUTER SERVICES	84,335	98,500
5-03-50050	PROF SERV - ENGINEERING	215,000	15,000
5-03-50300	CONTRACTS - ST. DENIS	160,000	175,000
5-03-51000	STREET LIGHTING	375,000	375,000
5-03-52000	STREET CONTRACTS	914,479	1,000,000
5-03-53010	BRIDGE REPAIR & MAINT	50,000	50,000
5-03-54020	SIDEWALK REPAIRS	89,912	50,000
5-03-55000	STORMWATER PROJECTS	292,054	442,054
	TOTAL SERVICES	\$ 3,161,318	\$ 3,419,841

**City of Florissant
Capital Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
	TOTAL CAPITAL ADDITIONS	\$ 470,000	\$ 906,500
5-03-61360	CAPITAL ADDITIONS-INFO TECH/ MEDIA Servers, Computers, Network Equipment, Misc Appliances, Software Cameras, & Video equip, new software, services - Media Gov't Bldg - replace flooring, ACA access and building maint Tablets and associated peripherals for city council and administration	Sub-Total <u>67,500</u>	<u>70,500</u>
		50,000	52,500
		2,500	2,500
		15,000	-
			15,500
5-03-61365	CAPITAL ADDITIONS -IT - Vehicle Leases Vehicle Leases FY20	Sub-Total <u>6,000</u>	<u>6,000</u>
		6,000	6,000
5-03-61390	CAPITAL ADDITIONS-SENIOR CITIZEN Painting the exterior of Senior Center Window Replacement at Senior Center	Sub-Total <u>45,000</u>	<u>-</u>
		15,000	-
		30,000	-
5-03-61400	CAPITAL ADDITIONS-ADMIN	Sub-Total <u>-</u>	<u>-</u>
5-03-61430	CAPITAL ADDS - THEATRE (Replace Lighting Dimmer)	Sub-Total <u>60,000</u>	<u>-</u>
5-03-61440	CAPITAL ADDITIONS-CIVIC CENTER JJE	Sub-Total <u>-</u>	<u>-</u>
			-
5-03-61470	CAPITAL ADDITIONS-PARKS Christmas Tree Wiese House Repair	Sub-Total <u>76,000</u>	<u>-</u>
		36,000	-
		40,000	-

**City of Florissant
Capital Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
Capital Additions (continued)			
5-03-61480	CAPITAL ADDITIONS-PUBLIC WORKS	Sub-Total	67,500 552,000
	Health - 1 each Zero Turn 48" Mower	10,000	-
	Wheel Dolley w/battery power	8,500	-
	Mosquito Fogger	15,000	-
	UTV for Highway trash cleanup	18,000	-
	(1) Mower boom attachment for Ventrac	16,000	-
	(2) Message Boards		45,000
	Concrete Scaifier/ Planer		8,500
	Elevator modernization		150,000
	1 each 32" Stand on Mower		8,500
	Replace 2003 Salt Truck in Fy22 with tilt flatbed		160,000
	Brine Tank Replacement		20,000
	New Tandem Dump Truck	-	160,000
5-03-61485	CAPITAL ADDITIONS - PW - Vehicle Leases	Sub-Total	148,000 178,000
	Vehicle Leases FY20 (13 vehicles) all	68,000	68,000
	Vehicle Leases FY21 (13 trucks) 2 delivered to date	80,000	80,000
	Vehicle Leases FY22 (5 vehicles)		30,000
5-03-61490	CAPITAL ADDITIONS-POLICE	Sub-Total	- 100,000
	Upgrade and Enlarge Workout Area in Basement	-	100,000
TOTAL EXPENSES		\$ 4,130,406	\$ 5,075,691
NET OVER/UNDER		\$ (208,785)	\$ (1,063,637)

City of Florissant Operating Budget
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09 - PARK IMPROVEMENT FUND

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<u>REVENUE</u>			
Park Improvement Sales Tax	\$ 3,520,657	\$ 3,450,000	\$ 3,550,000
Interest	6,825	-	-
Insurance Proceeds	4,867	-	-
Miscellaneous Revenue	-	3,551	-
Grant Revenue	<u>25,000</u>	<u>1,050,000</u>	<u>476,650</u>
Total Budgeted Revenue	\$ 3,557,349	\$ 4,503,551	\$ 4,026,650
		Less Total Budgeted Expenditure	\$ (4,314,550)
		Equal Revenue Over/(Under) Expenditure	\$ (287,900)
		Plus Estimated Beginning Fund Balance	<u>1,046,447</u>
		Equal Estimated Ending Fund Balance	\$ 758,547

EXPENDITURES

0900-Salaries & Benefits	\$ 1,491,306	\$ 1,738,103	\$ 1,877,780
0920-Debt Payment	959,921	975,819	687,000
0921-Uniforms	9,983	16,800	16,900
0924-Telecom/Computer	5,250	6,500	7,050
0926-Utilities	61,637	80,000	82,000
0927-Gasoline	29,610	50,000	50,000
0928-Merchandise-Concessions	12,672	36,250	37,500
0929-Buildings & Grounds	235,933	287,465	298,350
0930-Equip & Vehicle Expense	35,449	29,000	34,000
0931-Equip Rental/Lease	1,436	6,320	6,820
0932-Office Expense	7,394	22,500	19,500
0933-Material & Supplies	63,267	135,902	148,950
0942-Travel, Training and Certification	5,172	2,700	10,300
0943-Organizational Dues	2,000	3,300	3,300
0944-License, Permits & Inspections	6,392	11,250	10,300
0950-Professional Services	12,583	6,000	3,800
0952-Program & Events	23,685	68,200	96,500
0954-Publicity	21,177	40,350	47,500
0961-Capital Additions	<u>598,455</u>	<u>1,543,566</u>	<u>877,000</u>
Total	\$ 3,583,322	\$ 5,060,025	\$ 4,314,550

PERSONNEL SERVICES

Full-time	\$ 952,339	\$ 1,015,868	\$ 1,051,142
Part-time	45,360	60,000	62,000
Part-time Seasonal	3,441	41,000	68,000
Overtime	14,373	35,000	35,000
Contract Services	15,825	74,000	99,500

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

PERSONNEL SCHEDULE

Full-time:

Parks Director	1.00
Administrative Assistant	1.00
Senior Ranger	1.00
Park Superintendent	1.00
Class "A" Foreman	1.00
Forester I	1.00
Class "A" Person	5.00
Class "B" Person	4.00
Class "C" Person	<u>5.00</u>
Total	20.00

Part-time/Seasonal:

Rangers	2.51
Laborers (snl)	<u>2.88</u>
Total	5.39

		Full-time	20.00
Total Personnel	<u>25.39</u>	FTE (Part-time/Seasonal)	5.39

**City of Florissant
Park Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
REVENUES			
4-09100	PARK IMPROVEMENT SALES T	\$ 3,200,000	\$ 3,550,000
4-09110	PARK IMP. SALES TAX-T1	250,000	-
4-09200	INTEREST	-	-
4-09210	INTEREST-PIF SALES TAX-T	-	-
4-09300	MISC REVENUE	3,551	-
4-09520	GRANT REV - STLCO PARK PLANNING GRANT	-	6,400
4-09540	GRANT REV - #21 MANION PARK PHASE II	525,000	
4-09550	GRANT REV - #20 KOCH PK PLYGRD/RR	525,000	
4-09560	GRANT REV - #22 FITNESS CENTER EQUIPMENT (request partial payments in FY22)	-	470,250
	TOTAL REVENUE	\$ 4,503,551	\$ 4,026,650
EXPENSES			
	TOTAL SALARIES & BENEFITS	\$ 1,738,103	\$ 1,877,780
5-09-20000	DEBT PAYMENT - Add'l expenses	5,000	3,000
5-09-20010	DEBT PAYMENT - 2011 COP	537,813	-
5-09-20020	DEBT PAYMENT - 2016 SOB	336,006	334,000
5-09-20030	DEBT PAYMENT - 2019 Lease/Purch	97,000	-
5-09-20040	DEBT PAYMENT - 2021 COP	-	350,000
	TOTAL DEBT SERVICE	\$ 975,819	\$ 687,000

**City of Florissant
Park Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
5-09-21440	UNIFORMS - JJE	\$ 4,400	\$ 4,600
5-09-21441	UNIFORMS - JFK	1,000	500
5-09-21450	UNIFORMS-SUMMER CAMP	1,100	1,100
5-09-21460	UNIFORMS - BANGERT	2,800	3,200
5-09-21470	UNIFORMS - PARKS	7,500	7,500
5-09-24070	SOFTWARE PURCHASE & MAINT	6,000	6,800
5-09-24470	RADIO/WALKIE REPAIR & MA	500	250
5-09-26000	UTILITIES	80,000	82,000
5-09-27440	GASOLINE-CENTERS	5,000	5,000
5-09-27470	GASOLINE-PARKS	45,000	45,000
5-09-28400	MERCHANDISE-CONCESSIONS-SKATE	500	500
5-09-28440	MERCHANDISE-CONCESSIONS-CTRS	17,750	18,500
5-09-28460	MERCHANDISE-CONCESSIONS-BANGERT	18,000	18,500
5-09-29020	BLDG & GROUNDS- NATURE LODGE	4,000	4,000
5-09-29030	BLDG & GROUNDS MAINT-TREES	118,000	137,500
5-09-29070	SECURITY MAINT & EQUIP-JJE (moved from Prof Serv)	-	1,500
5-09-29071	SECURITY MAINT & EQUIP-JFK (moved from Prof Serv)	-	1,000
5-09-29440	BLDG & GROUNDS -JJE	94,550	52,000
5-09-29441	BLDG & GROUNDS -JFK	18,850	21,750
5-09-29442	BLDG & GROUNDS - JJE POOL	6,000	9,000
5-09-29460	BLDG & GROUNDS-BANGERT	24,165	16,200
5-09-29470	BLDG & GROUNDS - PARKS	21,900	50,400
5-09-29472	PARK PAVEMENT REPAIRS	-	5,000
5-09-30440	EQUIPMENT REPAIRS & MAIN - JJE	2,000	2,000
5-09-30470	EQUIPMENT REPAIRS & MAIN - PARKS	27,000	32,000
5-09-31460	EQUIPMENT RENTAL/LEASE-BANGERT	1,020	1,020
5-09-31470	EQUIPMENT RENTAL/LEASE-PARKS	5,300	5,800
5-09-32440	OFFICE EXPENSE - JJE	9,500	8,500
5-09-32441	OFFICE EXPENSE - JFK	5,000	4,000
5-09-32470	OFFICE EXPENSE - PARKS	8,000	7,000
5-09-33440	MATERIAL & SUPPLIES - JJE	8,800	9,800
5-09-33441	MATERIAL & SUPPLIES - JFK	14,400	12,800
5-09-33442	MATERIAL & SUPPLIES - JJE POOL	6,402	7,200
5-09-33443	MATERIAL & SUPPLIES -ICE RINK	8,150	10,150
5-09-33460	MATERIALS & SUPPLIES-BANGERT POOL	20,150	26,500
5-09-33470	MATERIALS & SUPPLIES-PARKS	78,000	82,500

**City of Florissant
Park Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
5-09-42440	TVL,TRAINING,CERTS-(CENTERS)	1,800	1,000
5-09-42443	TVL,TRAINING,CERTS-POOLS	-	3,000
5-09-42470	TVL,TRAINING,CERTS-PARKS	900	6,300
5-09-43470	ORGANIZATIONAL DUES	3,300	3,300
5-09-44440	LIC,PRMT,INSP-JJE	7,100	3,200
5-09-44442	LIC,PRMT,INSP-JJE POOL	-	4,000
5-09-44460	LIC,PRMT,INSP - BANGERT	4,150	2,950
5-09-44470	LIC,PRMT,INSP-PARKS	-	150
5-09-50020	PROF SERV-BANK FEE	1,000	300
5-09-50031	PROF SERV - ACCTG/AUDIT	3,500	3,500
5-09-50442	PROF SERV-JJE POOL	1,500	-
5-09-52070	JULY 4TH EVENTS	30,000	30,000
5-09-52440	PROG & EVENT EXP - JJE	25,000	37,500
5-09-52441	PROGRAM & EVENT EXP - JFK	3,000	3,000
5-09-52450	PROG & EVENT EXP - SUMMER CAMP	7,000	22,000
5-09-52470	PROGRAM & EVENT EXP. - PARKS	3,200	4,000
5-09-53010	PUBLICITY	40,350	47,500
	TOTAL SERVICE	\$ 802,537	\$ 872,770
	TOTAL PROGRAM SERVICES	\$ 3,516,459	\$ 3,437,550

**City of Florissant
Park Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
CAPTITAL ADDITIONS (PARK IMPROVEMENT FUND):			
5-09-61060	CAPITAL ADDITIONS-GOLF COURSE	Sub-Total \$ 67,300	\$ 56,000
	YANMAR YT3 Utility Tractor 56,000		56,000
	Fairway drainage and resurfacing on erosion areas 15,000		-
	Rotary Mower	67,300	-
5-09-61430	CAPITAL ADDITIONS-THEATRE	Sub-Total \$ -	\$ 17,000
	lobby furniture (was \$6,000)		2,000
	Scissor Lift		15,000
5-09-61440	CAPITAL ADDITIONS-JJE	Sub-Total \$ 7,498	\$ 18,000
	Floor Scrubber		8,000
	Replace lobby furniture		10,000
	Automatic Pool Vacuum	7,498	-
5-09-61441	CAPITAL ADDITIONS - JFK	Sub-Total \$ 27,000	\$ -
	Painting of gym 10,000		-
	Splash Pad -Replace rock w/concrete	27,000	-
5-09-61443	CAPITAL ADDITIONS-JJE POOL	Sub-Total \$ 18,252	\$ -
	Sandblast and Paint Indoor Pool	18,252	-
5-09-61460	CAPITAL ADDITIONS-BANGERT POOL	Sub-Total \$ 2,500	\$ 16,000
	Automatic vacuum		8,000
	Filter Baskets		5,000
	Commercial Freezer		3,000
	Replace pool motor	2,500	-

**City of Florissant
Park Improvement Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
Capital Additions (continued)			
5-09-61470	CAPITAL ADDITIONS-PARK IMPROVEMENT	Sub-Total \$ 1,235,416	\$ 503,000
	JJE & JFK Fitness Center Renovations Grant		495,000
	Plans for Round #23 Park Grant from STLCO		8,000
	Replace fence at Dunegant Park	30,000	
	St. Louis County Municipal Park Grant- install inclusive playground at Manion Park (reimbursed by Park Grant Commission up to \$525,000 net expense \$210,395)	735,395	
	Splash Pad	52,000	-
	Dog Park Gates	8,500	-
	FY20 Roll Forward	409,521	-
5-09-61471	CAPITAL ADDITIONS - PARK EQUIP	Sub-Total \$ 114,000	\$ 139,000
	Replace (2) zero turn mower		28000
	(1) Wide Area Mower		72000
	Brine Spray System for truck		10000
	BL-7000 EXT Truck Lift		2000
	Little Wonder Leaf Vac		10000
	Ventrac attachment Broom Mower		17000
	(1) Wide Area Mower	65,000	
	Replace (1) zero turn mower	14,000	
	Ventrac mower	35,000	
5-09-61475	CAPITAL ADDITIONS- VEHICLE LEASES	Sub-Total \$ 71,600	\$ 128,000
	Leased vehicles (2020 FY) 6 vehicles	21,600	34,000
	Leased vehicles (2021 FY) 6 vehicles to date	50,000	39,000
	New leased vehicles (2022 FY) 9 vehicles		55,000
	TOTAL CAPITAL ADDITIONS	\$ 1,543,566	\$ 877,000
	TOTAL EXPENSES	\$ 5,060,025	\$ 4,314,550
	NET OVER/UNDER	\$ (556,474)	\$ (287,900)

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

08 - STREET FUND

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>REVENUE</u>			
Revenue	\$ 1,573,237	\$ 1,500,000	\$ 1,500,000
Interest	2,858	-	-
Grant Revenue	<u>1,592,855</u>	<u>173,975</u>	<u>-</u>
Total Budgeted Revenue	\$ 3,168,950	\$ 1,673,975	\$ 1,500,000
		Less Total Budgeted Expenditure	<u>\$ (1,418,595)</u>
		Equal Revenue Over/(Under) Expenditure	\$ 81,405
		Plus Estimated Beginning Fund Balance	<u>\$ 376,329</u>
		Equal Estimated Ending Fund Balance	\$ 457,734
<u>EXPENDITURES</u>			
0814-Salary & Benefit Cross Charge - Street Fund	\$ 255,000	\$ 256,376	\$ 266,095
0833-Material & Supplies	112,774	120,000	152,500
0852-Street Contracts	3,311,927	1,417,468	1,000,000
0861-Capital Additions	<u>217,395</u>	<u>155,000</u>	<u>-</u>
Total	\$ 3,897,096	\$ 1,948,844	\$ 1,418,595

**City of Florissant
Street Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
REVENUES			
4-08100	REVENUE	\$ 1,500,000	\$ 1,500,000
4-08510	GRANT REV - ST FERD & 67-Construction	160,000	
4-08511	GRANT REV - N LAFAYETTE -Construction	13,975	-
	TOTAL REVENUE	\$ 1,673,975	\$ 1,500,000
EXPENSES			
5-08-14040	SALARY & BENEFIT CROSS CHARGE STREET FUND	\$ 256,376	\$ 266,095
5-08-33020	MATERIALS & SUPPLIES - SNOW & ICE REMOVAL	120,000	152,500
5-08-52000	STREET CONTRACT	1,200,000	1,000,000
5-08-52100	CONTRACTS - N LAFAYETTE-Construction	17,468	-
5-08-52200	CONTRACTS - ST FERD & 67-Construction	200,000	
	Sub-Total	\$ 1,793,844	\$ 1,418,595
CAPITAL ADDITIONS (STREET IMPROVEMENT FUND):		Sub-Total	\$ 155,000 \$ -
5-08-61000	CAPITAL ADDITIONS REPLACE FIRE DAMAGED 2007 SALT DUMP TRUCK WITH FLATBED TRUCK	155,000	-
	TOTAL EXPENSES	\$ 1,948,844	\$ 1,418,595
	NET OVER/UNDER	\$ (274,869)	\$ 81,405

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

04 - SEWER LATERAL FUND

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<u>REVENUE</u>			
Revenue	\$ 545,655	\$ 500,000	\$ 890,000
Interest	22,136	9,000	3,000
Miscellaneous Revenue	-	-	-
Total Budgeted Revenue	\$ 567,791	\$ 509,000	\$ 893,000
		Less Total Budgeted Expenditure	<u>\$ (703,568)</u>
		Equal Revenue Over/(Under) Expenditure	\$ 189,432
		Plus Estimated Beginning Fund Balance	<u>\$ 1,070,117</u>
		Equal Estimated Ending Fund Balance	\$ 1,259,549

EXPENDITURES

8000-Salaries & Benefits Cross Charge	\$ 371,000	\$ 392,450	\$ 403,833
8021-Uniforms	97	900	900
8024-Telecom/Computer	-	5,000	9,000
8027-Gasoline	5,384	10,000	12,000
8030-Equipment & Vehicle Expense	21,053	25,000	26,000
8032-Office Expense	796	2,500	2,500
8033-Material and Supplies	22,509	36,000	36,000
8042-Travel, Training & Certification	-	500	500
8043-Organizational Dues	-	335	335
8050-Professional Services	166,050	178,500	187,500
8055-Insurance & Bonds	-	15,000	25,000
8061-Capital Additions	130,121	95,000	-
Total	\$ 717,010	\$ 761,185	\$ 703,568

**City of Florissant
Sewer Lateral
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
REVENUES			
4-81100	SEWER LATERAL REVENUE	\$ 500,000	\$ 890,000
4-81200	INTEREST	9,000	3,000
	TOTAL REVENUE	\$ 509,000	\$ 893,000
EXPENSES			
5-80-14010	SALARY & BENEFIT CROSS CHG - SEW LAT	\$ 392,450	\$ 403,833
5-80-21000	UNIFORMS AND ALLOWANCES	900	900
5-80-24050	COMPUTER EQUIP, MAINT & SUPPLIES	2,500	5,000
5-80-24070	SOFTWARE PURCH & MAINT	2,500	4,000
5-80-27000	GASOLINE	10,000	12,000
5-80-30000	EQUIPMENT REPAIRS	19,000	20,000
5-80-30010	VEHICLE REPAIRS	6,000	6,000
5-80-32000	OFFICE SUPPLIES/PRINTING	2,500	2,500
5-80-33000	MATERIALS & SUPPLIES	36,000	36,000
5-80-42000	TRAVEL, TRAINING & CERTIFICATION	500	500
5-80-43000	ORGANIZATIONAL DUES	335	335
5-80-50031	PROF SERV - ACCTG & AUDIT	2,500	2,500
5-80-50050	PROF SERV - SEWER LAT REPAIRS	135,000	180,000
5-80-50060	PROF SERV-SEWER LATERAL VIDEO	36,000	-
5-80-50070	PROF SERV - TREE REMOVAL	5,000	5,000
5-80-55000	INSURANCE, FIRE AND LIAB	15,000	25,000
5-80-61010	CAPITAL ADDITIONS:		
	New GMC 5500 w/plow to replace 2007 SL-13	80,000	-
	Pneumatic Shoring setup (Multiple Parts)	15,000	-
	TOTAL EXPENSES	\$ 761,185	\$ 703,568
	NET OVER/UNDER	\$ (252,185)	\$ 189,432

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

14 - COURT BUILDING FUND

	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
<u>REVENUE</u>			
Revenue	\$ 48,314	\$ 132,000	\$ 132,000
Interest	<u>-</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 48,314	\$ 132,000	\$ 132,000
		Less Total Budgeted Expenditure	<u>\$ (132,000)</u>
		Equal Revenue Over/(Under) Expenditure	\$ -
		Plus Estimated Beginning Fund Balance	<u>\$ -</u>
		Equal Estimated Ending Fund Balance	\$ -
1420-Debt Service	<u>\$ 30,835</u>	<u>\$ 132,000</u>	<u>\$ 132,000</u>
Total	\$ 30,835	\$ 132,000	\$ 132,000

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

17 - PUBLIC SAFETY FUND

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<u>REVENUE</u>			
Sales Tax Revenue	\$ 2,702,720	\$ 2,800,000	\$ 2,800,000
Interest	<u>3,079</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 2,705,799	\$ 2,800,000	\$ 2,800,000
		Less Total Budgeted Expenditure	<u>\$ (2,770,968)</u>
		Equal Revenue Over/(Under) Expenditure	\$ 29,032
		Plus Estimated Beginning Fund Balance	<u>\$ 476,442</u>
		Equal Estimated Ending Fund Balance	\$ 505,474
 <u>EXPENDITURES</u>			
1700-Salaries & Benefits Cross Charge	\$ 2,151,680	\$ 1,874,360	\$ 2,168,868
1724-Telecom/Computer	-	55,000	55,000
1726-Utilities	35,815	60,000	60,000
1729-Buildings & Grounds	13,555	25,000	25,000
1761-Capital Additions	<u>629,799</u>	<u>962,775</u>	<u>462,100</u>
Total	\$ 2,830,849	\$ 2,977,135	\$ 2,770,968

**City of Florissant
Public Safety Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
REVENUES			
4-17100	REVENUE	\$ 2,800,000	\$ 2,800,000
4-17200	INTEREST		
4-17310	INSURANCE PROCEEDS		
	TOTAL REVENUE	\$ 2,800,000	\$ 2,800,000
EXPENSES			
5-17-14030	SALARY & BENEFIT CROSS CHG - PUB SAFETY	\$ 1,874,360	\$ 2,168,868
5-17-24070	SOFTWARE PURCH & MAINT	55,000	55,000
5-17-26000	UTILITIES	60,000	60,000
5-17-29000	BLDG.,MNTN., & SUPPLIES	25,000	25,000
5-17-61000	CAPITAL ADDITIONS	\$ 962,775	\$ 462,100
	EQUIPMENT:	Sub-Total \$ 712,975	\$ 201,000
	Purchase additional equipment for both drones	10,000	10,000
	Mobile Car Computers/printers/devices	40,000	36,000
	Desktop/Laptops & related items	12,000	12,000
	Computer Backup & Security Software	20,000	20,000
	Replace Servers, Network Appliances, printers & device	15,000	15,000
	Police K-9 dogs, training, supplies (not used FY21, 2 for FY22)	15,000	30,000
	Ten Ballistic Helmets	5,000	5,000
	Portable Mobile Radio Headsets	5,000	5,000
	Body Camera/In Car Annual Maint	40,000	40,000
	Flock Camera/LPR Annual Agreement	-	28,000
	Mobile Video Surveillance	67,975	-
	Video Surveillance Trailer	70,000	-
	Interview Room Video Recording	10,000	-
	All Purpose Traffic Barriers	10,000	-

**City of Florissant
Public Safety Fund
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
Capital Additions - Equipment (continued)			
	Automatic Parking Access Gates at Police Station and Annex Buildings	195,000	-
	Fencing Project at Station	26,500	-
	Upgrade Microsoft Office Server Licenses	10,000	-
	Four Mobile Radar Units	11,500	-
	Window Safety/Security Film	30,000	-
	Remodel Locker Rooms	120,000	
	VEHICLES: Sub-Total	\$ 249,800	\$ 261,100
	Purchase of (6) new vehicles and related equipment at \$34,500 each	-	207,000
	Purchase of (1) new Chevrolet Tahoe Police Vehicle and related equipment	-	38,000
	Radio/Emergency equipment install for (7) vehicles at \$2,300 each	-	16,100
	Purchase of (7) new vehicles and related equipment	234,500	-
	Radio/Emergency equipment installation	15,300	-
	Purchase of (2) new Chevrolet Tahoe Police Vehicles and related equipment at 38,000	76,000	-
	Funds re-appropriated for Police locker room project	(76,000)	-
	TOTAL EXPENSES	\$ 2,977,135	\$ 2,770,968
	NET OVER/UNDER	\$ (177,135)	\$ 29,032

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

16 - PROPERTY MAINT. FUND

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<u>REVENUE</u>			
Business License - Rental Property	\$ 326,735	\$ 350,000	\$ 375,000
Vacant Property Registration	<u>9,630</u>	<u>15,000</u>	<u>9,000</u>
Total Budgeted Revenue	\$ 336,365	\$ 365,000	\$ 384,000
		Less Total Budgeted Expenditure	<u>\$ (408,380)</u>
		Equal Revenue Over/(Under) Expenditure	\$ (24,380)
		Plus Estimated Beginning Fund Balance	<u>\$ 27,765</u>
		Equal Estimated Ending Fund Balance	\$ 3,385
 <u>EXPENDITURES</u>			
1600-Salaries & Benefits Cross Charge	\$ 373,000	\$ 386,170	\$ 402,380
1632-Office Expense	<u>-</u>	<u>10,000</u>	<u>6,000</u>
Total	\$ 373,000	\$ 396,170	\$ 408,380

City of Florissant Operating Budget
December 1, 2021 through November 30, 2022

55 - ARPA FUND

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>REVENUE</u>			
Revenue - ARPA Funds	\$ -	\$ 3,338,628	\$ 1,976,210
Total Budgeted Revenue	\$ -	\$ 3,338,628	\$ 1,976,210
		Less Total Budgeted Expenditure	<u>\$ (1,976,210)</u>
		Equal Revenue Over/(Under) Expenditure	-
		Plus Estimated Beginning Fund Balance	<u>-</u>
		Equal Estimated Ending Fund Balance	\$ -
 <u>EXPENDITURES</u>			
5514-Salaries & Benefits Cross Charge	\$ -	\$ 496,628	\$ 681,210
5561-Capital Additions	<u>-</u>	<u>2,842,000</u>	<u>1,295,000</u>
Total	\$ -	\$ 3,338,628	\$ 1,976,210

**City of Florissant
 ARPA Fund 55
 2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
REVENUES			
4-35055	U.S. DEPT OF TREASURY - ARPA	\$ 3,338,628	\$ 1,976,210
TOTAL REVENUE		\$ 3,338,628	\$ 1,976,210
EXPENSES			
5-55-14055	SALARY & BENEFIT CROSS CHG ARPA FUND	\$ 496,628	\$ 681,210
ARPA PROJECTS:			
		Sub-Total	<u>\$ 2,842,000</u> <u>\$ 1,295,000</u>
ARPA PROJECTS - IT/MEDIA		<u>\$ 685,000</u>	<u>\$ -</u>
5-55-61361	Fibre Network	600,000	
5-55-61362	Media Upgrades	85,000	
ARPA PROJECTS - ADMIN		<u>\$ 60,000</u>	<u>\$ 820,000</u>
5-55-61401	Agenda Mgmt Software 4 yrs	60,000	
5-55-61402	Accounting software - annual cost 3 yrs		345,000
5-55-61403	Accounting software - implementation		475,000
ARPA PROJECTS - THEATRE		<u>\$ 187,000</u>	<u>\$ -</u>
5-55-61431	Projector/Screen	55,000	
5-55-61432	Stage Lighting	95,000	
5-55-61433	House Lighting	25,000	
5-55-61434	Flooring	12,000	
ARPA PROJECTS - JJE		<u>\$ 210,000</u>	<u>\$ 300,000</u>
5-55-61441	LED sign	75,000	
5-55-61442	Sidewalk Repairs	75,000	
5-55-61443	Replace Gym Doors	60,000	
5-55-61444	Asphalt overlay and striping parking lot		300,000
ARPA PROJECTS - PARKS		<u>\$ 950,000</u>	<u>\$ -</u>
5-55-61471	Playground Upgrades	500,000	
5-55-61472	Tennis Court Upgrades	250,000	
5-55-61473	Weise House Upgrades	200,000	

**City of Florissant
ARPA Fund 55
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
	ARPA PROJECTS - PUBLIC WORKS	<u>\$ 425,000</u>	<u>\$ 175,000</u>
5-55-61481	Kiosk/Self Service Portal	425,000	75,000
5-55-61482	Integrate Business License into existing computer software system	-	100,000
	ARPA PROJECTS - POLICE DEPT	<u>\$ 325,000</u>	<u>\$ -</u>
5-55-61491	LPR Cameras	325,000	-
	TOTAL EXPENSES	<u>\$ 3,338,628</u>	<u>\$ 1,976,210</u>
	NET OVER/UNDER	<u>\$ -</u>	<u>\$ -</u>

Anticipated Revenues and Expenditures Future Years:

FY23 Budget - General Fund Payroll and Benefits	\$ 681,210
FY24 Budget - General Fund Payroll and Benefits	\$ 681,208
TOTAL ARPA FUNDS ALL YEARS	\$ 6,677,256

**City of Florissant
2022 Budget Motions**

Motion	Account Number	General Fund	Public Safety Fund	Cap Impr Fund	Park Impr Fund
October 23rd Budget meeting					
GENERAL					
Golf - Golf Cart Lease	01-5-06-31020	(50,000)			
Theatre - reduce Part Time 10,000 plus taxes/benefits	01-5-43-1XXXX	(11,068)			
Admin - Interpreter for council meetings	01-5-40-52120	2,500			
Police - Increase Pay Scale 15% for FT Dispatchers wages & benefits	01-5-49-1XXXX	65,633			
Police - Increase payscale 15% PT Dispatchers wages & benefits	01-5-49-1XXXX	9,007			
Theatre - reduce Travel & Training travel costs to zero	01-5-43-42000	(900)			
CAPITAL IMPROVEMENT					
Increase Elevator budget to \$150,000	03-5-03-61480			125,000	
PARK IMPROVEMENT					
Missouri Park Conv Fees	09-5-09-42470				5,000

10/23/21 Adjustment Total

15,172

-

125,000

5,000

CITY OF FLORISSANT



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF FLORISSANT WILL HOLD A PUBLIC HEARING ON THE PROPOSED BUDGET FOR THE CITY OF FLORISSANT INCLUDING THE GENERAL REVENUE FUND, CAPITAL IMPROVEMENT FUND, PARK IMPROVEMENT FUND, STREET IMPROVEMENT FUND, SEWER LATERAL FUND, PROPERTY REVITALIZATION FUND, PROPERTY MAINTENANCE FUND, PUBLIC SAFETY FUND AND COURT BUILDING FUND FOR THE FISCAL YEAR BEGINNING DECEMBER 1, 2021 IN THE COUNCIL CHAMBERS, 955 RUE ST. FRANCOIS, ON MONDAY, OCTOBER 25, 2019 AT 7:30 P.M.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE PUBLIC HEARING AND MAY PRESENT THEIR VIEWS CONCERNING THE PROPOSED BUDGET. ANYONE WITH SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK AT LEAST 5 DAYS BEFORE SAID PUBLIC HEARING BY CALLING 839-7630 OR BY EMAIL KGOODWIN@FLORISSANTMO.COM.

KAREN GOODWIN, MMC, CITY CLERK

1 INTRODUCED BY COUNCIL AS A WHOLE

2
3 NOVEMBER 8, 2021

4
5 BILL NO. 9732

ORDINANCE NO.

6
7 **AN ORDINANCE REPEALING ORDINANCE NO. 8655 AND**
8 **AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO**
9 **ENTER INTO A CONTRACT WITH THE LAW FIRM OF**
10 **LEWIS RICE, LLC, REPRESENTED BY JOHN M. HESSEL FOR**
11 **LEGAL SERVICES FOR THE CITY OF FLORISSANT**
12 **COMMENCING ON DECEMBER 1, 2021 AND ENDING ON**
13 **NOVEMBER 30, 2022.**

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

17
18
19 Section 1: The Mayor of the City of Florissant is hereby authorized to enter
20 into agreement with the Law Firm of Lewis, Rice, LLC represented by John M. Hessel for
21 legal services to be rendered to the City of Florissant commencing on the 1st day of
22 December, 2021 and ending on the 30th day of November, 2022, only in accordance with the
23 contract attached hereto and made a part hereof.

24
25 Section 2: This ordinance shall become in force and effect as of December 1, 2021.

26
27
28 Adopted this ____ day of _____, 2021.

29
30
31
32 _____
33 Keith Schildroth
34 Council President

35 Approved this ____ day of _____, 2021.

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

41 ATTEST:

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

LEGAL SERVICES AGREEMENT

John M. Hessel of the law firm of **Lewis Rice LLC** herein proposes the following terms and conditions for legal services to the City of Florissant (“City”) for the fiscal years commencing on December 1, 2021 and ending on November 30, 2022:

I. Retainer Services:

- A. For the fee of \$3,250 per month, office hours will be maintained at City Hall every 1st and 3rd Wednesday between the hours of 8:30 a.m. and noon or at such comparable days and times as may be directed by the City. The following legal services shall be included in the retainer:
1. Drafting and reviewing all ordinances and resolutions as may be required for the regular operation of the city government during “office hours”.
 2. Render informal legal opinions as may be required by the Mayor, members of the City Council, department heads, and the employees authorized to request such opinions during the “office hours”.
 3. Respond to citizen inquiries when requested by the Mayor or Council.
 4. Promptly notify the Mayor and City Council of any and all litigation filed against the City, or against the City Council, or any City Commission or Committee, or against any City Official or Employee sued in his or her official capacity or as an employee of the City, and shall thereafter consult with and advise the Mayor and City Council regarding the nature of such litigation, and shall advise the City Council and Mayor of the status of such litigation. Unless and until special counsel is authorized and retained for such litigation, the City Attorney shall represent the City and its interest in such litigation.
- B. Legal services for attendance and representation of the City at the regular City Council meetings shall be rendered to the City for a fee of \$775.00 per meeting.
1. Attendance and representation at the regular City Council meetings.

II. General Miscellaneous Services:

The following services shall be rendered to the City at the rate of \$305.00 per hour:

- A. Attendance at meetings not included in the retainer services.
- B. Upon authorization from the Mayor or any member of the City Council:
1. Research and preparation of written memorandums or written opinions that exceed the “office hours”.
 2. Draft new or extensive ordinances not in the ordinary course of the City’s business.

3. Negotiations with other parties with respect to contracts, including parties with respect to contracts including purchase or sale of property and drafting of contracts.

III. General Litigation:

Services required for litigation matters pending in state or federal courts, shall be rendered at the rate of \$310.00 per hour. This rate will not apply to antitrust or annexation litigation (either as plaintiff or defendant) or to defense of civil rights claims. The fees for litigation not included herein shall be agreed to prior to the time such services shall be rendered.

IV. Labor/Annexation/Bonds:

Services requiring labor, annexation or bond specialists shall be rendered at the rate of \$310.00 per hour.

V. Out-of-pocket expense:

In addition to the fees set forth above, Lewis Rice LLC shall be reimbursed for all direct out-of-pocket expenditures incurred in the rendering of such services as follows:

- A. Travel expenses including transportation, food, and lodging while on City business away from the St. Louis metropolitan area and upon approval of such travel in advance by the appropriate City official.
- B. Special courier or messenger service when required by the City.
- C. Photocopy or document reproduction costs when required by the City for use in legal proceedings and out-of-pocket litigation costs such as depositions.
- D. Long distance telephone expenditures.

VI. Other services:

It is estimated that this proposal will cover all required legal services. In the event there is a need for services not described, or specifically excluded, the fees for such services shall be reviewed with the City prior to such undertaking.

VII. Overhead and related costs:

No general overhead costs incurred by the firm of Lewis Rice LLC in rendering such services shall be billed to the City. Further, the City shall not provide any insurance or pension benefits for any attorney at Lewis Rice LLC.

Approved by Ordinance No. _____ passed and approved on the ____ day of November, 2021.

LEWIS RICE LLC

CITY OF FLORISSANT

John M. Hessel

By: _____
Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, City Clerk, MMCA/MRCC

1 INTRODUCED BY SCHILDROTH
 2 NOVEMBER 8, 2021

3
 4 BILL NO. 9733

ORDINANCE NO.

5
 6 **AN ORDINANCE TO AMEND TITLE II, CHAPTER 245 “PARKS &
 7 RECREATON” OF THE FLORISSANT CITY CODE, SECTION
 8 245.180 “FEES FOR USE”, TO ADJUST FEES FOR USE OF VARIOUS
 9 PARK FACILITIES.**

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

13
 14 Section 1: Title II, Chapter 245 “Parks and Recreation, Article 1, Section 245.180,

15 “Fees for use” is hereby deleted in its entirety and replace with the following:

1. JJE/JFK FACILITY FEES	RESIDENT	NON-RESIDENT
Facility Daily Fees		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior & Veterans	\$3	\$6
Facility Memberships yr/6mo	1 yr/6mo.	1
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150
Senior & Veterans	\$65/\$40	\$230/\$125
Family *	\$130/\$75	\$355/\$185
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
2. FIELD RENTALS		
Hourly Field Rentals	\$20	\$25 (\$12 for Non Profit)
Light Fees (per hour)	\$10	\$10
Field Prep Fee (Fields dragged, lines drawn, bases & rubber set up)	\$25	\$25
Field Re-drag (in between games or tournaments)	\$15	\$15

Field Conditioner (Per Bag)	\$12	\$12
Day Rate (Tournament Rate) – 9am start, two hours of lights	\$140	\$170
Game Rates (Koch 1, Football at Koch, Soccer at JJE)	\$60	\$75 (\$36 non profit)
Soccer ½ Field Game Rates	\$30	\$40 (\$18 non profit)
Paygate Field Rentals	\$100	\$125
Damage Deposit	\$100	\$100
3. DISC GOLF FEES		
Disc Golf Course Rental (Must reserve both pavilions)	\$170	\$170
4. PRACTICE PERMITS		
Spring	\$195	N/A
Summer	\$175	N/A
Fall	\$195	N/A
5. Ice Rink (fees go into effect 10-22)		
Daily Fees		
3 & Under	Free	Free
Youth (4-17)	\$3	\$5
Adult	\$4	\$6
Senior & Veterans	\$3	\$5
Memberships		
3 & Under	Free	Free
Youth (4-17)	\$25	\$40
Adult	\$35	\$55
Senior & Veterans	\$25	\$35
Family	\$50	\$80
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
6. JJE Ice Rink Rental (per hour)	\$185	Same as resident
Damage Deposit	\$150	Same as resident
7. Outdoor Pool Rental (Minimum 2 hour rental)		
Per hour	\$350	\$400
Damage Deposit	\$150	\$150
8. JJE Indoor Pool Rental (per hour)		
Damage Deposit	\$100	\$100
9. JJE (1/2) Arts & Crafts Room or JFK Arts & Crafts	\$175	Same as resident

Room (5 hour rental)		
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$35	Same as resident
10. JJE (Entire) Arts & Crafts Room (5 hour rental)	\$300	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$60	Same as resident
11. JJE Rooms 1 & 2 or JFK Small Room (5 hour rental)	\$85	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$15	Same as resident
12. JJE Gymnasium (7 hour rental)		
1 - 499 people	\$600	Same as resident
500 - 1,000 people	\$700	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident
13. JFK Gymnasium (7 hour rental)	\$600	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident
14. Theatre		
a. Rehearsals - 4 hour minimum		
1. Technical	\$135	\$190
2. Non-technical (no lights or sound)	\$110	\$160
3. Dance School - 8 hour minimum	\$285	\$420
b. Performances - 4 hour minimum *		
1. Regular	\$155	\$230
2. Lectures	\$135	\$190
3. Dance Schools - 8 hour minimum	\$285	\$420
* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance		
Deposit	50% of total rental cost	
c. Damage Deposit	\$300	\$300

d. Top ticket price for City	Competitive	Competitive
e. Additional half hour rate	\$30	\$55
f. "Dark Day" Rate (when space is occupied between rehearsal/performance dates)	\$50	\$75
g. Microphone Maintenance Fee (per total period)	\$25	\$50
h. Scene Shop Rental Rate	\$100	Same as resident
i. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)	\$35	Same as resident
j. Art Gallery Reception Fee (4 hours)	\$50	Same as resident
k. Technical Theatre Workshop Course (per class)	\$20	Same as resident
l. Projector and screen set up fee	\$40	Same as resident
Rental use per day	\$50	Same as resident
Per week	\$150	Same as resident
15. Nature Lodge		
Top Floor (4-hour rental)	\$250	Same as resident
Bottom Floor (4-hour rental)	\$200	Same as resident
Entire Facility (5-hour rental)	\$375	Same as resident
Deposit	\$200	Same as resident
Additional Hourly Rate	\$75	Same as resident
16. Showmobile (per day rental)		
Per Day Rental	\$700	Same as resident
Complimentary Rental	\$310	\$350
17. Craft Show or Special Event		
Rate per table, per day	\$20	\$30
18. Picnic Permits (Pavilion or Gazebo Rental)		
	Pavilions/Each Pavilion	
Monday - Thursday	\$40/\$55	N/A
Friday - Sunday or Holiday	\$60/\$75	N/A
Damage Deposit	\$200	N/A
19. Classes (maximum hourly charge for session classes)	\$15	\$20
20. Summer Camp (eight-week program)		
One child – per week	\$85/\$680	\$110/\$880
All 8 week sign up at one time 10%	\$76.50/\$612	\$99/\$792
21. Skate Rental	\$2.00	\$2.00
22. Skate Sharpening	\$5	\$5
23. Photo ID Cards		

3 and Under	Free	Free
(Youth) 4-17	\$4	Same as resident
Adult	\$5	Same as resident
Senior & Veterans	\$4	Same as resident
24. Photo ID Replacement Card	\$5	\$5
25. Dog Park Fees	\$8	\$14
Each additional Dog	\$6	\$8
26. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.		
27. These fees may not be reduced or waived except as follows:		
<ul style="list-style-type: none"> a. To facilitate a meeting or event for the City of Florissant or another government agency. b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals. 		
28. All fee with the exception of the ice rink fees will go into effect 1-1-22. Ice rink fees go into effect 10-22.		

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The following fees for the use of the recreation facilities and theatre of the City are hereby established:

Section 2: Except as herein amended Section 245.180 shall remain in full force and effect.

Section 3: 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

Approved this ____ day of _____, 2021.

Timothy J. Lowery
Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1. JJE/JFK FACILITY FEES	RESIDENT	NON-RESIDENT
Facility Daily Fees		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior & Veterans	\$3	\$6
Facility Memberships		
	1 yr/6mo.	1 yr/6mo
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150
Senior & Veterans	\$65/\$40	\$230/\$125
Family *	\$130/\$75	\$355/\$185
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
2. FIELD RENTALS		
Hourly Field Rentals	\$20	\$25 (\$12 for Non Profit)
Light Fees (per hour)	\$10	\$10
Field Prep Fee (Fields dragged, lines drawn, bases & rubber set up)	\$25	\$25
Field Re-drag (in between games or tournaments)	\$15	\$15
Field Conditioner (Per Bag)	\$12	\$12
Day Rate (Tournament Rate) – 9am start, two hours of lights	\$140	\$170
Game Rates (Koch 1, Football at Koch, Soccer at JJE)	\$60	\$75 (\$36 non profit)
Soccer ½ Field Game Rates	\$30	\$40 (\$18 non profit)
Paygate Field Rentals	\$100	\$125
Damage Deposit	\$100	\$100
3. DISC GOLF FEES		
Disc Golf Course Rental (Must reserve both pavilions)	\$170	\$170
4. PRACTICE PERMITS		
Spring	\$195	N/A
Summer	\$175	N/A
Fall	\$195	N/A
5. Ice Rink (fees go into effect 10-22)		
Daily Fees		
3 & Under	Free	Free
Youth (4-17)	\$3	\$5
Adult	\$4	\$6
Senior & Veterans	\$3	\$5
Memberships		
3 & Under	Free	Free
Youth (4-17)	\$25	\$40
Adult	\$35	\$55
Senior & Veterans	\$25	\$35
Family	\$50	\$80
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
6. JJE Ice Rink Rental (per hour)	\$185	Same as resident
Damage Deposit	\$150	Same as resident
7. Outdoor Pool Rental (Minimum 2 hour rental)		
Per hour	\$350	\$400
Damage Deposit	\$150	\$150
8. JJE Indoor Pool Rental (per hour)		
	\$100	\$150
Damage Deposit	\$100	\$100

9. JJE (1/2) Arts & Crafts Room or JFK Arts & Crafts Room (5 hour rental)	\$175	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$35	Same as resident
10. JJE (Entire) Arts & Crafts Room (5 hour rental)	\$300	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$60	Same as resident
11. JJE Rooms 1 & 2 or JFK Small Room (5 hour rental)	\$85	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$15	Same as resident
12. JJE Gymnasium (7 hour rental)		
1 - 499 people	\$600	Same as resident
500 - 1,000 people	\$700	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident
13. JFK Gymnasium (7 hour rental)	\$600	Same as resident
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14. Theatre		
a. Rehearsals - 4 hour minimum		
1. Technical	\$135	\$190
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3. Dance School - 8 hour minimum	\$285	\$420
b. Performances - 4 hour minimum *		
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3. Dance Schools - 8 hour minimum	\$285	\$420
* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance		
Deposit	50% of total rental cost	
c. Damage Deposit	\$300	\$300
d. Top ticket price for City	Competitive	Competitive
e. Additional half hour rate	\$30	\$55
f. "Dark Day" Rate (when space is occupied between rehearsal/performance dates)	\$50	\$75
g. Microphone Maintenance Fee (per total period)	\$25	\$50
h. Scene Shop Rental Rate	\$100	Same as resident
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j. Art Gallery Reception Fee (4 hours)	\$50	Same as resident
k. Technical Theatre Workshop Course (per class)	\$20	Same as resident
l. Projector and screen set up fee	\$40	Same as resident
Rental use per day	\$50	Same as resident
Per week	\$150	Same as resident
15. Nature Lodge		
Top Floor (4-hour rental)	\$250	Same as resident
Bottom Floor (4-hour rental)	\$200	Same as resident
Entire Facility (5-hour rental)	\$375	Same as resident
Deposit	\$200	Same as resident
Additional Hourly Rate	\$75	Same as resident
16. Showmobile (per day rental)		
Per Day Rental	\$700	Same as resident
Complimentary Rental	\$310	\$350

17. Craft Show or Special Event		
Rate per table, per day	\$20	\$30
18. Picnic Permits (Pavilion or Gazebo Rental)		
	Pavilions/Each Pavilion	
Monday - Thursday	\$40/\$55	N/A
Friday - Sunday or Holiday	\$60/\$75	N/A
Damage Deposit	\$200	N/A
19. Classes (maximum hourly charge for session classes)	\$15	\$20
20. Summer Camp (eight-week program)		
One child – per week	\$85/\$680	\$110/\$880
All 8 week sign up at one time 10%	\$76.50/\$612	\$99/\$792
21. Skate Rental	\$2.00	\$2.00
22. Skate Sharpening	\$5	\$5
23. Photo ID Cards		
3 and Under	Free	Free
(Youth) 4-17	\$4	Same as resident
Adult	\$5	Same as resident
Senior & Veterans	\$4	Same as resident
24. Photo ID Replacement Card	\$5	\$5
25. Dog Park Fees	\$8	\$14
Each additional Dog	\$6	\$8
26. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.		
27. These fees may not be reduced or waived except as follows:		
a. To facilitate a meeting or event for the City of Florissant or another government agency.		
b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals.		
28. All fee with the exception of the ice rink fees will go into effect 1-1-22. Ice rink fees go into effect 10-22.		

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9734

ORDINANCE NO.

5
6 **AN ORDINANCE TO AMEND CHAPTER 245 “PARKS AND
7 RECREATION” ARTICLE XI “OLD FLEURISSANT GOLF CLUB” OF THE
8 FLORISSANT CITY CODE, SUBSECTION 245.610 “FEES AND CHARGES”
9 TO ADJUST FEES FOR THE GOLF COURSE FACILITY.**

10
11 WHEREAS it was determined that the previous rate adjustment authorized in Ordinance no.
12 8483 needed to be amended to account for the consistency in the rates for the golf course.

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

16
17 Section 1: Chapter 245 “Parks and Recreation, Article XI, “Old Fleurissant Golf Club”,
18 subsection 245.610 “Fees and Charges is hereby deleted in its entirety and replaced with the
19 following:

20
21 Sec. 245.160 Fees and Charges

22 **Summer Greens Fees**

23 **Please note: the fees listed below include the price of a cart due to the fact the majority**
24 **of golfers want the use of a golf cart.**

	Monday thru Friday				Saturday, Sunday, Holidays		
	Public	Resident			Public	Resident	
18 Holes	\$36	\$33			\$42	\$38	
Walking	\$21	\$18			\$28	\$25	
Twilight	\$30	\$30	After 2pm		\$32	\$32	After 2 pm
Sr/Jr - 18	\$30	\$27			\$30	\$27	After 12 pm
Sr/Jr - 9	\$20	\$20			\$20	\$20	After 12 pm
9 Holes	\$23	\$21			\$25	\$23	
Walking	\$16	\$14			\$20	\$18	

25
26 Holidays: Weekend rates shall apply to the following holidays even though such holiday may be a
27 weekday: Presidents’ Day (Monday), Good Friday, Memorial Day (Monday), 4th of July, Labor Day

28 (Monday), and Thanksgiving and Friday after Thanksgiving. (The golf course is closed on Thanksgiving
 29 Day, Christmas Eve, Christmas Day and New Year's Day.)

30 **League Fees**

- 31 Weekday – 9 holes w/ cart - \$19.00
- 32 Weekday – 18 holes w/ cart - \$24.00
- 33 Weekend – 9 holes includes cart - \$22
- 34 Weekend – 18 holes includes cart - \$28
- 35 Thursday morning Senior Scramble – 18 holes – includes cart - \$22

36 **Twilight Fees (March 1st – October 31st)***

- 37 Weekdays – (after 2 P.M. – 18 hole limit- includes cart) \$30.00
- 38 Resident Weekdays – (after 2 P.M. – 18 hole limit- includes cart) \$30.00
- 39 Weekends – (after 2 P.M. – 18 hole limit- includes cart) \$32.00
- 40 Resident Weekends – (after 2 P.M. – 18 hole limit- includes cart) \$32.00

41
 42 *Twilight rounds not finished by dark will not be subject to refund or raincheck

43
 44 **Seniors (Ages 55 and Older) and Juniors (Age 17 and younger)**
 45 **March 1st – October 31st**

- 46 Monday through Friday (all day), Saturday and Sunday (after 12pm) - 18 holes includes cart
 47 \$30.00 (\$27 for residents)
- 48 Monday through Friday (all day), Saturday and Sunday (after 12pm) – 9 holes includes cart
 49 \$20.00 (\$20 for residents)

50 **Winter Greens Fees**

51 **Please note: the fees listed below include the price of a cart due to the fact the majority of**
 52 **golfers want the use of a golf cart.**

November 1st - February 28th		
Weekdays		
	18 Holes	9 Holes
Public	\$25	\$20
Residents	\$23	\$18
SR/JR	\$22	\$15
SR/JR Resident	\$20	\$15
Weekends		
	18 Holes	9 Holes
Public	\$29	\$22
Residents	\$27	\$20
SR/JR	\$22 (after 12pm)	\$15 (after 12pm)
SR/JR Resident	\$20 (after 12pm)	\$15 (after 12pm)

60 **Golf Carts (Year Round)**

61	18 holes	\$15.00
62	9 holes	\$9.00
63	(Must be sixteen 16 years of age or older to rent a golf cart and may be required to show identification).	

64 **Pull Carts**

65	18 holes	\$4.00
66	9 holes	\$3.00

68 **Golf Club Rental**

69	18 holes	\$10.00
70	9 holes	\$5.00

71 **High School Golf Team**

72	Per golfer – 9 holes (supervised practices and matches as scheduled)	\$10.00
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73 **Tournament Fees (includes cart fees)***

74	Weekdays - 1 - 99 players	\$32.00
75	Weekdays - 100 or more players	\$29.00
76	Weekends – 1– 99 players	\$39.00
77	Weekends – 100 or more players	\$36.00

78 Corkage Fees: \$3 per person for food

79 \$3 per person for drinks

80 *Tournament rates are baseline to be negotiated

81 **Discounts**

82 Military, first responders, and Florissant City employees will receive Senior Rate. In an effort to remain
83 current with competition and changing circumstances, the Mayor and the Clubhouse Manager are
84 authorized to establish a temporary promotional fee in lieu of the fees set forth above. The fees and
85 charges by example may include, but are not limited to, last minute price decreases to entice people to
86 book, unexpected indecent weather (heat or potential rain), and / or competitive pricing balances with
87 competing courses.

88 Section 2: Except as herein amended Section 245.180 shall remain in full force and effect.

89

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

92 Adopted this _____ day of _____, 2021.

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Keith Schildroth
President of the Council

99 Approved this _____ day of _____, 2021.

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Timothy J. Lowery
Mayor

104 ATTEST:

105
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107

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

**CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum**

Date: November 1, 2021
To: City Council
Thru: Mayor Timothy J. Lowery
From: Cheryl A. Thompson-Stimage
Subject: Parks and Recreation User Fees and Golf Course Fees for 2022

Cheryl A. Thompson-Stimage
11/1/21

Attached are the user fees for Section 245.180 Fees for Parks and Recreation and Section 245-610 Golf Course Fees that are being proposed for 2022. These are for you and the council to review during the November 8, 2021 council meeting and are being submitted for approval. Staff has reviewed the various area of use and have determined that these fees would be appropriate moving forward in 2022. All fees will go into effect January, 2022 with exception of the ice rink fees which will go into effect October 2022.

If there are further questions please let me know.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 NO. 9735

ORDINANCE NO.

5
6 **AN ORDINANCE REPEALING ORDINANCE NO. 8587 ESTABLISHING A**
7 **NEW COMPENSATION PLAN FOR SEASONAL EMPLOYEES OF THE**
8 **CITY OF FLORISSANT AND CONTAINING AN EFFECTIVE DATE**
9 **CLAUSE.**

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

13
14 Section 1: Ordinance No. 8587 is hereby repealed.

15
16 Section 2: The wage range for various seasonal employees of the City of Florissant is hereby
17 established as follows:

18

	Grade	Start	Year 2	Year 3	Year 4	Year 5
Playground Director Pool Manager - Outdoor Rink Manager	S9	\$13.60	\$13.87	\$14.15	\$14.43	\$14.72
Golf Food & Beverage Manager Golf Pro Shop Manager	S8	\$12.50	\$12.75	\$13.01	\$13.27	\$13.53
Concession Manager Head Lifeguard	S7	\$12.40	\$12.65	\$12.90	\$13.16	\$13.42
Asst. Playground Director	S6	\$12.00	\$12.24	\$12.48	\$12.73	\$12.99
Laborer - Street, Health, Parks, Golf	S5	\$11.30	\$11.53	\$11.76	\$11.99	\$12.23
Lifeguard	S4	\$11.15	\$11.37	\$11.60	\$11.83	\$12.07
PRL -Playground Recreation Leader	S3	\$11.00	\$11.22	\$11.44	\$11.67	\$11.91
Golf Pro-Shop Attendant Volunteer Coordinator	S2	\$10.50	\$10.71	\$10.92	\$11.14	\$11.37
Rink Guard Cashier Concession Cashier Golf Beverage Cart Attendant Golf Cart Attendant Golf Food & Beverage Attendant	S1	\$10.30	\$10.51	\$10.72	\$10.93	\$11.15

19
20 Section 3: This ordinance shall become in force and effect as of January 1, 2022.

BILL NO.

ORDINANCE NO.

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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:

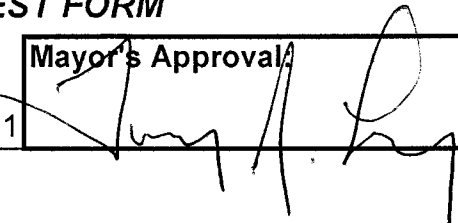
Karen Goodwin, MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 11/01/2021

Mayor's Approval



Agenda Date Requested: 11/8/2021

Description of request:

Amend Part-time and Seasonal salary ordinance to reflect MO Minimum Wage increase to \$11.15/hour which will take affect January 1, 2022. Note: Seasonal will reflect \$10.30/hour rate from 2021.

Department: Human Resources

Recommending Board or Commission:

Type of request:

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

Y/N

Y/N

Public Hearing needed: Yes / No

N

3 readings? : Yes / No

N

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



MEMORANDUM

Date: November 1, 2021
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: 2022 Missouri Minimum Wage Increase for Part-time and Seasonal Employees

On the November 6, 2018, the State of Missouri had on the ballot Proposition B to increase minimum wage requirements by \$.85 cents an hour and reaching \$12.00 per hour by 2023. The requirement became effective January 2019. As a result, the City increased our minimum wage and we would like to continue to keep pace with other industries and organizations. **Effective January 1, 2022, the Missouri minimum wage will increase to \$11.15.** In addition, a few position titles (i.e. cashier, secretary) were removed that the City does not anticipate being active in the years to come. Therefore, the City would need to amend Ordinances 8653 and 8587 which establishes the compensation plan for Part-time and Seasonal employees.

Department Heads have budgeted the necessary funds in their 2021-2022 proposals to reflect the increase in the minimum wage. Based on each position's duties and the previous rates, the increase will cause a major change in the scales to continue to distinguish skill levels and requirements.

I recommend implementing the new minimum wage effective **January 1, 2022 for part-time and seasonal employees.** Let's stay competitive and continue to provide incredible services to our residents and guests of the City of Florissant.

If you need additional information or have any questions feel free to contact me.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
 2 NOVEMBER 8, 2021

3
 4 NO. 9736

ORDINANCE NO.

5
 6 **AN ORDINANCE REPEALING ORDINANCE NO. 8653 ESTABLISHING A NEW**
 7 **COMPENSATION PLAN FOR PART-TIME EMPLOYEES OF THE CITY OF**
 8 **FLORISSANT AND CONTAINING AN EFFECTIVE DATE CLAUSE.**
 9

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

12 Section 1: Ordinance No. **8653** is hereby repealed.

13 Section 2: The wage range for various part-time employees of the City of Florissant is hereby
 14 established as follows:

15 Section 3: Part-time personnel are regularly scheduled employees who are not to exceed twenty-
 16 eight (28) hours of work per week.

	Grade	Start	Year 2	Year 3	Year 4	Year 5
Park Police/Bailiff	P16	\$27.54				
Dispatcher	P15	\$20.80	\$21.22	\$21.64	\$22.08	\$22.52
Multi-Building Inspector	P14	\$18.94	\$21.84	\$22.28	\$22.72	\$23.18
Video Specialist	P13	\$18.09	\$19.18	\$19.56	\$19.95	\$20.35
Building Inspector Code Enforcement Community Development Specialist Human Resources Specialist Engineering Technician HVAC Technicians	P12	\$16.13	\$18.33	\$18.70	\$19.07	\$19.45
Accounting Clerk Assistant Court Clerk Permit Inspection Clerk	P11	\$14.96	\$15.89	\$16.21	\$16.53	\$16.86
Pool MGR Rec III	P10	\$14.25	\$14.54	\$14.83	\$15.12	\$15.42
Golf Pro Shop Manager Park Ranger Supervisor II Senior Citizen Specialist	P9	\$13.90	\$14.40	\$14.69	\$14.98	\$15.28
Head Lifeguard	P8	\$13.00	\$13.26	\$13.53	\$13.80	\$14.07
Laborers - Golf, Parks, Street Health Kennel person	P7	\$12.50	\$13.00	\$13.26	\$13.53	\$13.80
Lifeguard	P6	\$11.75	\$12.05	\$12.29	\$12.54	\$12.79
Bus Driver	P5	\$11.60	\$12.33	\$12.58	\$12.83	\$13.08
Clerk Duplicating Equip. Operator Receptionist Senior Support Staff	P4	\$11.50	\$11.73	\$11.96	\$12.20	\$12.45

Park Ranger	P3	\$11.35	\$11.58	\$11.81	\$12.04	\$12.29
Custodian	P2	\$11.25	\$11.48	\$11.70	\$11.94	\$12.18
Rec II-Fitness Center Attendant	P1	\$11.15	\$11.37	\$11.60	\$11.83	\$12.07

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Section 4: This ordinance shall become in force and effect as of January 1, 2022.

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, MMC/MRCC
City Clerk



MEMORANDUM

Date: October 21, 2021
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: Pay Survey and Recommendations for new Salary Ordinance – Classified Employees

July 14, 2014 was the last change to the Classified pay ordinance, which represents half of our employee population and the entry point for many careers within the City. As a result, the Human Resources (HR) Department felt it was time to begin some research of compensation in St. Louis and St. Charles counties.

The City participated in the Missouri Municipal League 2021 Wage and Salary survey, which we received a copy of the results. Results were also reviewed from the McGrath Human Resources Group (Kirkwood study) survey that we participated in which was another good resource in comparing starting rates to our 2014 classified pay ordinance. Both survey results included with this memo. In addition, with reviewing many municipal pay structures, the HR department conducted a survey regarding entry level starting pay with the following cities (results attached):

Chesterfield	Kirkwood	St. Peters
Clayton	Maryland Heights	University City
Creve Coeur	O'Fallon, MO	Wentzville
Hazelwood	St. Charles City	

After reviewing the survey results with our Director of Finance Kimberlee Johnson and Department Heads, the most immediate concern is the lack of competitiveness as it relates to the classified positions and the struggle to recruit new hires. These positions are the base and foundation of the City, and are the day-to-day face of our operations and the community. Making this adjustment to this ordinance will be a very good for employee morale.

Attached you will find the new recommended Classified pay structure utilizing our current scale as a basis. The recommendations represent a step in the right direction in updating the city's Classified pay structure and helping to recruit and retain key personnel. Further, the following changes are being recommended:

1. Amend Ord. #8059 by creating a new pay schedule for the classified positions – see attached. The previous ordinance had grades approximately 10% apart, the new ordinance adds grades 5% apart which allow for more flexibility for department heads. The pay scale will be reviewed again in the next three years, not to exceed five years.
2. Add new position titles to the Classified pay schedule: Engineering Technician (replacing GIS/Permit Inspection Clerk), Media Production Specialist (replacing Video Specialist) and Community Development Grant Manager (which will fill vacant Community Development and Grant Writer opening).
3. Remove the following position titles: GIS/Permit Inspection Clerk and Video Specialist
4. Remove Section 4: Accounting Clerks performing the specialties of Payroll and Accounts Payable in the Finance Department will no longer receive an additional \$1.00 per hour.

5. Remove residency incentive for new hires and current employees relocating into city limits. Current employees receiving the incentive will continue to receive.
6. All full-time employees will receive their annual increases now on June 1st and not their anniversary dates. All part-time employees will receive their increases on January 1st. This will allow HR and Finance to process increases more efficiently and timely.

If you need additional information or have any questions feel free to contact me at 314-839-7623 or email swhite@florissantmo.com

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9737

ORDINANCE NO.

5
6 **ORDINANCE AMENDING CHAPTER 125 “PERSONNEL”, ARTICLE**
7 **II “CLASSIFICATION OF POSITIONS” SECTION 125.065 “WAGE**
8 **INCREASE AND SCHEDULE” BY DELETING IT IN ITS ENTIRETY**
9 **AND REPLACING IT.**

10
11 WHEREAS the Administration has researched relevant pay scales and has recommended changes
12 to allow the city to be more competitive; and

13 WHEREAS the City Council feels that it is in the best interest of the city to adopt a new pay scale
14 to address issues brought forth by the Administration; and

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

18
19 Section 1: Chapter 125 “Personnel”, Article II “Classification of Positions”, section 125.065 “Wage
20 Increase and Schedule” is hereby amended by deleting it in its entirety and replacing it with the
21 following:

22
23 **Section 125.065 Wage Increase and Schedule.**

24
25 **A. Non-Police Department Employees.**

26
27 **1. Job Classification and Grade Level – Generally.**

Job Classification	Grade Level
Bus Driver	1
Custodian	1
Cashier	2
Mailroom/Printing Clerk	2
Receptionist	2
Technical Director	3
Assistant Court Clerk	4
Clerk	4
Permit Inspection Clerk	4
Prosecuting Attorney Clerk	4
Assistant to Golf Course Manager	4
Class C Laborer	4

Assistant Golf Club House Manager	5
Golf Course Assistant Superintendent	5
Administrative Assistant	5
Accounting Clerk	6
Community Development Specialist	6
Lead Permit Inspection Clerk	6
Assistant Theatre Manager	6
Deputy City Clerk	6
Deputy Court Clerk	6
Human Resources Specialist	6
Media Production Specialist	6
Code Enforcement	7
Executive Assistant	7
Equipment Maintenance Mechanic	7
Recreation Specialist	7
Class B Laborer	7
Property Maintenance & Housing Inspector	7
Street Sweeper	7
Senior Coordinator	7
Senior Ranger	7
Engineering Technician	8
Golf Club House Manager	8
Building Maintenance	9
Class A Laborer	9
Forester 1	9
IT System Support Technician	9
Media Manager	10
Multi-Building Inspector	10
Civil Engineer 1	10
Class A Foreman	11
Community Development Grant Manager	12
Plan Reviewer	12
Commercial Inspector	12
Equipment Maintenance Supervisor	12

Golf Course General Manager	12
Center Director	14
Information Technology Manager	14
Golf Course Superintendent	14
Building Maintenance Supervisor	15
Theatre Manager	15
Gov Affairs/Senior Communications Manager	15
Building Commissioner	15
Director of Community Development/Housing	16
Park Superintendent	16
Recreation Superintendent	16
Street Superintendent	16
Assistant Director of Finance	17
City Engineer	17

29

30 **2.** This Section shall not be in any way construed to authorize a wage range above the maximum
31 wage set forth in the grade and step schedule for each job classification.

32

33 **3.** Each person in the service of the City of Florissant shall be eligible for an annual wage
34 increase and lateral move to the next higher step within his or her respective grade on June 1st
35 conditioned upon the completion of a successful performance review. New hires must have
36 completed six (6) months of service to be eligible for an annual wage increase. No annual wage
37 increase shall exceed the final step established for any grade.

38

39 **4.** New employees with appropriate education and prior years of training and experience may be
40 employed at any wage step within the respective grade for their job classification based upon the
41 recommendation of the Department Head with the approval of the Mayor.

42

43 **5.** Every employee transferred from one job classification to a job classification of equal wage
44 range shall receive the same compensation he/she received in the original job classification until
45 his/her length of service in the new job classification qualifies him/her for a higher salary.

46

47 **6.** Every employee promoted from one job classification to a job classification of a higher pay
48 grade shall receive the compensation of the grade in the new position that would increase his/her
49 compensation by a minimum of five percent (5%) over and above the compensation paid for the
50 grade from which he/she was transferred, or the starting pay for that grade, whichever is greater.

51

52 7. Hours worked by employees in the classified service of the City in excess of forty (40) hours
53 in any work week shall be compensated at one and one-half (1½) times the basic hourly pay or
54 by compensatory time as authorized by Federal law at the rate of time and one-half (1½) for any
55 overtime hours, unless such employee is exempt from overtime under applicable law. "Hours
56 worked" shall include all paid leave time, such as for sick leave, vacation, holiday or
57 bereavement leave, for purposes of overtime calculations.

58 Any employee required to perform overtime work after completion of normal work hours shall
59 be compensated for the total time worked. If an employee is recalled to perform work after
60 having completed his/her regular schedule, he/she shall be compensated for not less than two (2)
61 hours as a minimum, whether or not the actual amount of time spent is less than such number of
62 hours.

63 8. Exempt Employees. Except as herein otherwise provided, the compensation for unclassified
64 employees as identified in Article X, Section 10.1(1) of the Florissant City Charter, shall
65 constitute the total annual compensation for the services provided and no additional
66 compensation by way of overtime pay or holiday pay shall be paid any person occupying one (1)
67 of said positions.

68
69 9. The Mayor of the City of Florissant is hereby authorized to establish guidelines which shall be
70 approved by the Council to determine if an employee of the City paid under this Section is
71 entitled to additional time off with pay as a result of meritorious service to the City. The
72 guidelines herein authorized shall contain provisions which shall limit the number of days off so
73 granted to any one (1) employee to a maximum of three (3) days per fiscal year. Every employee
74 transferred from one job classification to a job classification of equal or higher wage range shall
75 receive the same compensation he/she received in the original job classification until his/her
76 length of service in the new job classification qualifies him/her for a higher salary.

77
78 10. The normal workweek for full-time classified employees shall be forty (40) hours.
79

80 11. Periodic Grade and Step Wage Review. The Florissant City Council will review the grade
81 and step wage schedule every three to five years and make adjustments as necessary to keep the
82 classified wage plan competitive.

83
84 B. Police Department Employees.

85
86 1. Job Classification – Police.
87

Job Classification
Corrections Officer

Job Classification

Corrections Transport Officer

Dispatcher

Academy Recruit (Police)

Probationary Police Officer

Police Officer

Police Sergeant

Police Lieutenant

Police Captain

Police Major

Chief of Police

88 **2.** Uniformed Personnel Grade and Step Schedule. The grade and step schedule for each job
89 classification for full-time uniformed personnel positions within the service of the City of
90 Florissant are hereby established and a copy of same is held on file in the City offices.

91

92 **3.** Uniformed Employees.

93

94 **a.** Each person in the uniformed service of the City of Florissant shall be eligible for an
95 annual wage increase and lateral move to the next higher step within their respective grade on
96 June 1st upon the completion of a successful performance review. New hires must have
97 completed six (6) months of service to be eligible for an annual increase. No annual wage
98 increase shall exceed the final step established for any grade.

99

100 **b.** Every uniformed employee promoted from one job classification to a job classification
101 of a higher pay grade shall receive the compensation of the first pay grade and step in the new
102 position.

103

104 **4.** Exempt Employees. Except as herein otherwise provided, the compensation for unclassified
105 employees as identified in Article X, Section **10.1(1)** of the Florissant City Charter, plus the
106 addition of the Major, Captain and Lieutenant positions, shall constitute the total annual
107 compensation for the services provided and no additional compensation by way of overtime pay
108 or holiday pay shall be paid any person occupying one (1) of said positions. The normal work
109 week for full-time unclassified employees plus the Major, Captain and Lieutenant positions shall
110 be forty (40) hours per week.

111

112 **5.** Police Department.

113

114 **a.** The Police Major may be appointed by and serve at the discretion of the Chief of
115 Police. A Major reduced in rank by the Chief of Police will be returned to the last commissioned
116 rank in which he or she had successfully completed their probationary period and shall have no
117 right to appeal this reduction in rank.

118 **b.** Police Officers may be assigned to and removed from the Detective Bureau at the
119 discretion of the Chief of Police.

120 **c.** A Dispatcher, assigned by the Chief of Police as a Lead Dispatcher, shall be
121 compensated at the rate of two hundred dollars (\$200.00) per month additional salary while
122 performing the duties of same. A Lead Dispatcher shall be selected and removed by the Chief of
123 Police at any time.

124 **d.** New employees with prior appropriate education and full-time Police experience may
125 be employed as a Police Officer at any wage step for their job classification based upon the
126 number of years of prior Police experience, as determined and approved by the Chief of Police.

127 **e.** Every employee promoted from one job classification to a job classification of a higher
128 pay grade shall receive the compensation of the first step in the new pay grade.

129 **f.** Whenever a holiday, as listed in Section 125.295 of the Florissant City Code, occurs
130 during any pay period, each employee serving in the job classification of Lieutenant, Sergeant,
131 Police Officer, Student Police Officer, Probationary Police Officer, Dispatcher, Corrections
132 Transport Officer, or Corrections Officer shall receive, in addition to the regular pay for the pay
133 period, a sum equal to eight (8) hours regular pay or holiday pay.

134 **g.** The normal work schedule for full-time uniformed employees in the Police
135 Department that are covered by this pay ordinance shall be determined by the Chief of Police and
136 such schedule shall comply with any and all applicable Federal and State laws and regulations.
137 Any time worked in excess of the normal work schedule shall entitle the employee to
138 compensation based upon time and one-half (1½) of the regular rate or compensatory time as
139 authorized by applicable Federal and State law except for those positions identified as exempt.

140 **h.** An Academy Recruit shall enter the pay plan at the pay scale of an Academy Recruit.
141 Upon graduation the Academy Recruit shall move to the Probationary Police Officer scale
142 during the probationary period at the discretion of the Chief of Police and approval of the Mayor.
143 After one (1) year of experience and completion of the probationary period the Probationary
144 Police Officer shall move to the Police Officer pay schedule at the discretion of the Chief of
145 Police and approval of the Mayor.

146 **6.** Periodic Grade and Step Wage Review. The Florissant City Council will review the grade and
147 step wage schedule every three to five years and make adjustments as necessary to keep the
148 Police wage plan competitive.

149
150
151
152

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

155 Adopted this _____ day of _____, 2021.

156

157

158

159

Keith Schildroth, Council President

160

161

Approved this _____ day of _____, 2021.

162

Timothy J. Lowery, Mayor

163

ATTEST:

164

165

Karen Goodwin, MPPA/MMC/MRCC

166

City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9738

ORDINANCE NO.

5
6 **AN ORDINANCE REPEALING ORDINANCE NO. 8059 ESTABLISHING A**
7 **GRADE AND STEP SCHEDULE FOR FULL TIME CLASSIFIED POSITIONS**
8 **WITHIN THE CITY OF FLORISSANT AND ENACTING IN LIEU THEREOF A**
9 **NEW ORDINANCE AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

10
11 **WHEREAS** the Florissant City Council feels it is prudent and necessary to adjust
12 the existing pay plan;

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

16
17 Section 1: Ordinance No. **8059** is hereby repealed.

18 Section 2: The following grade and step schedule for each job classification for full-time
19 positions within the service of the City of Florissant is hereby established and attached hereto.

20
21 Section 3: This ordinance shall become in force and effect as of December 1, 2021.

22
23 Adopted this ____ day of _____, 2021.

24
25 _____
26 Keith Schildroth
27 President of the Council
28 City of Florissant
29

30 Approved this ____ day of _____, 2021.

31
32 _____
33 Timothy J. Lowery
34 Mayor, City of Florissant
35

36 ATTEST:

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

42
43
44
45
46
47
48

2022 Pay
Grade scale

Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	31,137.60	31,782.40	32,427.20	33,072.00	33,758.40	34,444.80	35,131.20	35,859.20	36,587.20	37,315.20	38,084.80	38,854.40	39,624.00	40,435.20	41,246.40
2	34,257.60	34,944.00	35,651.20	36,379.20	37,107.20	37,876.80	38,646.40	39,416.00	40,227.20	41,038.40	41,870.40	42,723.20	43,576.00	44,470.40	45,364.80
3	35,970.48	36,689.89	37,423.69	38,172.16	38,935.60	39,714.32	40,508.60	41,318.77	42,145.15	42,988.05	43,847.81	44,724.77	45,619.27	46,531.65	47,462.28
4	37,668.80	38,438.40	39,208.00	40,019.20	40,830.40	41,641.60	42,494.40	43,347.20	44,241.60	45,136.00	46,030.40	46,966.40	47,902.40	48,880.00	49,857.60
5	39,561.60	40,352.83	41,159.89	41,983.09	42,822.75	43,679.20	44,552.79	45,443.84	46,352.72	47,279.77	48,225.37	49,189.88	50,173.67	51,177.15	52,200.69
6	41,454.40	42,307.20	43,160.00	44,033.60	44,928.00	45,822.40	46,758.40	47,694.40	48,672.00	49,649.60	50,668.80	51,688.00	52,748.80	53,809.60	54,912.00
7	43,527.12	44,397.66	45,285.62	46,191.33	47,115.15	48,057.46	49,018.61	49,998.98	50,998.96	52,018.94	53,059.32	54,120.50	55,202.91	56,306.97	57,433.11
8	45,593.60	46,529.60	47,465.60	48,443.20	49,420.80	50,419.20	51,438.40	52,457.60	53,518.40	54,579.20	55,681.60	56,804.80	57,948.80	59,425.60	60,320.00
9	47,873.28	48,830.75	49,807.36	50,803.51	51,819.58	52,855.97	53,913.09	54,991.35	56,091.18	57,213.00	58,357.26	59,524.41	60,714.89	61,929.19	63,167.78
10	50,148.80	51,168.00	52,187.20	53,248.00	54,308.80	55,411.20	56,513.60	57,657.60	58,801.60	59,987.20	61,214.40	62,441.60	63,710.40	64,979.20	66,289.60
11	52,656.24	53,709.36	54,783.55	55,879.22	56,996.81	58,136.74	59,299.48	60,485.47	61,695.18	62,929.08	64,187.66	65,471.42	66,780.84	68,116.46	69,478.79
12	55,161.60	56,264.00	57,408.00	58,552.00	59,737.60	60,923.20	62,150.40	63,419.20	64,688.00	65,998.40	67,329.60	68,681.60	70,075.20	71,489.60	72,924.80
13	57,919.68	59,078.07	60,259.64	61,464.83	62,694.12	63,948.01	65,226.97	66,531.51	67,862.14	69,219.38	70,603.77	72,015.84	73,456.16	74,925.28	76,423.79
14	60,673.60	61,900.80	63,148.80	64,417.60	65,728.00	67,038.40	68,390.40	69,784.00	71,177.60	72,612.80	74,089.60	75,566.40	77,084.80	78,644.80	80,225.60
15	63,707.28	64,981.43	66,281.05	67,606.68	68,958.81	70,337.98	71,744.74	73,179.64	74,643.23	76,136.10	77,658.82	79,212.00	80,796.24	82,412.16	84,060.40
16	66,747.20	68,099.20	69,472.00	70,865.60	72,300.80	73,756.80	75,233.60	76,752.00	78,312.00	79,892.80	81,494.40	83,137.60	84,822.40	86,528.00	88,275.20
17	72,196.80	73,652.80	75,129.60	76,648.00	78,187.20	79,747.20	81,348.80	82,992.00	84,656.00	86,361.00	88,088.00	89,856.00	91,665.60	93,516.80	95,409.60

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9739

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING ORDINANCE NO. 8370 ESTABLISHING A GRADE**
7 **AND STEP SCHEDULE FOR FULL TIME UNIFORMED EMPLOYEES AND**
8 **DISPATCHER POSITIONS WITHIN THE CITY OF FLORISSANT AND ENACTING**
9 **IN LIEU THEREOF A NEW ORDINANCE AND CONTAINING AN EFFECTIVE DATE**
10 **CLAUSE.**

11
12 **WHEREAS** the Florissant City Council feels it is prudent and necessary to adjust the
13 existing pay plan for the dispatchers in the police department;

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

17
18 Section 1: Ordinance no. 8370 is hereby amended by deleting section 1 containing the
19 Uniformed Personnel Pay Schedule and replacing it with the following:

POLICE STAFF Personnel Pay Schedule - Proposed December 1, 2021											
Step	1	2	3	4	5	6	7	8	9	10	11
Position											
Corrections Officer	33,633.60	34,652.80	35,692.80	36,774.40	37,876.80	39,020.80	40,185.60	41,392.00	42,640.00	43,929.60	
Correction Transport	40,684.80	41,912.00	43,180.80	44,470.40	45,801.60	47,174.40	48,588.80	50,044.80	51,542.40	53,102.40	
Dispatcher	46,787.52	48,198.80	49,657.92	51,140.96	52,671.84	54,250.56	55,877.12	57,551.52	59,273.76	61,067.76	
Student Police Officer	50,252.80	51,771.20	53,331.20	54,932.80							
Prob. Police Officer	50,252.80	51,771.20	53,331.20	54,932.80							
Police Officer	56,014.40	57,699.20	59,446.40	61,235.20	63,086.40	64,979.20	66,934.40	68,952.00	71,032.00	73,174.40	75,379.20
Sergeant	76,897.60	79,206.40	81,598.40	84,052.80	86,590.40						
Lieutenant	92,664.00	95,451.20	98,321.60								
Captain	100,297.60	103,313.60	106,412.80								
Major	108,555.20	111,820.80	115,190.40								
Chief	120,952.00	124,592.00	128,336.00								

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33
34 Section 2: This ordinance shall become in force and effect as of December 1, 2021.

35 Adopted this ____ day of _____, 2021.

36
37
38 _____
Keith Schildroth, Council President

39 Approved this ____ day of _____, 2021.

40
41 _____
Mayor Timothy J. Lowery

42
43 ATTEST:

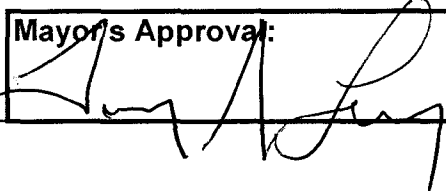
44
45 _____
Karen Goodwin, MMC/MRCC
46 City Clerk
47
48

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 11/01/2021

Mayor's Approval:



Agenda Date Requested: 11/8/2021

Description of request:

Amend Classified and Dispatcher Salary Ordinance to stay more competitive in today's recruiting market. Amend Ordinance 8059. Delete and replace Section 125.065.

Amend Ordinance 8370.

Department: Human Resources

Recommending Board or Commission:

Type of request:

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

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	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 NOVEMBER 8, 2021

3

4 BILL NO. 9740

ORDINANCE NO.

5

6 **AN ORDINANCE PROVIDING FOR THE REPEAL OF CHAPTERS 500, 505 AND**
7 **510 OF THE CODE OF ORDINANCES OF THE CITY OF FLORISSANT,**
8 **MISSOURI, AS AMENDED, RELATING TO THE BUILDING CODE AND**
9 **ENACTING IN LIEU THEREOF A NEW CHAPTER 500, A NEW CHAPTER 505,**
10 **AND A NEW CHAPTER 510 ON THE SAME SUBJECT WITH CERTAIN**
11 **MODIFICATIONS AS HEREINAFTER SET FORTH.**

12

13 WHEREAS, certain documents, three (3) copies of which have been placed on file in the office of
14 the City Clerk ninety (90) days prior to this adoption, and said copies being marked and designated as
15 the Building Construction Code, and Existing Structures Code, of the City of Florissant are hereby
16 adopted for the control, maintenance, and construction of structures as herein provided; and each and all
17 of the regulations, provisions, penalties, conditions, and terms of the Building Construction Code, and
18 Existing Structure Code, of the City of Florissant are hereby referred to, adopted and made a part hereof,
19 as if fully set out in these Chapters, with the additions, insertions, deletions and changes prescribed in
20 this Chapter.

21 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**
22 **FLORISSANT, MISSOURI,**

23 Section 1: Chapters 500, 505 and 510 of the Code of Ordinances of the City of Florissant,
24 Missouri (the “City”) are hereby repealed and a new Chapter 500 Building Regulations, 505 Building
25 Construction Code, and a new Chapter 510 Existing Structures Code, of the Municipal Code of the City
26 are hereby enacted in lieu thereof, all to read as follows:

27 **CHAPTER 500 – BUILDING REGULATIONS**

28 **ARTICLE I In General**

29 **Section 500.010. Building Permit and Other Fees.**

30 A. Fees. The permittee of any permit for the erection, alteration, enlargement, repair or
31 removal of any structures or buildings shall pay the City a fee for such permit as set forth in
32 paragraphs (1) and (2) below except as determined by Section **500.020** of this Article.

- 33 1. Commercial, industrial and multi-family residential construction permit fees. The
34 fee for a building permit and inspection of commercial, industrial and multi-family
35 construction shall be determined by applying the table of fee rates as set forth below
36 to the total cost of construction as determined by Section **500.020** of this Article.
37 Permit application fee shall be ten dollars (\$10) and shall be subtracted from the
38 total fee. Permit processing, plan review and charges for inspections are included in
39 the fee rate. However, the minimum permit fee shall be the first-tier entry of ninety-
40 five dollars (\$95.00) where no plan review is required. A building permit and
41 inspection fee for commercial, industrial, or multiple-family residential

42
43
44

construction, with a total estimated cost of construction in excess of fifty million dollars (\$50,000,000.00) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars of the total estimated cost of construction.

Construction Cost	Permit Cost
\$1,000	\$95
\$2,000	\$124
\$3,000	\$143
\$4,000	\$163
\$5,000	\$197
\$6,000	\$223
\$7,000	\$233
\$8,000	\$256
\$9,000	\$267
\$10,000	\$270
\$11,000	\$270
\$12,000	\$270
\$13,000	\$270
\$14,000	\$270
\$15,000	\$270
\$16,000	\$271
\$17,000	\$271
\$18,000	\$280
\$19,000	\$294
\$20,000	\$294
\$21,000	\$294
\$22,000	\$294
\$23,000	\$294

Construction Cost	Permit Cost
\$24,000	\$305
\$25,000	\$305
\$26,000	\$317
\$27,000	\$317
\$28,000	\$329
\$29,000	\$329
\$30,000	\$329
\$31,000	\$340
\$32,000	\$340
\$33,000	\$340
\$34,000	\$352
\$35,000	\$352
\$36,000	\$363
\$37,000	\$364
\$38,000	\$376
\$39,000	\$378
\$40,000	\$389
\$42,000	\$400
\$44,000	\$412
\$46,000	\$422
\$48,000	\$437
\$50,000	\$447
\$52,000	\$460
\$54,000	\$482
\$56,000	\$483

Construction Cost	Permit Cost
\$58,000	\$494
\$60,000	\$508
\$62,000	\$519
\$64,000	\$531
\$66,000	\$542
\$68,000	\$555
\$70,000	\$567
\$72,000	\$579
\$74,000	\$590
\$76,000	\$603
\$78,000	\$614
\$80,000	\$626
\$82,000	\$638
\$84,000	\$650
\$86,000	\$662
\$88,000	\$674
\$90,000	\$697
\$92,000	\$709
\$94,000	\$722
\$96,000	\$733
\$98,000	\$746
\$100,000	\$756
\$105,000	\$781
\$110,000	\$816
\$115,000	\$839

Construction Cost	Permit Cost
\$120,000	\$876
\$125,000	\$899
\$130,000	\$937
\$135,000	\$960
\$140,000	\$995
\$145,000	\$1,019
\$150,000	\$1,054
\$155,000	\$1,078
\$160,000	\$1,103
\$165,000	\$1,158
\$170,000	\$1,161
\$175,000	\$1,198
\$180,000	\$1,222
\$185,000	\$1,245
\$190,000	\$1,281
\$195,000	\$1,304
\$200,000	\$1,328
\$210,000	\$1,388
\$220,000	\$1,447
\$230,000	\$1,502
\$240,000	\$1,555
\$250,000	\$1,614
\$260,000	\$1,661
\$270,000	\$1,722
\$280,000	\$1,769

Construction Cost	Permit Cost
\$290,000	\$1,829
\$300,000	\$1,874
\$310,000	\$1,897
\$320,000	\$1,985
\$330,000	\$2,029
\$340,000	\$2,088
\$350,000	\$2,137
\$360,000	\$2,196
\$370,000	\$2,245
\$380,000	\$2,291
\$390,000	\$2,351
\$400,000	\$2,399
\$420,000	\$2,495
\$440,000	\$2,602
\$460,000	\$2,697
\$480,000	\$2,804
\$500,000	\$2,899
\$520,000	\$2,995
\$540,000	\$3,103
\$560,000	\$3,196
\$580,000	\$3,293
\$600,000	\$3,386
\$620,000	\$3,482
\$640,000	\$3,578
\$660,000	\$3,673

Construction Cost	Permit Cost
\$680,000	\$3,768
\$700,000	\$3,864
\$720,000	\$3,959
\$740,000	\$4,054
\$760,000	\$4,149
\$780,000	\$4,244
\$800,000	\$4,341
\$820,000	\$4,435
\$840,000	\$4,517
\$860,000	\$4,613
\$880,000	\$4,707
\$900,000	\$4,803
\$920,000	\$4,887
\$940,000	\$4,981
\$960,000	\$5,076
\$980,000	\$5,161
\$1,000,000	\$5,255
\$1,100,000	\$5,683
\$1,200,000	\$6,120
\$1,300,000	\$6,559
\$1,400,000	\$6,986
\$1,500,000	\$7,412
\$1,600,000	\$7,838
\$1,700,000	\$8,254
\$1,800,000	\$8,669

Construction Cost	Permit Cost
\$1,900,000	\$9,084
\$2,000,000	\$9,497
\$2,100,000	\$9,899
\$2,200,000	\$10,303
\$2,300,000	\$10,707
\$2,400,000	\$11,109
\$2,500,000	\$11,512
\$2,600,000	\$11,904
\$2,700,000	\$12,292
\$2,800,000	\$12,683
\$2,900,000	\$13,076
\$3,000,000	\$13,467
\$3,100,000	\$13,859
\$3,200,000	\$14,237
\$3,300,000	\$14,617
\$3,400,000	\$15,009
\$3,500,000	\$15,387
\$3,600,000	\$15,758
\$3,700,000	\$16,132
\$3,800,000	\$16,512
\$3,900,000	\$16,881
\$4,000,000	\$17,259
\$4,200,000	\$17,993
\$4,400,000	\$18,738
\$4,600,000	\$19,463

Construction Cost	Permit Cost
\$4,800,000	\$20,198
\$5,000,000	\$20,919
\$5,200,000	\$21,644
\$5,400,000	\$22,353
\$5,600,000	\$23,065
\$5,800,000	\$23,775
\$6,000,000	\$24,473
\$6,200,000	\$25,184
\$6,400,000	\$25,885
\$6,600,000	\$26,559
\$6,800,000	\$27,270
\$7,000,000	\$27,957
\$7,200,000	\$28,644
\$7,400,000	\$29,331
\$7,600,000	\$30,012
\$7,800,000	\$30,694
\$8,000,000	\$31,370
\$8,200,000	\$32,046
\$8,400,000	\$32,720
\$8,600,000	\$33,396
\$8,800,000	\$34,060
\$9,000,000	\$34,722
\$9,200,000	\$35,387
\$9,400,000	\$36,051
\$9,600,000	\$36,713

Construction Cost	Permit Cost
\$9,800,000	\$37,377
\$10,000,000	\$38,029
\$10,500,000	\$39,663
\$11,000,000	\$41,287
\$11,500,000	\$42,898
\$12,000,000	\$44,510
\$12,500,000	\$46,097
\$13,000,000	\$47,686
\$13,500,000	\$49,260
\$14,000,000	\$50,836
\$14,500,000	\$52,400
\$15,000,000	\$53,952
\$15,500,000	\$55,794
\$16,000,000	\$57,593
\$16,500,000	\$59,390
\$17,000,000	\$61,190
\$17,500,000	\$62,987
\$18,000,000	\$64,786
\$18,500,000	\$66,585
\$19,000,000	\$68,383
\$19,500,000	\$70,181
\$20,000,000	\$71,859
\$20,500,000	\$73,656
\$21,000,000	\$75,450
\$21,500,000	\$77,249

Construction Cost	Permit Cost
\$22,000,000	\$79,040
\$22,500,000	\$80,838
\$23,000,000	\$82,631
\$23,500,000	\$84,429
\$24,000,000	\$86,222
\$24,500,000	\$88,020
\$25,000,000	\$89,802
\$25,500,000	\$91,611
\$26,000,000	\$93,404
\$26,500,000	\$95,202
\$27,000,000	\$96,994
\$27,500,000	\$98,792
\$28,000,000	\$100,585
\$28,500,000	\$102,383
\$29,000,000	\$104,176
\$29,500,000	\$105,974
\$30,000,000	\$107,584
\$30,500,000	\$109,376
\$31,000,000	\$111,170
\$31,500,000	\$112,962
\$32,000,000	\$114,755
\$32,500,000	\$116,547
\$33,000,000	\$118,338
\$33,500,000	\$120,131
\$34,000,000	\$121,923

Construction Cost	Permit Cost
\$34,500,000	\$123,715
\$35,000,000	\$125,508
\$35,500,000	\$127,301
\$36,000,000	\$129,093
\$36,500,000	\$130,886
\$37,000,000	\$132,678
\$37,500,000	\$134,469
\$38,000,000	\$136,262
\$38,500,000	\$138,054
\$39,000,000	\$139,846
\$39,500,000	\$141,640
\$40,000,000	\$143,189
\$40,500,000	\$144,981
\$41,000,000	\$146,767
\$41,500,000	\$148,559
\$42,000,000	\$150,345
\$42,500,000	\$152,138
\$43,000,000	\$153,925
\$43,500,000	\$155,717
\$44,000,000	\$157,503
\$44,500,000	\$159,296
\$45,000,000	\$161,082
\$45,500,000	\$162,875
\$46,000,000	\$164,660
\$46,500,000	\$166,453

Construction Cost	Permit Cost
\$47,000,000	\$168,239
\$47,500,000	\$170,032
\$48,000,000	\$171,819
\$48,500,000	\$173,610
\$49,000,000	\$175,397
\$49,500,000	\$177,190
\$50,000,000	\$178,671

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2. Residential construction permit fees. The fee for a building permit and inspections of residential construction or new structures, alterations and additions on one- or two-family residential structures and all other miscellaneous residential construction shall be determined by applying the table of fee rates set forth below to the total estimated cost of construction as determined in Section **500.020** of this Article. Permit application fee shall be ten dollars (\$10) and shall be subtracted from the total. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be ninety-five dollars (\$95.00) where no plan review is required. A building permit and inspection fee for residential construction, with a total estimated cost of construction in excess of six hundred and eighty thousand dollars (\$680,000) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars of the total estimated cost of construction.

Construction Cost	Permit Fee
\$1,000	\$95
\$2,000	\$105
\$3,000	\$116
\$4,000	\$129
\$5,000	\$147
\$6,000	\$160
\$7,000	\$166
\$8,000	\$183
\$9,000	\$188

Construction Cost	Permit Fee
\$10,000	\$191
\$11,000	\$191
\$12,000	\$191
\$13,000	\$191
\$14,000	\$191
\$15,000	\$191
\$16,000	\$192
\$17,000	\$197
\$18,000	\$197
\$19,000	\$205
\$20,000	\$205
\$21,000	\$205
\$22,000	\$205
\$23,000	\$205
\$24,000	\$213
\$25,000	\$213
\$26,000	\$223
\$27,000	\$223
\$28,000	\$227
\$29,000	\$227
\$30,000	\$227
\$31,000	\$236
\$32,000	\$236
\$33,000	\$236
\$34,000	\$245

Construction Cost	Permit Fee
\$35,000	\$245
\$36,000	\$252
\$37,000	\$253
\$38,000	\$258
\$39,000	\$260
\$40,000	\$268
\$42,000	\$276
\$44,000	\$284
\$46,000	\$290
\$48,000	\$299
\$50,000	\$306
\$52,000	\$313
\$54,000	\$329
\$56,000	\$329
\$58,000	\$338
\$60,000	\$344
\$62,000	\$352
\$64,000	\$359
\$66,000	\$369
\$68,000	\$376
\$70,000	\$383
\$72,000	\$391
\$74,000	\$400
\$76,000	\$407
\$78,000	\$414

Construction Cost	Permit Fee
\$80,000	\$421
\$82,000	\$431
\$84,000	\$438
\$86,000	\$444
\$88,000	\$453
\$90,000	\$469
\$92,000	\$477
\$94,000	\$483
\$96,000	\$492
\$98,000	\$500
\$100,000	\$508
\$105,000	\$522
\$110,000	\$546
\$115,000	\$561
\$120,000	\$585
\$125,000	\$599
\$130,000	\$624
\$135,000	\$638
\$140,000	\$662
\$145,000	\$677
\$150,000	\$699
\$155,000	\$716
\$160,000	\$731
\$165,000	\$755
\$170,000	\$772

Construction Cost	Permit Fee
\$175,000	\$794
\$180,000	\$810
\$185,000	\$824
\$190,000	\$845
\$195,000	\$863
\$200,000	\$879
\$210,000	\$918
\$220,000	\$957
\$230,000	\$992
\$240,000	\$1,026
\$250,000	\$1,065
\$260,000	\$1,095
\$270,000	\$1,133
\$280,000	\$1,166
\$290,000	\$1,203
\$300,000	\$1,235
\$310,000	\$1,274
\$320,000	\$1,304
\$330,000	\$1,335
\$340,000	\$1,372
\$350,000	\$1,405
\$360,000	\$1,442
\$370,000	\$1,473
\$380,000	\$1,503
\$390,000	\$1,545

Construction Cost	Permit Fee
\$400,000	\$1,575
\$420,000	\$1,637
\$440,000	\$1,705
\$460,000	\$1,781
\$480,000	\$1,838
\$500,000	\$1,899
\$520,000	\$1,961
\$540,000	\$2,030
\$560,000	\$2,094
\$580,000	\$2,155
\$600,000	\$2,216
\$620,000	\$2,279
\$640,000	\$2,340
\$660,000	\$2,401
\$680,000	\$2,465

- 58 3. A fifty-dollar (**\$50.00**) fee shall apply for each additional or extra inspection, as
59 defined herein, including inspections for compliance with approved development or
60 site plans. An "additional inspection" is defined as an inspection which is required
61 as a result of unusual or complicated construction. An "extra inspection" is defined
62 as an inspection which is made as a result of non-compliance, not ready, lock out or
63 similar circumstances.
- 64 4. Electrical permit fees. Electrical permit fees shall follow the rates set forth in
65 Section 500.010(A) except as set forth in **Section 500.020**.
- 66 5. Mechanical permit fees. Mechanical permit fees shall follow the rates set forth in
67 Section 500.010(A) except as set forth in **Section 500.020**.
- 68 6. Plumbing and permit fees. Plumbing permit fees shall follow the rates set forth in
69 Section 500.010(A) except as set forth in **Section 500.020**.
- 70 7. Miscellaneous fees.
- 71 a. Permit Amendments - **\$40.00**
- 72 b. Refund Service Charge - **\$40.00**

- 73 c. Permit Extension - **\$40.00**
- 74 d. Plan Revision - **\$40.00**
- 75 e. Permit Processing - **\$40.00**
- 76 f. Additional Inspection - **\$50.00**
 - 77 1. An "additional inspection" is defined as an inspection which is
 - 78 required as a result of unusual or complicated construction.
- 79 g. Extra Inspection - **\$50.00**
 - 80 1. An "extra inspection" is defined as an inspection which is made as a
 - 81 result of non-compliance, not ready, lock out or similar
 - 82 circumstances.
- 83 h. Stop Work Order Fee - **\$50.00**
- 84 i. Electrical inspection to verify safety (required by utility) - **\$50.00**
- 85 j. Land Disturbance Permit Fees.
 - 86 1. Major - **\$500.00**
 - 87 2. Ordinary - **\$250.00**
 - 88 3. Additional Inspections - **\$50.00**
- 89 k. Exterior Accessibility Ramp Permit Fee: Upon approval from the Building
- 90 Commissioner the permit fee for an exterior accessibility ramp may be
- 91 waived for one (1) required means of egress in single-family residential
- 92 homes.
 - 93 1. Processing of annual backflow preventer inspection report. - **\$40.00**
- 94 m. Portable On-Demand Storage Container Permit (P.O.D.) - **\$75.00**
- 95 n. Roll Off Dumpster Permit - **\$75.00**
- 96 o. Sewer Lateral Program Application (Refundable) - **\$300.00**

97 B. General.

- 98 1. The number and type of building inspections shall be as required by the Building
- 99 Official.
- 100 2. It shall be the responsibility of the permit holder to maintain proper records of partial
- 101 permit fee payment.
- 102 3. Applicants for additional permits involving previously installed rough-in installations
- 103 shall produce records of payment regarding partial permit claims.
- 104 4. Failure to produce payment and permit records shall result in the full fee being charged
- 105 for any installation performed under a previously issued partial permit.
- 106 5. Permits issued for partial installations shall be considered completed when the segment
- 107 issued is inspected and approved.
- 108 6. Permits shall be issued on the merit of the plans, specifications and documentation
- 109 submitted in support of the permit application.
- 110 7. The estimated amount to cover general inspection fees set forth in the above schedule
- 111 shall be paid when a permit is issued. Extra or additional inspection fees shall be paid

112 upon completion of the work prior to a final approval.

113 C. Administration Costs.

- 114 1. Administration costs shall also be charged to the owner, his/her developer and/or
115 agent(s) for any major development. Administration's cost shall include, but shall not
116 be limited to, the current hourly rate for the Director of Public Works, City Engineer,
117 Building Commissioner, City Attorney, Building Inspectors, secretaries, clerk typists,
118 draftsperson, copy equipment operators or any other City employee(s) and shall also
119 include the current duplicating charge(s) as set by ordinance. Major developments
120 shall include subdivision projects, special permit projects and all non-residential
121 rezoning projects.
- 122 2. Prior to reviewing building plans and issuing building permits for any major
123 development, the Director of Public Works or his/her designee shall estimate the
124 administration costs and shall require the owner, his/her developer and/or agent(s) to
125 deposit with the City this estimated amount for their particular project. All
126 administration costs associated with a particular project (including all preliminary and
127 subsequent consultations prior to Planning and Zoning and City Council approvals)
128 will be charged against the funds on deposit on a monthly basis. During the course of a
129 particular project, if funds are not adequate to cover administration costs, then the
130 owner (his/her developer and/or agents) will be required to deposit an additional
131 estimated amount with the City. If at the end of a particular project there are excess
132 funds and all administration costs have been covered, then these excess funds will be
133 returned to the owner, his/her developer and/or agents.
- 134 3. If the owner, his/her developer and/or agents(s) fails to deposit adequate funds required
135 to cover actual (not estimated) administration costs, then an occupancy permit(s) will
136 be withheld (where applicable) or revoked until the matter is resolved.

137 D. Administrative Fees for Various Zoning Applications And Permits.

- 138 1. Planning and Zoning Plan Review Fees.
- 139 a. Residential - **\$50.00**
- 140 b. Commercial or Multi-Family Residential - **\$100.00**
- 141 c. The filing fee for the review by the Planning and Zoning Commission of all
142 plans submitted to ensure that all buildings comply with the minimum
143 standards shall be fifty dollars (**\$50.00**) for residential buildings and one
144 hundred (**\$100.00**) for multi-family and non-residential projects.
- 145 2. The filing fee for a petition for change of zoning district, boundaries, district
146 classification or special permit shall be three hundred dollars (**\$300.00**);
- 147 3. The application fee for a residential designed development permit shall be three
148 hundred dollars (**\$300.00**);
- 149 4. The application fee for a planned environmental unit permit shall be three hundred
150 dollars (**\$300.00**);
- 151 5. The application fee for a commercial industrial design permit shall be three hundred
152 dollars (**\$300.00**)
- 153 6. No application fee shall be charged for an application under the density
154 development procedure other than the normal fees required for processing of the

155 subdivision under the Subdivision Regulations (see Chapter 410 of this Code) and
156 other ordinances.

157 7. The aforementioned fees to be charged for the various procedures are not
158 refundable, except where petitions or applications are withdrawn before substantial
159 processing has been undertaken, and then only be order of the City Council. In
160 addition to all other fees set out herein, the petitioner for a change of zoning district,
161 district boundaries, district classification, or special permit shall pay to the City any
162 and all costs of publication necessary to comply with the provisions of the Florissant
163 Zoning Ordinance. Such fees shall be paid prior to the time any permit is issued
164 under the Zoning Ordinance.

165 **Section 500.020 Calculation of Estimated Value of Construction for Determining Permit Fee.**

166 [Code 1980 § 6-5; CC 1990 § 5-3; Ord. No. 5409, 10-26-1992; Ord. No. 7122 § 1, 1-25-2005]

167 A. The Code Official is authorized to estimate the total cost of construction of a structure,
168 building or project, by multiplying the total floor area of the structure in square feet by an
169 appropriate square foot cost rate as published by the International Code Council.
170 Structures or projects for which it is impractical to estimate the total construction cost by
171 said square foot cost method shall be estimated by applying current, commonly accepted
172 unit cost figures to the various components in a commonly accepted manner. In lieu of
173 determining the total cost of construction as outlined above, the Code Official may accept
174 a bona fide contract or any affidavit of the owner of the building structure or project, in
175 which the total cost of construction, including site improvements related to the permit, is
176 verified by applicant and owner.

177 B. The method to be used for calculating the estimated value for the construction of any
178 building for the purpose of a building permit fee calculation shall be by one (1) of the
179 following methods in which the highest figure shall be used:

- 180 1. The construction cost may be taken as that cost which was submitted on the permit
181 application.
- 182 2. The construction cost and permit fee may be a calculated using the most recent
183 building valuation data report as published by the International Code Council (ICC).
184 This cost shall be determined by using one hundred percent (100%) of the square
185 footage cost given in the table. The calculation shall be required in writing provided
186 by applicant.

187 **ARTICLE II Vacant Commercial Buildings**

188 **Section 500.030 Maintenance of Unoccupied Freestanding Commercial or Industrial Buildings.**

189 [Code 1980 § 6-7; CC 1990 § 5-4]

190 A. Any freestanding commercial or industrial building which remains unoccupied for one
191 hundred twenty (120) days shall be maintained in accordance with the following provisions:

- 192 1. All exterior openings shall be boarded up with not less than one-quarter (1/4) inch
193 tempered Masonite or three-eighths (3/8) inch plywood, cut to fit within the
194 openings, fastened in place as securely as possible and suitably coated with an
195 appropriate neutral color harmonizing with the exterior colors of the building as

- 196 inconspicuously as possible. Such work shall be performed in a neat and
197 workmanlike manner.
- 198 2. All signs and signposts, other than real estate signs, relating to such premises shall
199 be removed.
- 200 3. Every window, glazed exterior door, exterior transom or exterior sidelight of an
201 unoccupied building shall be provided with properly installed glass or other
202 approved glazing material and in the event of breakage the owner shall immediately
203 remove all broken glass and temporarily board up with suitable materials.
- 204 B. Any such building which had been used as a service station shall have all above ground
205 pumps and pump islands removed and all underground tanks shall be filled with sand.
- 206 C. The owner of any building or structure subject hereto who shall fail to comply with these
207 requirements, ten (10) days after written notice thereof from the Building Commissioner,
208 shall be deemed guilty of a misdemeanor and upon conviction thereof shall be subject to the
209 penalties provided for violation of City ordinances.
- 210 D. The provisions of this Section shall not apply to any building or structure designated as a
211 landmark under the provisions of Sections 120.280 and Article XII of Chapter 405 of this
212 Code (Sections 405.425 et seq.).

213 **ARTICLE III Use of Masonry In Selected Districts**

214 **Section 500.040 Frame Construction in "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2"**
215 **and "M-3" Zoning Districts.**

216 [Code 1980 § 6-8; CC 1990 § 5-5; Ord. No. 4926 § 1, 7-11-1988; Ord. No. 5318, 1-27-1992;
217 Ord. No. 6224, 1-25-1999; Ord. No. 7437 § 1, 8-20-2007; Ord. No. 7671 § 1, 1-13-2010]

218 A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located
219 in an "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" or "M-3" zoning district shall
220 have exterior finished walls composed of one hundred percent (100%) masonry on all sides
221 of structure, except as otherwise permitted by this Section. There shall be no exposed non-
222 masonry surfaces in the first (1st) three (3) feet above grade except doors and windows.

223 B. Exceptions:

- 224 1. Accessory buildings if otherwise permitted by ordinance and approved by the
225 planning and zoning commission;
- 226 2. Buildings specifically excepted from such requirement under provisions of a special
227 permit or a "B-5" zoning ordinance granted by the Council in accordance with
228 provisions of Chapter 405 of the Code;
- 229 3. Tilt-up construction is allowed on buildings of twenty thousand (20,000) square feet
230 or greater provided that the front tilt-up face of the building shall be constructed
231 with traditional masonry material unless otherwise determined by the City Council.
232 "Traditional masonry" is defined as hand-laid in place traditional block back-up,
233 brick, stone or any other masonry material as a face. Decorative and/or embossed
234 tilt-up panels may be required on all other portions of the building. Tilt-up
235 construction is the process of forming, pouring and curing Portland cement concrete
236 panels on the job site and tilting/raising them up into place usually as the exterior
237 wall of a building or structure. Tilt-up is different than pre-cast panels which are

- 238 constructed off site.
- 239 4. Any buildings legally existing on or for which building permits have been legally
240 issued prior to March 1, 1992, or any reconstruction thereof or any alterations and
241 expansion thereof if approved by the Planning and Zoning Commission.
- 242 C. "Masonry", as used in this Section, shall be defined as exposed face brick or natural
243 building stone which is used as a facing component which is applied over exterior wall
244 back-up construction. Face brick shall be prismatic units in a variety of sizes, colors and
245 shapes. Brick shall be manufactured from clay, shale or similar naturally occurring earthy
246 substances and subjected to firing in a kiln. Brick shall be solid masonry units, having a
247 minimum thickness of three and five-eighths (3 5/8) inches and meeting all the
248 requirements of ASTM Designation C-216, Standard Specification for Facing Brick.
249 Ceramic glazed facing brick are specifically excluded. Natural building stone shall include
250 stone that is sawed, cut, split or otherwise finished or shaped having a minimum thickness
251 of one (1) inch. Natural building stone shall include granite, limestone, marble, slate,
252 soapstone, sandstone or other natural stones of similar characteristics and physical
253 properties. Molded, cast or otherwise artificially aggregated units composed of fragments
254 are specifically excluded. Materials specifically excluded from the definition of exposed
255 masonry construction shall include, but shall not be limited to: all hollow masonry units
256 (i.e., structural clay tile, facing tile, customized architectural concrete masonry units, hollow
257 brick units, etc.), all concrete masonry units, glass blocks, plastic and/or composite blocks,
258 metal panels, plastic panels, plaster exterior insulation-finish system, precast concrete
259 panels or any composition and all cast-in-place concrete walls, tilt-up concrete panels.
- 260 D. Restrictions On Use Of Masonry.
- 261 1. Masonry shall not be painted, but clear sealers may be applied if approved by the
262 Building Commissioner.
- 263 2. Any masonry that was lawfully painted may only be repainted for maintenance
264 purposes and only with written permission from the Director of Public Works. In
265 cases where there is a need to perform maintenance on a painted area, the Director
266 of Public Works or their designee may review and approve any repainting for
267 maintenance reasons, provided that there is no change in color or texture.
- 268 3. Repainting for reasons other than for maintenance of current painted surfaces upon
269 the approval of the Director of Public Works and requests to change the color or
270 texture of the existing brick or masonry surface may not be done without the review
271 and recommendation from Planning and Zoning Commission and approval of City
272 Council.
- 273 4. Nothing contained herein shall excuse or authorize the unlawful painting or
274 repainting of brick or masonry surfaces.
- 275 5. Exemption for Landmark and Historic Homes: All buildings listed on the National
276 Register of Historic Places, designated Florissant landmarks or structures eligible to
277 be designated Florissant landmarks which were painted prior to the adoption of this
278 Section would be excluded from its provisions.

279 **ARTICLE IV Washroom And Lavatory Facilities**

280 **Section 500.050 Washroom and Lavatory Facilities in Business Establishments.**

281 [Code 1980 § 6-9; CC 1990 § 5-6]

- 282 A. "Business" Defined. For the purpose of this Section, the term "business" means and
283 includes any person, firm, partnership or corporation engaged in the carrying out of any
284 commercial activity.
- 285 B. Cleanliness—Supplies. All business establishments which are open to the general public
286 and which provide washroom and lavatory facilities for customer usage shall keep such
287 facilities in a clean, neat and orderly manner and shall keep same equipped at all times with
288 an adequate supply of toilet tissue, soap, towels and containers for disposable items.
- 289 C. Lighting—Ventilation—Plumbing. All washroom and lavatory facilities provided by
290 business establishments shall be adequately lighted and ventilated and shall meet all
291 plumbing requirements of the Plumbing Code.
- 292 D. Penalties. Any person violating any of the provisions of this Section shall be subject to the
293 penalties provided for violation of City ordinances. In addition thereto the Director of
294 Public Works shall be empowered to close such business establishment upon twenty-four
295 (24) hours written notice of violation of such provisions and any business establishment
296 closed pursuant thereto shall remain closed until full compliance with the terms of such
297 provisions shall be achieved.

298 **CHAPTER 505 - BUILDING CONSTRUCTION CODE**

299 **ARTICLE I Generally**

300 **Section 505.001 Generally**

301 The Building Construction Code of the City or Florissant shall consist of the following code sections
302 and articles along with all appendixes, additions, insertions, deletions and changes to each International
303 and National Code, along with the additional City of Florissant code sections as set out under its related
304 Article or Section below.

305 **Section 505.010 Jurisdictional Titles.**

306 [Code 1980 §6-2(b); CC 1990 §5-27; Ord. No. 4877 §3, 2-8-1988; Ord. No. 5319, 1-27-1992; Ord. No.
307 5805, 1-8-1996; Ord. No. 6246, 4-12-1999; Ord. No. 6950, 12-8-2003; Ord. No. 7678 §3, 2-10-2010]

308 Throughout the City of Florissant Building Construction Code, wherever the terms "Name of
309 Jurisdiction" or "Local Jurisdiction" appear, it shall be deemed to mean "City of Florissant"; likewise
310 wherever the term "Department of Building Inspection", "department of building safety", "the
311 applicable governing authority", "department of property maintenance", or "authority having
312 jurisdiction" appears, it shall be deemed to mean "City of Florissant Building Department". The terms
313 "code official", "building official", "fire code official" or "supervisor of electrical inspection" shall refer
314 to the Building Commissioner of the City of Florissant.

315 **Section 505.020 Violations And Penalties.**

316 Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any
317 provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of

318 the City of Florissant. Each day that a violation continues after due notice has been served shall be
319 deemed a separate offense.

320 **Section 505.030 International Codes Adopted.**

321 The following codes described in Articles I through XII, are hereby adopted.

322 **ARTICLE II BUILDING CODE**

323 **Section 505.040 International Building Code Adopted**

324 The International Building Code, 2021 Edition, including appendixes C, E, F, and I as published by the
325 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a
326 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection
327 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set
328 forth herein, is hereby adopted as the Building Code of the City of Florissant, Missouri, subject to the
329 amendments, additions, insertions, deletions and changes set out in Section 500.050 of this Chapter.

330 **Section 505.050 Additions, Insertions, Deletions and Amendments**

331 A. The following numbered Sections and Subsections of the International Building Code, 2021
332 Edition, including appendixes C, E, F, and I as published by the International Code Council, Inc.,
333 are hereby amended by additions, insertions, deletions and amendments so that such Sections
334 and Subsections shall read as follows:

- 335 1. **Section 101.1 Title (Amended):** These regulations shall be known as the Building Code of
336 the City of Florissant, Missouri, hereinafter referred to as "this code".
- 337 2. **Section 103.1 Creation of enforcement agency (Amended).** The Building Department, a
338 Division of the Department of Public Works is hereby created and the official in charge
339 thereof shall be known as the Building official. The function of the agency shall be the
340 implementation, administration and enforcement of the provisions of this code.
- 341 3. **Section 105.2 Work exempt from permit (Amended).**

342 **Building:**

- 343 1. (Deleted)
- 344 2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total
345 fence length added together.
- 346 3. (Unchanged from code text)
- 347 4. (Amended) Retaining walls that are not over two (2) feet in height measured from the
348 bottom of the footing to the top of the wall, unless supporting a surcharge load.
- 349 5. (Unchanged from code text)
- 350 6. (Amended) Sidewalks and driveways not more than thirty (30) inches above grade
351 and not over any basement or story above. However, any excavation in a public
352 right-of-way requires an approval and/or excavation permit from the City of
353 Florissant.
- 354 7. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar
355 finish work, unless it interferes with another required system, component, safety
356 condition or requirement.

- 357 8. (Unchanged from code text)
- 358 9. (Unchanged from code text)
- 359 10. (Unchanged from code text)
- 360 11. (Amended) Swings, playground equipment and other recreational structures or
361 equipment accessory to detached one- and two-family dwellings.
- 362 12. (Unchanged from code text)
- 363 13. (Unchanged from code text)
- 364 14. (Added) Removal and installation of exterior coverings provided the work does not
365 interfere with other required systems or components. All newly installed exterior
366 coverings and roofing materials must match the existing in appearance and color,
367 texture and profile so as not to promote visual blight and shall be constructed in a
368 workmanlike manner.

369 **Electrical:**

- 370 1. (Unchanged from code text)
- 371 2. (Unchanged from code text)
- 372 3. (Unchanged from code text)

373 **Gas:**

- 374 1. (Unchanged from code text)
- 375 2. (Unchanged from code text)

376 **Mechanical:**

- 377 1. (Unchanged from code text)
- 378 2. (Unchanged from code text)
- 379 3. (Unchanged from code text)
- 380 4. (Unchanged from code text)
- 381 5. (Unchanged from code text)
- 382 6. (Unchanged from code text)
- 383 7. (Unchanged from code text)

384 **Plumbing:**

- 385 1. (Unchanged from code text)
- 386 2. (Unchanged from code text)

387 4. **Section 105.2.1 Emergency Repairs** (Amended). Where equipment or system replacements
388 and/or repairs must be performed in an emergency situation, the permit application shall be
389 submitted within forty-eight (48) working hours of said repair or replacement.

390 5. **Section 105.2.3 Fences** (Added). The finished side of fences shall face all neighboring
391 properties including streets and alleys so as to prohibit the view of fence posts and support
392 rails from adjoining properties.

393 **Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox
394 or basket weave construction, etc.

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6. **Section 105.3.3 Integrated permits** (Added). The Code Official shall be permitted to issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application. The integrated permit primary applicant shall be responsible for providing the Department of Public Works copies of the plumbing, electrical and/or mechanical permit form with the name, signature and license number of the appropriate subcontractor. Any change in the identity of the named subcontractor after issuance of the permit shall result in the assessment of a transfer or revision fee in the amount specified in this Code.
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7. **Section 105.7 Placement of Permit** (Amended). The building permit authorization card and stamped approved plans shall be kept on the construction site until completion of the work. The authorization card shall be placed in a window visible from the street upon which the structure or structures face or located on the exterior of the structure facing the street in a clear waterproof container.
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8. **Section 113.1 General** (Deleted and Replaced). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
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9. **Section 114.4 Violation penalties.** (Amended) Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense
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10. **Section 114.5 Method of Service** (Added). Such notice shall be deemed to be properly served upon the owner, owner's agent or upon the person responsible for the structure if a copy thereof is:
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1. Delivered personally by leaving the notice with a responsible party of suitable age and discretion;
 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service, UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most recent known address or the mailing address according to the real estate property records of St. Louis County Missouri.
 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.
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11. **Section 1612.3 Establishment of flood hazard areas** (Amended). Insert... [St. Louis County, Missouri And Incorporated Areas] and [February 4, 2015] respectively.
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12. **Section 3107.2 Permits required** (Added). A sign shall not be erected, constructed or altered except as herein provided and not until any applicable fees are paid by the applicant and the sign permit has been issued by the building official.
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13. **Section 3308.3 Storage containers** (Added). No dumpster or construction storage unit or portable on demand storage container (P.O.D.) may be placed without first receiving a permit from the City's Public Works Department per City Code **Section 210.1280**.

439 **Section 505.060 International Residential Code Adopted.**

440 The International Residential Code, 2021 Edition, including appendixes AA, AB, AC, AD, AE, AG,
 441 AH, AJ and AK as published by the International Code Council, Inc., one (1) copy of which was on file
 442 in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and
 443 available for public use, inspection and examination, and a copy of which is attached hereto and
 444 incorporated by this reference as if fully set forth herein, is hereby adopted as the Residential Code of
 445 the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes
 446 set out in **Section 505.070** of this Chapter.

447 **Section 505.070 Additions, Insertions, Deletions and Amendments.**

448 A. The following numbered Sections and Subsections of the International Residential Code, 2021
 449 Edition, including appendixes AA, AB, AC, AD, AE, AG, AH, AJ and AK as published by the
 450 International Code Council, Inc., are hereby amended by additions, insertions, deletions and
 451 amendments so that such Sections and Subsections shall read as follows:

- 452 1. **Section R101.1 Title** (Amended). These provisions shall be known as the Residential Code for
 453 One- and Two-Family Dwellings of the City of Florissant and shall be cited as such and will be
 454 referred to herein as "this code".
- 455 2. **Section R105.2 Work exempt from permit** (Amended). Exemption from permit requirements
 456 of this code shall not be deemed to grand authorization for any work to be done in any manner in
 457 violation of the provisions of this code or any other laws or ordinances of this jurisdiction.
 458 Permits shall not be required for the following:

459 **Building:**

- 460 1. (Deleted)
- 461 2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total
 462 cumulative fence length on the parcel.
- 463 3. (Amended) - Retaining walls that are not over two (2) feet in height measured from the
 464 bottom of the footing to the top of the wall, unless supporting a surcharge load.
- 465 4. (Unchanged from code text)
- 466 5. (Amended) - Sidewalks and driveways not more than thirty (30) inches above grade and
 467 not over any basement or story above. However, any excavation in a public right-of-way
 468 requires an approval and/or excavation permit from the City of Florissant.
- 469 6. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar finish
 470 work, unless it interferes with another required system, component, safety condition or
 471 requirement.
- 472 7. (Amended) Swimming pools that are less than twenty-four (**24**) inches deep. (See
 473 International Swimming Pool and Spa Code as adopted)
- 474 8. (Amended) Swings, playground equipment and other recreational structures or equipment
 475 accessory to detached one- and two-family dwellings.
- 476 9. (Unchanged from code text)
- 477 10. (Deleted)

478 11. (Added) Removal and installation of exterior coverings provided the work does not
479 interfere with other required systems or components. All newly installed exterior
480 coverings and roofing materials must match the existing in appearance and color, texture
481 and profile so as not to promote visual blight and shall be constructed in a workmanlike
482 manner.

483 **Electrical:**

- 484 1. (Unchanged from code text)
- 485 2. (Unchanged from code text)
- 486 3. (Unchanged from code text)
- 487 4. (Unchanged from code text)
- 488 5. (Unchanged from code text)

489 **Gas:**

- 490 1. (Unchanged from code text)
- 491 2. (Unchanged from code text)
- 492 3. (Unchanged from code text)

493 **Mechanical:**

- 494 1. (Unchanged from code text)
- 495 2. (Unchanged from code text)
- 496 3. (Unchanged from code text)
- 497 4. (Unchanged from code text)
- 498 5. (Unchanged from code text)
- 499 6. (Unchanged from code text)
- 500 7. (Unchanged from code text)
- 501 8. (Unchanged from code text)

502 **Plumbing:**

- 503 1. (Unchanged from code text)
- 504 2. (Unchanged from code text)
- 505 3. (Added) Installation of fixtures if water supply valve does not fall within the scope of
506 work.
- 507 4. (Added) Installation, modification or replacement of under sink tailpiece, trap or drain if
508 not concealed behind finished surfaces.

509 3. **Section R105.2.1 Emergency Repairs** (Amended): Where equipment or system replacements
510 and/or repairs must be performed in an emergency situation, the permit application shall be
511 submitted within the next two (2) business days to the building official.

512 4. **Section R105.3.3 Integrated permits** (Added). The Code Official shall be permitted to issue
513 integrated building, plumbing, electrical and/or mechanical permits on a single permit
514 application. The integrated permit primary applicant shall be responsible for providing the
515 Department of Public Works copies of the plumbing, electrical and/or mechanical permit form

- 516 with the name, signature and license number of the appropriate subcontractor. Any change in the
 517 identity of the named subcontractor after issuance of the permit shall result in the assessment of a
 518 transfer or revision fee in the amount specified in this Code.
- 519 5. **Section R105.7 Placement of Permit** (Amended): The building permit authorization card and
 520 stamped approved plans shall be kept on the construction site until completion of the work. The
 521 authorization card shall be placed in a window visible from the street upon which the structure or
 522 structures face or located on the exterior of the structure facing the street in a clear waterproof
 523 container.
- 524 6. **Section R112.1 General** (Deleted and replaced). In order to hear and decide appeals of orders,
 525 decisions, or determinations made by the building official relative to the application and
 526 interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission
 527 as established by the Code of Ordinances of the City of Florissant in **Section 11.1**. The building
 528 official shall be an ex officio member of the board when hearing building code appeals but shall
 529 not have a vote on any matter before the board.
- 530 7. **Section R113.4 Violation penalties** (Amended). Any person who violates a provision of this
 531 code or fails to comply with any of the requirements thereof or who erects, constructs, alters or
 532 repairs a building or structure in violation of the approved construction documents or directive of
 533 the building g official, or of a permit or certificate issued under the provisions of this code, shall
 534 be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of
 535 Florissant. Each day that a violation continues after due notice has been served shall be deemed a
 536 separate offense.
- 537 8. **Section R113.5 Method of Service** (Added): Such notice shall be deemed to be properly served
 538 upon the owner, owner's agent or upon the person responsible for the structure if a copy thereof
 539 is:
- 540 1. Delivered personally by leaving the notice with a responsible party of suitable age and
 541 discretion;
 - 542 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,
 543 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most
 544 recent known address or the mailing address according to the real estate property records
 545 of St. Louis County Missouri.
 - 546 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by
 547 such notice.
- 548 9. **Table R301.2** (Amended to have the following values inserted):
- 549 Ground Snow Load – **Twenty (20) Pounds Per Square Foot**
- 550 Wind Speeds – **One Hundred Fifteen (115) Miles Per Hour**
- 551 Topographic Effects - **NO**
- 552 Special Wind Region - **NO**
- 553 Wind-Borne Debris Zone – **NO**
- 554 Seismic Design Category – **C**
- 555 Weathering – **Severe**
- 556 Frost Line Depth – **Thirty (30) Inches**
- 557 Termite – **Moderate to Heavy**

558 Winter Design Temperature – **Five (5) Degrees Fahrenheit**
559 Ice Shield Underlayment Required – **YES**
560 Flood Hazard – See **Chapter 415** of the Florissant Code of Ordinances
561 Air Freezing Index – **1500**
562 Mean Annual Temperature – **53.3 Degrees Fahrenheit**

563 10. **Section R312.1.5 Retaining wall protection** (Added). Guards shall be provided where retaining
564 walls with differences in grade level on either side of the wall in excess of 30 inches are located
565 closer than 2 feet to a walk, path, parking lot or driveway on the high side of the retaining wall.

566 11. **Section R313.2 One- and two-family dwellings automatic fire systems** (Amended). Any
567 builder of single-family dwellings or residences or multifamily dwellings of four or fewer units
568 shall offer, in writing, to any purchaser the option to install or equip such dwellings or residences
569 with a fire sprinkler system at the purchaser's cost in accord with the requirements of State of
570 Missouri law, Section 67.281, RSMo. Supp. 2009.

571 12. **Section R331 FENCES WALLS AND SCREENS** (Added).

572 13. **Section R331.1 Fences general** (Added). All fences, walls and screens must be constructed in
573 accordance with the zoning code of the City of Florissant. It shall be unlawful to erect any
574 division, fence or screen, in whole or in part, of cloth, canvas or similar non-durable material.

575 14. **Section R331.2 Finished side** (Added). The finished side of fences shall face all neighboring
576 properties including streets and alleys so as to prohibit the view of fence posts and support rails
577 from adjoining properties.

578 **Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox or
579 basket weave construction, etc.

580 15. **Section R401.1 Application** (Amended). The provisions of this chapter shall control the design
581 and construction of the foundation and foundation spaces for buildings. In addition to the
582 provisions of this chapter, the design and construction of foundations in flood hazard areas as
583 established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations
584 shall be designed and installed in accordance with AWC PWF.

585 **Exceptions:** The provisions of this chapter shall be permitted to be used for wood
586 foundations only in the following situations:

- 587 1. In buildings that have not more than two floors and a roof.
588 2. Where interior basement and foundation walls are constructed at intervals not
589 exceeding 50 feet (15240mm).
590 3. (Added) The provisions of this chapter shall not be required for detached accessory
591 structure foundations under two hundred (200) square feet.

592 Wood foundations in Seismic Design Category D₀, D₁ or D₂ shall be designed in
593 accordance with accepted engineering practice.

594 16. **Section R2603.5.1 Sewer depth** (Amended). Building sewers that connect to private sewage
595 disposal systems shall be not less than 30 inches (762mm) below finished grade at the point of
596 septic tank connection. Building sewers shall not be less than 30 inches (762mm) below grade at
597 any point.

599 **Section 505.080 International Mechanical Code Adopted.**

600 The International Mechanical Code, 2021 Edition including appendix A as published by the
 601 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a
 602 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection
 603 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set
 604 forth herein, is hereby adopted as the Mechanical Code of the City of Florissant, Missouri, subject to the
 605 amendments, additions, insertions, deletions and changes set out in **Section 505.090** of this Chapter.

606 **Section 505.090 Additions, Insertions, Deletions and Amendments.**

- 607 A. The following numbered Sections and Subsections of the International Mechanical Code, 2021
 608 Edition, including appendix A as published by the International Code Council, Inc., are hereby
 609 amended by additions, insertions, deletions and amendments so that such Sections and Subsections
 610 shall read as follows:
- 611 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Mechanical Code of the
 612 City of Florissant, Missouri, hereinafter referred to as "this code".
 - 613 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the
 614 Department of Public Works is hereby created and the official in charge thereof shall be known
 615 as the code official. The function of the agency shall be the implementation, administration and
 616 enforcement of the provisions of this code.
 - 617 3. **Section 106.1.3 License Required** (Added). No person who is not licensed by the St. Louis
 618 County Department of Public Works as a Mechanical Contractor shall engage in or perform the
 619 work of installing, altering or repairing mechanical facilities unless permitted by sections **106.1.4**
 620 or **106.1.5** below.
 - 621 4. **Section 106.1.4 Homeowner Mechanical Permit** (Added). A homeowner permit may be
 622 issued for an addition to or repair, modification or reconstruction of an existing mechanical
 623 system on the premises of a detached single-family dwelling including accessory structures to
 624 the owner or to a member of his/her or her immediate family residing with him/her. A
 625 homeowner permit issued pursuant to this Section may be revoked by the building official if
 626 he/she determines that the work under the permit is not properly performed or that the
 627 application did not comply or no longer complies with this Section. Upon revocation, the
 628 property owner may be required by the building official to proceed immediately to procure a
 629 licensed professional to correct or complete the work. A Homeowner Mechanical Permit is
 630 subject to the following conditions:
 - 631 1. The dwelling shall be designed and used solely for living purposes.
 - 632 2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by
 633 the owner and his/her family and no other person.
 - 634 3. The permittee shall personally perform all required work.
 - 635 4. The applicant must present proof of current **Section 608 Technician Certification** as set
 636 forth by the United States Environmental Protection Agency.
 - 637 5. The permit shall not apply to the portion of the system that is used for gas line.

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6. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in mechanical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
 7. This Section does not authorize a waiver or modification of any provision of the Code relating to the material, design, installation or practice of mechanical work or to the preparation and approval of plans or to required fees for permits or inspections.
 8. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.
 9. A fee for testing shall be according to fee schedule established by the City of Florissant, Missouri.
5. **Section 106.1.5 Multi-Family Technician Mechanical Permit (Added).** A Multi-Family Technician Mechanical Permit may be issued for an addition to or repair, modification or reconstruction of an existing mechanical system on the premises of a multi-family building including accessory structures. A permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Multi-Family Technician Mechanical Permit is subject to the following conditions:
1. The building shall be designed and used solely for living purposes.
 2. The permittee shall personally perform all required work.
 3. The applicant must be currently employed at the location of the permitted work and must present authorization by the management to obtain such an authorization.
 4. The applicant must present proof of current **Section 608 Technician Certification** as set forth by the United States Environmental Protection Agency.
 5. The permit shall not apply to the portion of the system that is used for gas line except to reconnect with an approved gas line connector.
 6. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in mechanical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
 7. This Section does not authorize a waiver or modification of any provision of the Code relating to the material, design, installation or practice of mechanical work or to the preparation and approval of plans or to required fees for permits or inspections.
 8. If the test is failed, the applicant must wait a minimum of thirty (30) days to retake the test.
 9. A fee for testing shall be according to fee schedule established by the City of Florissant, Missouri.
6. **Section 109.2 Membership of board (Amended).** In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.

- 681 7. **Sections 109.2.1 through 109.7** (Deleted).
- 682 8. **Section 115.4 Violation penalties** (Amended). Persons who shall violate a provision of this code
683 or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or
684 repair mechanical work in violation of the approved construction documents or directive of the
685 code official, or of a permit or certificate issued under the provisions of this code, shall be
686 subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant.
687 Each day that a violation continues after due notice has been served shall be deemed a separate
688 offense.

689 **ARTICLE V ELECTRICAL CODE**

690 **Section 505.100 National Electrical Code Adopted.**

691 The National Electrical Code, 2020 Edition as published by the National Fire Protection Association,
692 one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to
693 the adoption of this Chapter and available for public use, inspection and examination, and a copy of
694 which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted
695 as the Electrical Code of the City of Florissant, Missouri, subject to the amendments, additions,
696 insertions, deletions and changes set out in **Section 505.110** of this Chapter.

697 **Section 505.110 Additions, Insertions, Deletions and Amendments.**

- 698 A. The following numbered Sections and Subsections of the National Electrical Code, 2020 Edition as
699 published by the National Fire Protection Association, are hereby amended by additions, insertions,
700 deletions and amendments so that such Sections and Subsections shall read as follows:
- 701 1. **Section 89.1 Title** (Added). This code shall be known as the Electrical Code of the City of
702 Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
 - 703 2. **Section 89.2 Permits Required** (Added). Electrical permits must be obtained from the City
704 of Florissant Public Works Department prior to any construction, alteration, addition, or
705 modification to any system supplying or transferring electrical power, alarms, data
706 transmission, or low voltage electricity. The permit fees for electrical permits shall be in
707 accordance with the permit fee schedule as established by the City of Florissant, Missouri.
708 No permit issued under these provisions of the Code shall be assignable or transferable or be
709 used to aid or abet any unlicensed or unauthorized person, firm or corporation in the
710 performance of electrical work. A true copy of the electrical permit shall be kept on the
711 construction site, open to public inspection during the entire time of prosecution of the work
712 and until the completion of the same.
 - 713 3. **Section 89.2.1 Suspension of Permit** (Added). Any permit issued shall become invalid if
714 the authorized work is not commenced within six (6) months after issuance of the permit or if
715 the authorized work is suspended or abandoned for a period of six (6) months after the time
716 of commencing the work.
 - 717 4. **Section 89.2.2 Extension of Permits** (Added). Electrical permits may be extended at any
718 time up to thirty (30) days prior to the date of abandonment or expiration date of the specific
719 permit.
 - 720 5. **Section 89.2.3 Revocation of Permit** (Added). The Code Official shall revoke a permit or
721 approval issued under the provisions of this Code in case of any false statement or

- 722 misrepresentation of fact in the application or on the construction documents upon which the
723 permit or approval was based.
- 724 6. **Section 89.2.4 Separate Permits** (Added). Permit applicants may submit separate
725 applications for building, mechanical, electrical or plumbing permits. As a condition of
726 approval, the owner or owner's agent shall agree to assume full responsibility for the
727 coordination of all applicable code requirements relating to these permits.
- 728 7. **Section 89.2.5 Integrated permits** (Added). The Code Official shall be permitted to issue
729 integrated building, plumbing, electrical and/or mechanical permits on a single permit
730 application.
- 731 8. **Section 89.2.6 Applicant Responsibility** (Added). The integrated permit applicant shall be
732 responsible for the return to the Department of Public Works copies of the plumbing,
733 electrical and/or mechanical permit form with the name, signature and license number of the
734 appropriate subcontractor. Any change in the identity of the named subcontractor after
735 issuance of the permit shall result in the assessment of a transfer fee in the amount specified
736 in this Code.
- 737 9. **Section 89.2.7 Plans and Specifications** (Added). The application for a building permit
738 shall describe in detail the nature of such work, shall give the location by street and number
739 thereof, shall be accompanied by at least two (2) sets of plans and specifications bearing the
740 seal of an engineer authorized to perform engineering work in the State of Missouri and shall
741 contain an accurate description and account of electrical fixtures to be installed. The building
742 official may waive the need for such plans when the work involved is of a minor nature or
743 can be described adequately by other means. If in the course of the work it is found
744 necessary to make any change from the approved plans and specifications on which a permit
745 has been issued, amended plans and specifications shall be submitted and, if approved, a
746 supplementary permit shall be issued to cover the change after the same conditions required
747 to secure the original permit have been satisfied. If the change is minor in nature and does not
748 require further plan review, the building official may waive the need for a supplemental
749 permit and may amend the original permit subject to fees as set forth in the Florissant City
750 Code of Ordinances.
- 751 10. **Section 89.3 Violation penalties** (Added). Any person, firm, corporation, limited liability
752 company or other business entity who shall violate any provision of this code shall be subject
753 to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each
754 day that a violation continues after due notice has been served shall be deemed a separate
755 offense.
- 756 11. **Section 89.4 Stop work orders** (Added). Any person found to be in violation of the
757 Electrical Code of the City of Florissant shall be subject to the penalties of **Section 100.080**
758 of the Code of Ordinances of the City of Florissant and shall be subject to the fees listed in
759 **Section 500.010**.
- 760 12. **Section 89.5 Licenses required** (Added). No person who is not licensed by the St. Louis
761 County Department of Public Works as a Master Electrician or a Licensed Journeyman
762 Electrician or a Registered Electrician or a Registered Electrician Apprentice working under
763 the direction of a licensed Electrical Contractor shall engage in or perform the work of
764 installing, altering or repairing electrical facilities in a building for the supply and distribution
765 of electrical power, or alarm or data systems. No person who is not licensed by the St. Louis
766 County Department of Public Works as a Licensed Electrician, Licensed Low Voltage

767 Contractor or Journeyman Low Voltage Electrician shall engage in or perform the work of
768 installing or modifying low voltage, data transmission, or alarm systems.

769 13. **Section 89.5.1 Doing Electrical Business Without a License** (Added). It shall be unlawful
770 for any person to engage in the business of electrical or communication work within the City
771 without having been duly licensed as required by the provisions of this Section.

772 14. **Section 89.5.2 Use of Licensee's Name By Another — Office of Building Official to be**
773 **Notified of Business Name and Address** (Added). No person having obtained a license
774 under the provisions of this Section shall allow his/her name to be used by another person,
775 either for the purpose of obtaining permits or for doing business or work under the license.
776 Every person licensed shall notify the office of the building official of the address of his/her
777 place of business and the name under which such business is carried on and shall give
778 immediate notice to the office of the building official of any change in either.

779 15. **Section 89.5.3 Homeowner Electrical Permit** (Added). A homeowner permit may be
780 issued for an addition to or repair, modification or reconstruction of an existing electrical
781 system on the premises of a detached single-family dwelling including accessory structures
782 to the owner or to a member of his/her or her immediate family residing with him/her. A
783 homeowner permit issued pursuant to this Section may be revoked by the building official if
784 he/she determines that the work under the permit is not properly performed or that the
785 application did not comply or no longer complies with this Section. Upon revocation, the
786 property owner may be required by the building official to proceed immediately to procure a
787 licensed professional to correct or complete the work. A Homeowner Electrical Permit is
788 subject to the following conditions:

- 789 1. The dwelling shall be designed and used solely for living purposes.
- 790 2. The dwelling shall be occupied by or vacant and intended for immediate occupancy
791 by the owner and his/her family and no other person.
- 792 3. The permittee shall personally perform all required work.
- 793 4. The homeowner permit shall not apply to the main service(s), service entrance
794 conductors, meter box or main electrical panel.
- 795 5. Prior to issuance of a permit under this Section, the building official may require an
796 affidavit or other reasonable proof, such as a test to assure competency in electrical
797 work, that the request for a permit complies with the foregoing provisions and that the
798 applicant has the necessary knowledge and ability to perform the proposed work.
- 799 6. This Section does not authorize a waiver or modification of any provision of the
800 Electrical Code relating to the material, design, installation or practice of electrical
801 work or to the preparation and approval of plans or to required fees for permits or
802 inspections.
- 803 7. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake
804 the test.
- 805 8. A fee for testing will be according to fee schedule established by the City of
806 Florissant, Missouri.

807 16. **Section 89.6 Electrical Code Appeals Board** (Added). In order to hear and decide appeals
808 of orders, decisions, or determinations made by the building official relative to the
809 application and interpretation of this code, The Board of Appeals shall be the Planning and

810 Zoning Commission as established by the Code of Ordinances of the City of Florissant in
811 **Section 11.1.**

- 812 17. **Section 89.7 Electrical Inspection Generally** (Added). Upon completion of any electrical
813 installation for which a permit has been issued, the permittee shall notify the office of the
814 building official and a final inspection shall be made. The building official shall cause to be
815 made as many interim inspections as he/she deems necessary. No installation shall be
816 covered or concealed until inspected.
- 817 18. **Section 89.7.1 Third Party Inspections** (Added). The building official may accept reports
818 of inspection by authoritative and recognized services or individuals. Such services or
819 individuals must be proven experience in the electrical field as it relates to the work being
820 inspected. All reports of such inspection shall be in writing and certified by a responsible
821 officer of such authoritative service or by the responsible individual.
- 822 19. **Section 89.7.2 Additional Inspections** (Added). The building official may engage such
823 services or individuals as may be deemed necessary to report on unusual technical issues that
824 may arise and such services shall be at the expense of the permit holder.
- 825 20. **Section 89.8 Emergency Repairs** (Added). In the case of a catastrophic event (i.e.,
826 earthquake, tornado, etc.) work may proceed to eliminate hazards and restore the electrical
827 system to a safe and functional condition prior to obtaining a permit, however, a permit shall
828 be applied for as soon as circumstances reasonably allow.
- 829 21. **Section 89.9 Notice of Violations** (Added). The building official or designated
830 representatives shall serve a notice of violation for the installation, extension, alteration,
831 repair or maintenance of electrical systems which are in violation of the provisions of this
832 Code or in violation of a detailed statement or a plan approved thereunder or in violation of a
833 permit issued under the provisions of this Code to the permittee or the owner of the building,
834 structure or premises. Such order shall direct the discontinuance of the illegal action or
835 condition and the abatement of the violation. Such notice shall be deemed to be properly
836 served if a copy thereof is:
- 837 1. Delivered to the owner, individual performing the work, contractor or permit holder
838 personally by leaving the notice with a responsible party of suitable age and
839 discretion;
 - 840 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier
841 service, UPS, FedEx, Amazon, or any similar service with delivery confirmation, to
842 the most recent known address or the mailing address according to the real estate
843 property records of St. Louis County Missouri.
 - 844 3. A copy thereof may be posted in a conspicuous place in or about the structure
845 affected by such notice.
- 846 22. **Section 89.10 Stop Work Order** (Added). Upon notice from the building official that work
847 on any building, structure or premises is proceeding contrary to the provisions of this Code in
848 an unsafe and dangerous manner, such work shall immediately be stopped. The building
849 official shall issue a stop work order in writing to the owner of the property involved or to the
850 person doing the work. The stop work order shall state the conditions under which the work
851 may resume. The building or premises on which a stop work is placed shall be posted as
852 such.
- 853 23. **Section 89.11 Unlawful Continuance of Work** (Added). Any person who shall continue
854 any work in or about the building, structure or premise after the issuance of a stop work order

- 855 that is directed to be performed to remove a violation or unsafe condition shall be guilty of a
856 violation of this Code and subject to the penalties set out in **Section 100.080** of the Code of
857 the City of Florissant, Missouri and shall be subject to the fees listed in **Section 500.010**.
- 858 24. **Section 89.12 Unsafe Condition** (Added). All electrical systems regardless of type which
859 constitute a hazard to human life, health or welfare are hereby declared illegal and shall be
860 abated by repair and rehabilitation or removal.
- 861 25. **Section 89.13 Emergency Measures** (Added). When in the opinion of the building official
862 there is a real and present danger or hazard which would endanger human life, the building
863 official is hereby authorized and empowered to order and require the occupants to vacate a
864 structure forthwith. The building official shall post each entrance to such structure as unsafe
865 and unoccupiable.
- 866 26. **Section 89.14 Existing Electrical Systems** (Added). The legal use and occupancy of any
867 structure existing on the date of the adoption of this Code or for which it had been heretofore
868 approved may be continued without change except as may be specifically covered in this
869 Code or deemed necessary by the building official for the general safety and welfare of the
870 occupants and the public.
- 871 27. **Section 89.15 Alteration or Repair of Existing Electrical Systems** (Added). Incidental
872 repairs, replacements or alterations to an existing system generally recognized as being part
873 of normal household or normal maintenance activities with regard to such systems shall not
874 require a permit and may be made in the same manner and arrangement as in the existing
875 system provided such repairs, replacements or alterations are made in a safe manner. Minor
876 repairs, replacements or alterations to an existing system may be made in the same manner
877 and arrangement as in the existing system provided such repairs or replacements are made in
878 a safe manner and are approved by the electrical official.
- 879 28. **Section 89.16 Alteration or Substantial Repairs** (Added). Alteration or substantial repairs
880 may be made to any existing electrical system without requiring the system to comply with
881 all the requirements of this Code provided such work conforms to that required for a new
882 electrical system. Alterations or repairs shall not cause an existing electrical system to
883 become unsafe or adversely affect the performance of the system.
- 884 29. **Section 89.17 Additional Loads On Existing Electrical System** (Added). Where additions
885 or alterations subject parts of existing systems to loads exceeding those permitted herein,
886 such parts shall be made to comply with this Code. The licensed and permitted electrician
887 shall provide a complete load calculation to the Electrical Inspection Official.
- 888 30. **Section 89.18 Maintenance of Electrical Systems** (Added). All electrical systems, both
889 existing and new, shall be maintained in a safe condition. All service equipment, devices and
890 safeguards which are required by this Code or which were required in the building or
891 structure by previous Statute or ordinance shall be maintained in good working order when
892 installed, altered or repaired.
- 893 31. **Section 89.19 Owner Responsibility** (Added). The owner or a designated agent shall be
894 responsible for the safe maintenance of the electrical systems in any building, structure or
895 premises at all times.
- 896 32. **Section 89.20 Moved Structures** (Added). Buildings and structures moved into or within the
897 jurisdiction shall comply with the provisions of this Code for new buildings or structures.
- 898 33. **Section 89.21 Modifications** (Added). Where there are practical difficulties involved in
899 carrying out the provisions of this Code, the Code Official shall have the right to vary or

900 modify such provisions upon application of the owner or the owner's representative, provided
901 that the spirit and intent of the law is observed and that the public health, safety and welfare
902 is assured.

903 34. **Section 89.21.1 Records** (Added). The application for modification and the final decision of
904 the Code Official shall be in writing and shall be officially recorded with the application for
905 the permit in the permanent records of the office of electrical inspection.

906 35. **Section 89.22 Material and Equipment Reuse** (Added). Materials, equipment and devices
907 shall not be reused unless such elements have been reconditioned, tested and placed in good
908 and proper working condition and approved by the building official.

909 36. **Section 89.23 Alternative Materials and Equipment** (Added). The provisions of this Code
910 are not intended to prevent the installation of any material or to prohibit any method of
911 construction not specifically prescribed by this Code, provided that any such alternative has
912 been approved. An alternative material or method of construction shall be approved where
913 the Code Official finds that the proposed design is satisfactory and complies with the intent
914 of the provisions of this Code and that the material, method or work offered is, for the
915 purpose intended, at least the equivalent of that prescribed in this Code in quality, strength,
916 effectiveness, fire-resistance, durability and safety. Research and investigation-sufficient
917 technical data shall be submitted to substantiate the proposed installation of any material or
918 assembly. If it is determined that the evidence submitted is satisfactory proof of performance
919 for the proposed installation, the Code Official shall approve such alternative subject to the
920 requirements of this Code. The costs of all tests, reports and investigations required under
921 these provisions shall be paid for by the applicant.

922 **Section 505.120 Through Section 505.140. (Reserved)**

923 **ARTICLE VI PLUMBING CODE.**

924 **Section 505.150 International Plumbing Code Adopted.**

925 The International Plumbing Code, 2021 Edition, including appendix E as published by the International
926 Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of
927 ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and
928 examination, and a copy of which is attached hereto and incorporated by this reference as if fully set
929 forth herein, is hereby adopted as the Plumbing Code of the City of Florissant, Missouri, subject to the
930 amendments, additions, insertions, deletions and changes set out in Section **505.160** of this Chapter.

931 **Section 505.160 Additions, Insertions, Deletions and Amendments.**

932 A. The following numbered Sections and Subsections of the International Plumbing Code, 2021
933 Edition, including appendix E as published by the International Code Council, Inc., are hereby
934 amended by additions, insertions, deletions and amendments so that such Sections and Subsections
935 shall read as follows:

936 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Plumbing Code of
937 the City of Florissant Missouri, hereinafter referred to as "this code".

938 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the
939 Department of Public Works is hereby created and the official in charge thereof shall be

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known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

3. **Section 106.4.1 Licenses required (Added).** No person who is not licensed by the St. Louis County Department of Public Works as a Master Plumber or a licensed Journeyman Plumber or a Registered Plumber or a Registered Plumber Apprentice working under the direction of a licensed Master Plumber shall engage in or perform the work of installing, altering or repairing facilities in a building for the supply and distribution of water for ordinary drinking, culinary and domestic purposes of facilities or for the removal therefrom of waterborne wastes except as set forth in **Section 106.4.2**. No person who is not licensed by the St. Louis County Department of Public Works as a Master or Journeyman Drainlayer shall engage in or perform the work of installing sanitary or storm sewer.
4. **Section 106.4.2 Homeowner Plumbing Permit (Added).** A homeowner permit may be issued for an addition to or repair, modification or reconstruction of an existing plumbing system on the premises of a detached single-family dwelling including accessory structures to the owner or to a member of his/her or her immediate family residing with him/her. A homeowner permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Homeowner Plumbing Permit is subject to the following conditions:
 1. The dwelling shall be designed and used solely for living purposes.
 2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by the owner and his/her family and no other person.
 3. The permittee shall personally perform all required work.
 4. The homeowner permit shall not apply to the portion of the system that is used for gas line or located underground, under a concrete slab or outside the building envelope except to reconnect with an approved gas line connector.
 5. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in plumbing work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
 6. This Section does not authorize a waiver or modification of any provision of the Plumbing Code relating to the material, design, installation or practice of plumbing work or to the preparation and approval of plans or to required fees for permits or inspections.
 7. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.
 8. A fee for testing will be according to fee schedule established by the City of Florissant, Missouri.
5. **Section 106.4.3 Multi-Family Maintenance Technician Water Heater Permit (Added).** Authorization to apply for water heater installation permits may be issued to a maintenance technician who is not a St. Louis County licensed plumber subject to the following conditions:

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1. The applicant must be currently employed at the location of the permitted work and must present authorization by the management to obtain such an authorization.
 2. The permit shall not apply to the portion of the system that is used for gas line except to reconnect with an approved gas line connector.
 3. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in plumbing work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
 4. This Section does not authorize a waiver or modification of any provision of the Plumbing Code relating to the material, design, installation or practice of plumbing work or to the preparation and approval of plans or to required fees for permits or inspections.
 5. Permits issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section
 6. If the test is failed, the technician must wait a minimum of thirty (30) days to retake the test.
 7. A fee for testing will be according to fee schedule established by the City of Florissant, Missouri.
6. **Section 106.6 Emergency Repairs** (Added). Where equipment or system replacements and/or repairs must be performed in an emergency situation, the permit application shall be submitted within forty-eight (48) working hours of said repair or replacement.
 7. **Section 114.3.1 Membership of board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
 8. **Section 115.4 Violation penalties** (Amended). Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
 9. **Section 305.4.1 Sewer depth** (Amended). Building sewers that connect to private sewage disposal systems shall be not less than 30 inches (762mm) below finished grade at the point of septic tank connection. Building sewers shall not be less than 30 inches (762mm) below grade at any point.
 10. **Section 903.1.1 Roof extension unprotected** (Amended). Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) above the roof except that where a roof is to be used for any other purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

1026 **Section 505.170 (Reserved)**

1027 **ARTICLE VII FIRE CODE.**

1028 **Section 505.180 International Fire Code Adopted.**

1029 The International Fire Code, 2021 Edition, including appendixes B, E, F, G, and H, as published by the
1030 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a
1031 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection
1032 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set
1033 forth herein, is hereby adopted as the Fire Code of the City of Florissant, Missouri, subject to the
1034 amendments, additions, insertions, deletions and changes set out in Section 505.190 of this Chapter.

1035 **Section 505.190 Additions, Insertions, Deletions and Amendments.**

1036 A. The following numbered Sections and Subsections of the International Fire Code, 2021 Edition,
1037 including appendixes B, E, F, G, and Has published by the International Code Council, Inc., are
1038 hereby amended by additions, insertions, deletions and amendments so that such Sections and
1039 Subsections shall read as follows:

- 1040 1. **Section 101.1 Title** (Amended). This code shall be known as the Fire Code of the City of
1041 Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
- 1042 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the
1043 Department of Public Works is hereby created and the official in charge thereof shall be
1044 known as the fire code official. The function of the agency shall be the implementation,
1045 administration and enforcement of the provisions of this code.
- 1046 3. **Section 111.3 Qualifications** (Amended). In order to hear and decide appeals of orders,
1047 decisions, or determinations made by the building official relative to the application and
1048 interpretation of this code, The Board of Appeals shall be the Planning and Zoning
1049 Commission as established by the Code of Ordinances of the City of Florissant in **Section**
1050 **11.1**.
- 1051 4. **Section 112.4 Violation penalties** (Amended). Persons who shall violate a provision of this
1052 code or shall fail to comply with any of the requirements thereof or who shall erect, install,
1053 alter, repair or do work in violation of the approved construction documents or directive of
1054 the fire code official, or of a permit or certificate used under provisions of this code, shall be
1055 subject to the penalties of Section **100.080** of the Code of Ordinances of the City of
1056 Florissant. Each day that a violation continues after due notice has been served shall be
1057 deemed a separate offense.

1058 **ARTICLE VIII FUEL GAS CODE**

1059 **Section 505.200 International Fuel Gas Code Adopted.**

1060 The International Fuel Gas Code, 2021 Edition, including appendixes A, B, and C as published by the
1061 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a
1062 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection
1063 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set
1064 forth herein, is hereby adopted as the Fuel Gas Code of the City of Florissant, Missouri, subject to the
1065 amendments, additions, insertions, deletions and changes set out in **Section 505.210** of this Chapter.

1066 **Section 505.210 Additions, Insertions, Deletions and Amendments.**

1067 A. The following numbered Sections and Subsections of the International Fuel Gas Code, 2021 Edition,
1068 including appendixes A, B, and C as published by the International Code Council, Inc., are hereby
1069 amended by additions, insertions, deletions and amendments so that such Sections and Subsections
1070 shall read as follows:

- 1071 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Fuel Gas Code of
1072 the City of Florissant, Missouri, hereinafter referred to as "this code".
- 1073 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the
1074 Department of Public Works is hereby created and the official in charge thereof shall be
1075 known as the code official. The function of the agency shall be the implementation,
1076 administration and enforcement of the provisions of this code.
- 1077 3. **Section 114.1 Membership of board** (Amended). In order to hear and decide appeals of
1078 orders, decisions, or determinations made by the building official relative to the application
1079 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning
1080 Commission as established by the Code of Ordinances of the City of Florissant in **Section**
1081 **11.1**.
- 1082 4. **Sections 113.2 through 113.4** (Deleted).
- 1083 5. **Section 115.4 Violation penalties** (Amended). Persons who shall violate a provision of this
1084 code, fail to comply with any of the requirements thereof or to erect, install, alter or repair
1085 work in violation of the approved construction documents or directive of the code official, or
1086 of a permit or certificate issued under the provisions of this code, shall be subject to the
1087 penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day
1088 that a violation continues after due notice has been served shall be deemed a separate offense.

1089 **ARTICLE IX ENERGY CONSERVATION CODE.**

1090 **Section 505.220 International Energy Conservation Code Adopted.**

1091 The International Energy Conservation Code, 2021 Edition as published by the International Code
1092 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)
1093 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a
1094 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby
1095 adopted as the Energy Conservation Code of the City of Florissant, Missouri, subject to the
1096 amendments, additions, insertions, deletions and changes set out in Section **505.230** of this Chapter.

1097 **Section 505.230 Additions, Insertions, Deletions and Amendments.**

1098 A. The following numbered Sections and Subsections of the Energy Conservation Code, 2021 Edition
1099 as published by the International Code Council, Inc., are hereby amended by additions, insertions,
1100 deletions and amendments so that such Sections and Subsections shall read as follows:

- 1101 1. **Section C101.1 Title** (Amended). This code shall be known as the Energy Conservation
1102 Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as
1103 "this code".
- 1104 2. **Section C106 Notice of Approval** (Deleted).

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3. **Section C110.3.1 Membership of board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
4. **Section C111.1 Violation penalties** (Added). Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
5. **Section C405.13 EV Ready parking spaces** (Added). EV ready parking spaces shall be provided in accordance with **Table C405.13** Where calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number. The service panel or subpanel directory shall identify the spaces reserved to support EV charging as “EV Ready”.

Table C405.13	
EV Parking Spaces for Commercial Parking Lots	
Total Number of Electric Vehicle Charging Stations Provided at a Site	Minimum Number of Required Accessible Electric Vehicle Charging Stations
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

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6. **Section R101.1 Title** (Amended). This code shall be known as the Energy Conservation Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
7. **Section R106 Notice of Approval** (Deleted).
8. **Section R110.3.1 Membership of board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
9. **Section R111.1 Violation penalties** (Added). Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant.

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10. **Section R404.2 Multifamily EV ready parking spaces** (Added). EV Ready Spaces shall be provided in accordance with Table R404.2.2. Where calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number. The service panel or subpanel directory shall identify the spaces reserved to support EV charging as “EV Ready”.

Table R404.2		
EV SPACES for Multi-Family Parking Lots		
Total Number of Parking Spaces	Minimum Number of EV Ready Spaces	Minimum Number of EV Capable Spaces
1-4	1	0
5-10	2	20% of the spaces
11 or more	20% of the spaces	Remainder of spaces

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ARTICLE X SWIMMING POOL AND SPA CODE.

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Section 505.260 International Swimming Pool And Spa Code Adopted.

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The International Swimming Pool And Spa Code, 2021 Edition as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Swimming Pool And Spa Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 505.270** of this Chapter.

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Section 505.270 Additions, Insertions, Deletions and Amendments.

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A. The following numbered Sections and Subsections of the International Swimming Pool And Spa Code, 2021 Edition as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

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1. **Section 101.1 Title** (Amended). This code shall be known as the Swimming Pool and Spa Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".

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2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

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3. **Section 105.1 When required** (Amended). Any owner, or owner’s authorized agent who desires to construct, enlarge, alter, repair, move, or demolish a pool or spa or to erect, install, enlarge, alter, repair, remove, convert or replace any system, the installation of which is

regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit for the work.

Exemptions:

1. Pools and spas up to twenty-four (24) inches in depth or,
2. A potential surface area of two hundred and fifty (250) square feet or less.
3. Bodies of water not intended for swimming or bathing, purely decorative, or for landscaping purposes only including those which do not use recirculation / filtration systems such as fishponds and lily ponds.
4. **Section 113.4 Violation penalties** (Amended). Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offence.
5. **Section 112.2 Membership of Board** (Amended). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
6. **Section 505.280 through Section 505.290 (Reserved)**

ARTICLE XI PRIVATE SEWAGE DISPOSAL CODE.

Section 505.300 International Private Sewage Disposal Code Adopted.

The International Private Sewage Disposal Code, 2021 Edition, including appendixes A and B as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Private Sewage Disposal Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 505.310** of this Chapter.

Section 500.310 Additions, Insertions, Deletions and Amendments.

- A. The following numbered Sections and Subsections of the International Private Sewage Disposal Code, 2021 Edition, including appendixes A and B as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:
1. **Section 101.1 Title** (Amended). These regulations shall be known as the Private Sewage Disposal Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be

1202 known as the code official. The function of the agency shall be the implementation,
1203 administration and enforcement of the provisions of this code.

1204 3. **Section 112.1 through 112.4 (Deleted)**

1205 4. **Section 113.1 Membership of Board (Amended).** In order to hear and decide appeals of
1206 orders, decisions, or determinations made by the building official relative to the application
1207 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning
1208 Commission as established by the Code of Ordinances of the City of Florissant in **Section**
1209 **11.1.**

1210 5. **Section 114.4 Violation Penalties (Amended).** Any person who shall violate a provision of
1211 this code or fail to comply with any of the requirements thereof or who shall erect, install,
1212 alter or repair private sewage disposal work in violation of the approved construction
1213 documents or directive of the code official, or of a permit or certificate issued under the
1214 provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of
1215 Ordinances of the City of Florissant. Each day that a violation continues after due notice has
1216 been served shall be deemed a separate offense.

1217 **ARTICLE XII EXPLOSIVES CODE.**

1218 **Section 505.320 Explosives Code Adopted (Added).**

1219 The Explosives Code of St. Louis County, adopted as Ordinance No. 2703 on July 27, 2021, is hereby
1220 adopted as the Explosives Code of the City of Florissant, as amended by ordinances of the City. All
1221 amendments of the St. Louis County Explosives Code as adopted by the City prior to February 13, 1989,
1222 are hereby reaffirmed in their entirety to apply to the codes herein adopted.

1223 **Section 505.330 Penalties (Added).**

1224 Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any
1225 provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of
1226 the City of Florissant.

1227 **Section 505.340 through Section 505.390 (Reserved)**

1228 **ARTICLE XIII LAND DISTURBANCE CODE.**

1229 **Section 505.400 Title.**

1230 [Ord. No. 7358 §1, 11-29-2006]

1231 These regulations shall be known as the "Land Disturbance Code" of Florissant, Missouri, hereinafter
1232 referred to as "this code".

1233 **Section 505.405 Introduction.**

1234 [Ord. No. 7358 §1, 11-29-2006]

1235 On construction or land disturbance sites, soil is highly vulnerable to erosion by wind and water. Eroded
1236 soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for
1237 fish and other desirable species. Deposits of eroded soil also necessitate maintenance of sewers and

1238 ditches and the dredging of lakes, in addition, clearing and grading during construction cause the loss of
1239 native vegetation necessary for terrestrial and aquatic habitat. Construction activities also utilize
1240 materials and generate wastes which, if not properly controlled, can pollute receiving waters.

1241 **Section 505.410 Purpose.**

1242 [Ord. No. 7358 §1, 11-29-2006]

1243 The purpose of this code is to safeguard persons, protect property and prevent damage to the
1244 environment in the City of Florissant. This code will also promote the public welfare by guiding,
1245 regulating and controlling the design, construction, use and maintenance of any development or other
1246 activity that disturbs or breaks the topsoil or results in the movement of earth on land in Florissant,
1247 Missouri.

1248 **Section 505.415 Scope.**

1249 [Ord. No. 7358 §1, 11-29-2006]

1250 This code provides for the safety, health and welfare of the public by regulating and controlling the
1251 design, construction, use and maintenance of any development or other activity that disturbs land
1252 surfaces or results in the movement of earth in Florissant, Missouri.

1253 **Section 505.420 Definitions.**

1254 [Ord. No. 7358 §1, 11-29-2006]

1255 For the purpose of this code, the following terms, phrases, words and their derivations shall have the
1256 meanings given herein. Where terms are not defined by this Section, such terms shall have ordinarily
1257 accepted meanings such as the context implies.

1258 **BEST MANAGEMENT PRACTICES OR BMP:** Practices, procedures or a schedule of activities to
1259 reduce the amount of sediment and other pollutants in storm water discharges associated with
1260 construction and land disturbance activities.

1261 **BUILDING CODE BOARD OF APPEALS:** The appeals board as described in the City of Florissant
1262 Building Code.

1263 **BUILDING DIVISION:** The Florissant Building Division, acting through its Director or the Building
1264 Commissioner.

1265 **CITY:** City of Florissant.

1266 **CLEARING:** Any activity that removes the vegetative surface cover.

1267 **CODE OR THIS CODE:** The "Land Disturbance Code" of Florissant.

1268 **CONSTRUCTION SITE OR LAND DISTURBANCE SITE:** A parcel or contiguous parcels where
1269 land disturbance activities are performed as part of a proposed development.

1270 **COUNTY:** St. Louis County, Missouri.

1271 **DEPARTMENT OF HIGHWAYS AND TRAFFIC:** The applicable highway or street department
1272 (City of Florissant, St. Louis County Department of Highways and Traffic, Missouri Department of
1273 Transportation) acting through its Director or his/her duly authorized designee.

1274 **DEPARTMENT OF PUBLIC WORKS:** The Florissant Public Works, acting through its Director or
1275 his/her duly authorized designee.

1276 **DRAINAGE WAY:** Any channel that conveys surface runoff through a site.

1277 **ENGINEERING DIVISION:** The Florissant Engineering Division acting through its Director and the
1278 City Engineer.

1279 **EROSION:** The wearing away of land surface through the action of wind or water.

1280 **EROSION CONTROL:** Any Best Management Practices (BMP) that prevents or minimizes erosion.

1281 **GRADING:** Reshaping the ground surface through excavation and/or fill of material.

1282 **LAND DISTURBANCE ACTIVITIES:** Clearing, grading or any related work which results in
1283 removal of the natural site vegetation and destruction of the root zone or otherwise results in leaving the
1284 ground surface exposed to soil erosion through the action of wind or water.

1285 **LAND DISTURBANCE, MAJOR:** Any land disturbance activity involving one (1) acre or more of
1286 land or a site involving less than one (1) acre that is part of a proposed development that will ultimately
1287 disturb one (1) acre or more.

1288 **LAND DISTURBANCE, ORDINARY:** Any land disturbance activity involving less than one (1) acre
1289 of land.

1290 **LAND DISTURBANCE PERMIT:** A permit issued by the authority having jurisdiction authorizing a
1291 land disturbance activity at a specific site subject to conditions stated in the permit. A permit may be for
1292 either major or ordinary land disturbance activities.

1293 **PERIMETER CONTROL:** A barrier that prevents sediment from leaving a site by filtering sediment-
1294 laden runoff or diverting it to a sediment trap or basin.

1295 **PHASING:** Clearing a parcel of land in distinct stages, with the stabilization of each phase substantially
1296 completed before the clearing of the next.

1297 **QUALIFIED PROFESSIONAL:** A Missouri licensed professional engineer or other person or firm
1298 knowledgeable in the principles and practices of erosion and sediment control, including the Best
1299 Management Practices described in this code.

1300 **RUNOFF COEFFICIENT:** The fraction of total rainfall that exits at the outfalls from a site. This
1301 depends not only on the surface cover and soil types, but also on the recurrence interval, antecedent
1302 moisture content, rainfall intensity, drainage area, slope and fraction of imperviousness.

1303 **SEDIMENT CONTROL:** Any Best Management Practices (BMP) that prevents eroded sediment from
1304 leaving a site.

1305 **STABILIZATION:** The use of Best Management Practices (BMP) that prevent exposed soil from
1306 eroding from a land disturbance site.

1307 **START OF CONSTRUCTION:** The first (1st) land disturbance activity associated with a
1308 development.

1309 **STORM WATER POLLUTION PREVENTION PLAN (SWPPP):** A management plan, the purpose
1310 of which is to ensure the design, implementation, management and maintenance of Best Management
1311 Practices (BMP) in order to reduce the amount of sediment and other pollutants in storm water
1312 discharges associated with land disturbance activities, comply with the standards of the City of
1313 Florissant and ensure compliance with the terms and conditions of the applicable State permits,
1314 including adherence to the land disturbance program contained in Missouri MS4 NPDES permits.

1315 **WATERCOURSE:** A natural or artificial channel or body of water including, but not limited to, lakes,
1316 ponds, rivers, streams, ditches and other open conveyance, that carries surface runoff water either
1317 continuously or intermittently.

1318 **Section 505.425. Applicability.**

1319 [Ord. No. 7358 §1, 11-29-2006]

1320 The provisions of this code shall not be deemed to nullify any provisions of City of Florissant, State or
1321 Federal law.

1322 **Section 505.430. Enforcement.**

1323 [Ord. No. 7358 §1, 11-29-2006]

1324 **A. Department Of Public Works.** The Department of Public Works shall have the authority and
1325 responsibility to perform the following functions related to the enforcement of this code as
1326 associated with land disturbance permits:

- 1327 1. Receive applications for land disturbance permits;
- 1328 2. Coordinate the review of permit applications and accompanying documents with the City's
1329 Building Division and the Metropolitan St. Louis Sewer District (MSD).
- 1330 3. Clear issuance of major land disturbance permits with the applicable Department of
1331 Highways and Traffic and the Metropolitan St. Louis Sewer District (MSD) and issue such
1332 permits.
- 1333 4. Administer the determination, collection and release of site development escrows required by
1334 this code.
- 1335 5. Inspection of land disturbance activities;
- 1336 6. Inspection of land disturbance activities within or abutting areas designated 100-year
1337 floodplain; and
- 1338 7. Plan review, inspection and issuance of permits for ordinary land disturbance activities
1339 relating to Best Management Practices (BMP) to be utilized to control erosion and
1340 sedimentation from leaving the site during construction and other land disturbance activities.

1341 **B. Engineering Division.** The Engineering Division shall have the authority and responsibility to
1342 perform the following functions related to the enforcement of this code:

- 1343 1. Plan review of major land disturbance activities;
- 1344 2. Plan review and inspection of land disturbance activities related to construction, repair,
1345 maintenance or condition of roadways and roadway right-of-ways which are maintained by
1346 the City; and
- 1347 3. Plan review of Land Disturbance Activities within or abutting areas designated 100-year
1348 floodplain or 500-year floodplain.

1349 **Section 505.435 Rule Making Authority.**

1350 [Ord. No. 7358 §1, 11-29-2006]

1351 City and County departments having enforcement authority and responsibilities described in **Section**
1352 **505.430** of this code shall have the authority, as necessary in the interest of public health, safety and
1353 general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions
1354 of this code in order to secure the intent thereof and to designate requirements applicable because of
1355 local climatic or other conditions. Such rules and regulations shall not have the effect of waiving
1356 requirements specifically provided for in this code or of violating accepted engineering practices
1357 involving the purpose of this code.

1358 **Section 505.440 Violations And Penalties.**

1359 [Ord. No. 7358 §1, 11-29-2006]

- 1360 A. **Unlawful Acts.** It shall be unlawful for any person, firm or corporation to perform any land
1361 disturbance activities or cause or allow same to be done in conflict with or in violation of any of the
1362 provisions of this code.
- 1363 B. **Notices Of Violations.** When the Department of Public Works determines that a violation of this
1364 code exists, the respective Director shall notify the violator. The notification shall be in writing and
1365 shall be delivered to the violator or his/her legally authorized representative or mailed to his last
1366 known address via first class mail postage prepaid. Any person having been notified that a violation
1367 exists and who fails to abate the violation within ten (10) days after notification shall be subject to
1368 the penalties enumerated in **Sections 505.440(D)** and **(E)**.
- 1369 C. **Prosecution Of Violation.** If the violator does not abate the violation promptly, the Department of
1370 Public Works shall request the appropriate prosecuting attorney to institute the appropriate
1371 proceeding at law or in equity to restrain, correct or abate such violation.
- 1372 D. Any person, firm or corporation who shall violate any provision of this code or who shall fail to
1373 comply with any of the requirements thereof or who shall perform work in violation of the approved
1374 construction documents or the Storm Water Pollution Prevention Plan or any directive of the
1375 Department of Public Works and Traffic or of a permit or certificate issued under the provisions of
1376 this code or shall start any work requiring a permit without first obtaining a permit therefore or who
1377 shall continue any work in or about a structure after having been served a stop work order, except for
1378 such work which that person, firm or corporation has been directed to perform to remove a violation
1379 or unsafe conditions, or any owner of a property or any other person who commits, takes part or
1380 assists in any violation of this code or who maintains any property on which such violation shall
1381 exist shall be guilty of a misdemeanor punishable by a fine of not more than one thousand dollars
1382 (\$1,000.00) or by imprisonment not exceeding thirty (30) days, or both such fine and imprisonment.
1383 Each day that a violation continues shall be deemed a separate offense.
- 1384 E. **No Permit Penalty.** In addition to the penalties set out above, the following procedure shall be
1385 followed where a City department identified in **Section 505.430** determines that work has been
1386 started prior to the acquisition of a permit required by this Code:
- 1387 1. The Department of Public Works shall issue a stop work order.
 - 1388 2. The department Director shall notify the violator of his/her assessment regarding the
1389 appropriate penalty amount to be assessed against the violator, which shall not exceed one
1390 thousand dollars (\$1,000.00) for each day that work occurs without a permit. In making the
1391 assessment, the department shall consider whether the violator has previously violated this
1392 code and whether the occupation or experience of the violator indicates that he/she knew or
1393 should have known that a permit was required. In no case will a no permit penalty be
1394 assessed against a property owner unless he/she actually performed the work involved.

- 1395 3. At the violator's option, he/she may deposit the assessed penalty amount in escrow (certified
1396 check or cash only) with the Department of Public Works, in which case the violator's right
1397 to a hearing will be preserved.
- 1398 4. No permit penalties are appealable to the Building Code Board of Appeals in the same
1399 manner as other decisions of the department. The department may revise its assessment upon
1400 notice to both the Board of Appeals and the violator at any time prior to the hearing.
1401 Likewise, at any time prior to the hearing, the violator may accept and pay the recommended
1402 penalty amount and the hearing will be canceled.
- 1403 5. At the hearing before the Building Code Board of Appeals, said Board of Appeals shall
1404 afford both the department and the alleged violator an opportunity to present any evidence or
1405 make any statements they wish to have considered.
- 1406 6. Following the hearing the Building Code Board of Appeals shall determine whether a permit
1407 was required.
- 1408 a. If the Board determines that a permit was required, an appropriate penalty amount
1409 shall be assessed, taking into account the same considerations as noted above. The
1410 stop work order shall remain in full force and effect until such time as the penalty
1411 amount is paid and the violator has complied with all other regulations pertaining to
1412 the issuance of permits.
- 1413 b. If the Board determines that no permit was required, the department shall
1414 immediately cancel the stop work order.

1415 F. **Abatement Of Violation.** The imposition of the penalties herein prescribed shall not preclude the
1416 Florissant prosecuting attorney from instituting appropriate action to prevent unlawful construction
1417 or to restrain, correct or abate a violation or to prevent illegal use of a property or to stop an illegal
1418 act.

1419 G. **Permit Suspension Or Revocation.** When a land disturbance activity is conducted in violation of
1420 the requirements of this code or the terms of the permit in such a manner as to materially adversely
1421 affect the safety, health or welfare of persons or materially be detrimental or injurious to property or
1422 improvements, the Department of Public Works or the Department of Highways and Traffic may
1423 suspend or remove such permit.

1424 H. **Unlawful Continuance.** Whenever the Department of Public Works or the Department of Highways
1425 and Traffic finds that any land disturbance activity is being prosecuted contrary to the provisions of
1426 this code or in an unsafe and dangerous manner, the owner or the person performing such activity
1427 shall immediately stop such activity. The stop work order shall be in writing and shall be given to
1428 the owner of the property involved or to the owner's agent or to the person doing the work and shall
1429 state the conditions under which work will be permitted to resume. Any person who shall continue
1430 any work in or about the property after having been served with a stop work order, except such work
1431 as that person is directed to perform to remove a violation or unsafe condition, shall be subject to
1432 penalties as specified in Sections **505.440(D)** or **(E)** of this code.

1433 **Section 505.445 Appeals.**

1434 [Ord. No. 7358 §1, 11-29-2006]

1435 A. **Application For Appeal.** Any person shall have the right to appeal a decision of the Department of
1436 Public Works or the Department of Highways and Traffic to the Florissant Building Code Board of
1437 Appeals. An application for appeal shall be based on a claim that the intent of this code or the rules

- 1438 or regulations adopted thereunder have been incorrectly interpreted or the provisions of this code do
1439 not apply.
- 1440 B. **Filing Procedure.** All appeals shall be filed in writing with the Department of Public Works. All
1441 appeals shall be filed within thirty (30) days after the decision to be appealed is rendered by the
1442 departments identified in this Section.
- 1443 C. **Filing Fee.** All appeals must be accompanied by a fee in the amount of one hundred dollars
1444 (\$100.00).
- 1445 D. **Notice Of Meeting.** The Board shall meet upon notice from the Chairman within ten (10) days of
1446 the filing of an appeal or at stated periodic meetings.
- 1447 E. **Open Hearing.** All hearings before the Board shall be open to the public. The appellant, the
1448 appellant's representative, the department(s) having enforcement authority and responsibilities
1449 described in Section **505.430** of this code and any person whose interests are affected shall be given
1450 an opportunity to be heard.
- 1451 F. **Procedure.** The Board shall adopt and make available to the public through the Secretary
1452 procedures under which a hearing will be conducted. The procedures shall not require compliance
1453 with strict rules of evidence but shall mandate that only relevant information be received.
- 1454 G. **Commission Decision.** Decisions by the Board to reverse or modify a decision by a department
1455 requires a minimum vote of three (3) members.
- 1456 H. **Resolution.** The decision of the Board shall be in writing. Copies shall be furnished to the appellant
1457 and to the department(s) having enforcement authority and responsibilities described in Section
1458 **505.430** of this code.
- 1459 I. **Administration.** The applicable department identified in this Section of the code shall take
1460 immediate action in accordance with the decision of the Board.
- 1461 J. **Court Review.** A party adversely affected by a decision of the Board may appeal to an appropriate
1462 court from such decision. Application for review shall be made in the manner and time required by
1463 law following the filing of the decision.

1464 **Section 505.450 Land Disturbance Permits Required.**

1465 [Ord. No. 7358 §1, 11-29-2006]

- 1466 A. **City Permit Required.** Any person who intends to conduct any land disturbance activity must
1467 obtain a permit prior to beginning the activity. The type of permit shall be as required by this Section
1468 unless specified otherwise within this Section.
- 1469 B. **Major Land Disturbance Permit.** No person shall perform any major land disturbance activity
1470 prior to receipt of a major land disturbance permit. Applications for major land disturbance permits
1471 shall be filed with the Department of Public Works.
- 1472 C. **Ordinary Land Disturbance Permit.** No person shall perform any ordinary land disturbance
1473 activity prior to receipt of an ordinary land disturbance permit. Applications for ordinary land
1474 disturbance permits shall be filed with by the Department of Public Works.
- 1475 D. **City Building Permit And Related Ordinary Land Disturbance Activities.** The Department of
1476 Public Works may include ordinary land disturbance activities associated with the construction of a
1477 building, structure or parking lot authorized by a permit issued under the Building Code as an
1478 integrated permit for the proposed construction.

- 1479 E. **Limitation On Transfer Of Land Disturbance Permits.** Any person who buys land from a person
1480 who has been issued a land disturbance permit under Section of this code must obtain a separate land
1481 disturbance permit from the City. Exceptions:
- 1482 1. Major land disturbance permits may be transferred to a new landowner provided the original
1483 permit holder obtains the approval of the Department of Public Works to retain responsibility
1484 for the land disturbance activities on such property.
 - 1485 2. Ordinary land disturbance permits may be transferred to a new landowner provided the
1486 original permit holder obtains the approval of the Department of Public Works to retain
1487 responsibility for the land disturbance activities on such property.
- 1488 F. **Exceptions — Land Disturbance Required.** Land disturbance permits are not required for the
1489 activities identified as items (1) and (8) in this Subsection, nor are such permits required for the
1490 activities identified in items (2), (3), (4), (5), (6) and (7), provided the activity does not alter or cause
1491 to be altered the present surface of the ground:
- 1492 By any cut or fill at the property;
- 1493 By any cut or fill that would permanently divert one drainage area to another drainage area;
- 1494 By any cut or fill which would deposit mud or harmful silt or create erosion or damage to adjoining
1495 properties; or
- 1496 By any cut or fill that would block or affect an existing swale or drainage path in a manner to cause
1497 damming and ponding.
- 1498 1. Any emergency activity that is immediately necessary for the protection of life, property or
1499 natural resources.
 - 1500 2. Existing farming, nursery and agricultural operations conducted as a permitted or accessory
1501 use.
 - 1502 3. Excavation of fill of less than thirty (30) cubic yards provided the land disturbance activity is
1503 for the improvement of the property. Erosion and sediment control measures shall be
1504 provided, when necessary, until grass or other vegetation is established or other approved
1505 means of ground cover means are used.
 - 1506 4. Land disturbance activities associated with additions to and accessory structures for one- and
1507 two-family dwellings.
 - 1508 5. Land disturbance activities less than two thousand (2,000) square feet in area.
 - 1509 6. Removal of existing or dying grass or similar vegetation by disturbing not more than ten
1510 thousand (10,000) square feet and resodding or reseeding with new landscaping to include
1511 preparation of the seedbed; provided erosion and sediment control measures are provided
1512 until grass or other vegetation is established. Any cut or fill in conjunction with the
1513 preparation of the seedbed shall not exceed thirty (30) cubic yards.
 - 1514 7. Gardening and similar activities on property occupied by one- or two-family dwellings.
 - 1515 8. Land disturbance activities by any public utility for the installation, inspection, repair or
1516 replacement of any of its equipment or for its collection or distribution lines or piping
1517 systems; provided erosion and sediment control measures are provided until the grass or
1518 other vegetation is established or other approved ground cover means are used. This
1519 exception does not apply to any land disturbance activity associated with work that requires a
1520 building permit.

1521 G. **State of Missouri Permits Required.** The permit applicant must obtain a land disturbance permit
1522 from the State of Missouri Department of Natural Resources for any site where one (1) acre or more
1523 of land will be disturbed, before beginning any site work authorized by a City permit. This
1524 requirement applies to sites of less than one (1) acre that are part of a proposed development that will
1525 ultimately disturb one (1) acre or more.

1526 **Section 505.455 Land Disturbance Permit Applications.**

1527 [Ord. No. 7358 §1, 11-29-2006]

1528 A. **Permit Applications.** Applications for land disturbance permits required by this code shall be in the
1529 form prescribed by and accompanied by the site plans and documents determined necessary by the
1530 department responsible for issuing the permit. Such applications shall include proof that proposed
1531 land uses have received zoning approvals from the City.

1532 B. **Storm Water Pollution Prevention Plan Required (SWPPP) For Major Land Disturbance**
1533 **Permits.** All applications for major land disturbance permits shall be accompanied by a Storm Water
1534 Pollution Prevention Plan, prepared for the specific site by or under the direction of a qualified
1535 professional. The application shall contain a statement that any land clearing, construction or
1536 development involving the movement of earth shall be in accordance with the Storm Water Pollution
1537 Prevention Plan and the applicant will assume and acknowledge responsibility for compliance with
1538 this code and the Storm Water Pollution Prevention Plan at the site of the permitted activity.

1539 C. **Required Site Development Escrows For Major Land Disturbance Permits.** Applicants for
1540 major land disturbance permits shall file a site development escrow in the form of a letter of credit or
1541 other improvement security in an amount deemed sufficient by the Department of Public Works to
1542 cover all costs of improvements, landscaping and maintenance of improvements for such period as
1543 specified by the Department of Public Works. The site development escrow shall include
1544 engineering and inspection costs sufficient to cover the cost of failure or repair of improvements
1545 installed on the site.

1546 D. **Release Of Escrows — Project Closure.** Any site development escrow will not be fully released to
1547 the property owner, site operator or permit holder until all of the following have been completed:

- 1548 1. All temporary storm water controls Best Management Practices (BMPs) have been removed
1549 and the site has been fully stabilized.
- 1550 2. All permanent storm water controls Best Management Practices (BMPs) have been
1551 completed.
- 1552 3. All final inspections/certifications have been completed by each of the government
1553 jurisdictions involved in authorizing the project.

1554 **Section 505.460 Fees.**

1555 [Ord. No. 7358 §1, 11-29-2006]

1556 A. **Issuance Of Permits.** Land disturbance permits shall not be issued until the fees associated with the
1557 permit are paid to the Department of Public Works specified in this code.

1558 **Exception:** Individual City departments may defer all or parts of fees to a later stage of site
1559 development. Individual City departments are exempt from fees.

1560 B. **Department Of Public Works.** Fees for the activities of the Department of Public Works related to
1561 land disturbance permits shall be in accordance with the fee rates set forth in **Section 500.010** of

1562 Florissant City Code of Ordinances. In applying the code enforcement fee schedule, the total
1563 estimated cost of land disturbance activities shall include applicable grubbing, site clearing, rough
1564 grading, sediment and erosion control measures, excavating, backfill, final grading, concrete
1565 flatwork, asphalt pavement and final landscaping. The Department of Public Works may require a
1566 bona fide contract(s) or any affidavit of the owner of the project, in which the applicant and owner
1567 verify the total cost of the site improvements related to the permit. The Department of Public Works
1568 is authorized to establish the fee by determining the plan review cost and estimating the total number
1569 of inspections required when, in the opinion of the Department of Public Works, the fee resulting
1570 from this method more closely relates to the cost of enforcing the requirements of this code.

1571 C. **Department Of Highways And Traffic.** Fees for the activities of the Department of Highways and
1572 Traffic related to land disturbance permits shall be in accordance with the applicable department's
1573 regulations.

1574 **Section 505.465 Storm Water Pollution Prevention Plan (SWPPP).**

1575 [Ord. No. 7358 §1, 11-29-2006]

1576 A. **Content — Storm Water Pollution Prevention Plan (SWPPP).** The design requirements in
1577 Section **505.470** of this code shall be complied with when developing the Storm Water Pollution
1578 Prevention Plan and the plan shall include the following:

- 1579 1. Name, address and telephone number of the site owner and the name, address and telephone
1580 number of the individual who will be in overall responsible charge of
1581 construction/development activities at the site.
- 1582 2. Site address or location description and parcel identification number(s).
- 1583 3. A site map showing the outlines of the total project area, the areas to be disturbed, existing
1584 land uses, locations and names of surface water bodies, locations of flood plains, locations of
1585 temporary and permanent Best Management Practices (BMP) and such other information as
1586 may be required by the department(s) having enforcement authority and responsibilities
1587 described in Section **505.430** of this code.
- 1588 4. Existing contours of the site and adjoining strips of off-site property and proposed contours
1589 after completion of the proposed land disturbance and development, based on United States
1590 Geological Survey datum, with established elevations at buildings, walks, drives, street and
1591 roads; and information on necessary clearing and grubbing, removal of existing structures,
1592 excavating, filling, spreading and compacting.
- 1593 5. A natural resources map identifying soils, forest cover and resources protected under other
1594 provisions of City ordinances.
- 1595 6. An estimate of the runoff coefficient of the site prior to disturbance and the runoff coefficient
1596 after the construction addressed in the permit application is completed.
- 1597 7. Estimated quantity of land to be disturbed.
- 1598 8. Details of the site drainage pattern both before and after major land disturbance activities.
- 1599 9. Access to construction site.
- 1600 10. Description of Best Management Practices (BMP) to be utilized to control erosion and
1601 sedimentation during the period of land disturbance.
- 1602 11. Description of Best Management Practices (BMP) to be utilized to prevent other potential
1603 pollutants such as construction wastes, toxic or hazardous substances, petroleum products,

- 1604 pesticides, herbicides, site litter, sanitary wastes and other pollutants from entering the
1605 natural drainage ways during the period of construction and land disturbance.
- 1606 12. Description of Best Management Practices (BMP) that will be installed during land
1607 disturbance to control pollutants in storm water discharges that will occur after land
1608 disturbance activity has been completed.
- 1609 13. Location of temporary off-street parking and wash down area for related vehicles.
- 1610 14. Sources of off-site borrow material or spoil sites and all information relative to haul routes,
1611 trucks and equipment.
- 1612 15. The anticipated sequence of construction and land disturbance activities, including
1613 installation of Best Management Practices (BMP), removal of temporary Best Management
1614 Practices (BMP), stripping and clearing; rough grading; construction utilities, infrastructure
1615 and buildings; and final grading and landscaping. Sequencing shall identify the expected
1616 date(s) on which clearing will begin, the estimated duration of exposure of cleared areas,
1617 areas of clearing, installation of temporary erosion and sediment control measures and
1618 establishment of permanent vegetation.
- 1619 16. All erosion and sediment control measures necessary to meet the objectives of this code
1620 throughout all phases of construction and after completion of site development. Depending
1621 upon the complexity of the project, the drafting of intermediate plans may be required at the
1622 close of each season.
- 1623 17. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding
1624 dates, type and rate of lime and fertilizer application and kind and quantity of mulching for
1625 both temporary and permanent vegetative control measures.
- 1626 18. Provisions for maintenance of control facilities, including easements and estimates of the
1627 cost of maintenance.
- 1628 19. Plans for responding to any loss of contained sediment to include the immediate actions the
1629 permit holder will take in case of a containment failure. This plan must include
1630 documentation of actions and mandatory reporting to the Department of Public Works.
- 1631 20. Schedules and procedures for routine inspections of any structures provided to prevent
1632 pollution of storm water or to remove pollutants from storm water and of the site in general
1633 to ensure all Best Management Practices (BMP) are continually implemented and are
1634 effective.

1635 **B. Required Plan Amendments — Storm Water Pollution Prevention Plan (SWPPP).** The permit
1636 holder shall amend the Storm Water Pollution Prevention Plan whenever:

- 1637 1. Design, operation or maintenance of Best Management Practices (BMP) is changed;
- 1638 2. Design of the construction project is changed that could significantly affect the quality of the
1639 storm water discharges;
- 1640 3. Site operator's inspections indicate deficiencies in the Storm Water Pollution Prevention Plan
1641 (SWPPP) or any Best Management Practices (BMP);
- 1642 4. Inspections by City or by the Missouri Department of Natural Resources indicate deficiencies
1643 in the Storm Water Pollution Prevention Plan (SWPPP) or any Best Management Practices
1644 (BMP);

- 1645 5. The Storm Water Pollution Prevention Plan (SWPPP) is determined to be ineffective in
1646 significantly minimizing or controlling erosion or excessive sediment deposits in streams or
1647 lakes;
- 1648 6. The Storm Water Pollution Prevention Plan (SWPPP) is determined to be ineffective in
1649 preventing pollution of waterways from construction wastes, chemicals, fueling facilities,
1650 concrete truck washouts, toxic or hazardous materials, site litter or other substances or wastes
1651 likely to have an adverse impact on water quality;
- 1652 7. Total settleable solids from a storm water outfall exceeds one-half (0.5) ml/L/hr if the
1653 discharge is within the prescribed proximity of a "Valuable Resource Water" as defined by
1654 the Missouri Department of Natural Resources;
- 1655 8. Total settleable solids from a storm water outfall exceeds two and one-half (2.5) ml/L/hr for
1656 any other outfall; or
- 1657 9. The City or County or the Missouri Department of Natural Resources determines violations
1658 of water quality standards may occur or have occurred.

1659 C. Permit Holder Responsibilities For Administration Of Storm Water Pollution Prevention Plan
1660 (SWPPP). The permit holder shall:

- 1661 1. Notify all contractors and other entities (including utility crews, City employees or their
1662 agents) that will perform work at the site of the existence of the Storm Water Pollution
1663 Prevention Plan (SWPPP) and what actions or precautions shall be taken while on site to
1664 minimize the potential for damaging any Best Management Practices (BMP);
- 1665 2. Determine the need for and establish training programs to ensure that all site workers have
1666 been trained, at a minimum, in erosion control, material handling and storage and
1667 housekeeping;
- 1668 3. Provide copies of the Storm Water Pollution Prevention Plan (SWPPP) to all parties who are
1669 responsible for installation, operation or maintenance of any Best Management Practices
1670 (BMP); and
- 1671 4. Maintain a current copy of the Storm Water Pollution Prevention Plan (SWPPP) on the site at
1672 all times.

1673 **Section 505.470 General.**

1674 [Ord. No. 7358 §1, 11-29-2006]

- 1675 A. **Design.** The design of erosion and settlement controls required for land disturbance activities shall
1676 comply with the following minimum requirements:
- 1677 1. Land disturbance, erosion and sediment control practices and watercourse crossings shall be
1678 adequate to prevent transportation of sediment from the site.
- 1679 2. Materials brought to any site or property under a permit issued under this code, where said
1680 material is intended to be utilized as fill material at the site for land disturbance, erosion or
1681 sediment control, shall consist of clean uncontaminated earth, soil, dirt, sand, rocks, gravel or
1682 masonry materials only.
- 1683 3. Cut and fill slopes shall be no greater than three to one (3:1) except as approved by the
1684 Department of Public Works or the applicable Department of Highways and Traffic to meet
1685 other community or environmental objectives.

- 1686 4. Clearing and grading of natural resources, such as forest and wetlands, shall not be permitted,
1687 except when in compliance with all other City ordinances.
- 1688 5. Clearing techniques that retain existing vegetation to the maximum extent practicable shall
1689 be used and the time period for disturbed areas to be without vegetative cover shall be
1690 minimized to the extent practicable.
- 1691 6. Clearing, except that necessary to establish sediment control devices, shall not begin until all
1692 sediment control devices have been installed and have been stabilized.
- 1693 7. Phasing shall be required on all sites disturbing greater than thirty (30) acres of land. The size
1694 of each phase will be established by the Department of Public Works at the time of plan
1695 review for the issuance of a major land disturbance permit.

1696 **B. Erosion Control Design.** Erosion control requirements shall include the following:

- 1697 1. Soil stabilization shall be completed within five (5) days of clearing or inactivity in
1698 construction.
- 1699 2. If seeding or another vegetative erosion control method is used, it shall become established
1700 within two (2) weeks or the site shall be reseeded or a non-vegetative option employed.
- 1701 3. Techniques shall be employed to ensure stabilization on steep slopes and in drainage ways.
- 1702 4. Soil stockpiles must be stabilized or covered at the end of each workday or perimeter
1703 controls must be in place to prevent silt from the stockpile from leaving the site.
- 1704 5. The entire site must be stabilized, using a heavy mulch layer or another method that does not
1705 require germination to control erosion, at the close of the construction season.
- 1706 6. Techniques shall be employed to prevent the blowing of dust or sediment from the site.
- 1707 7. Techniques shall be employed to divert upland runoff past disturbed slopes.

1708 **C. Sediment Control Design.** Sediment control requirements shall include:

- 1709 1. Settling basins, sediment traps or tanks and perimeter controls.
- 1710 2. Settling basins shall be provided for each drainage area within ten (10) or more acres
1711 disturbed at one time and shall be sized to contain one-half (0.5) inch of sediment from the
1712 drainage area and be able to contain a 2-year, 24-hour storm. If the provision of a basin this
1713 size is impractical, other similarly effective Best Management Practices (BMP), as evaluated
1714 and specified in the Storm Water Pollution Prevention Plan (SWPPP), shall be provided.
- 1715 3. Settling basins shall be designed in a manner that allows adaptation to provide long-term
1716 storm water management as required by the City or enforcement authority and
1717 responsibilities described in Section 505.406 of this code.
- 1718 4. Settling basins shall have stabilized spillways to minimize the potential for erosion of the
1719 spillway or basin embankment.
- 1720 5. Protection for adjacent properties by the use of a vegetated buffer strip in combination with
1721 perimeter controls.

1722 **D. Watercourse Design.** Watercourse protection requirements shall include:

- 1723 1. Encroachment into or crossings of active watercourses/riparian areas and wetlands shall be
1724 avoided to the maximum extent practicable. All City, State and Federal permits and
1725 approvals shall be obtained by a permit holder prior to beginning work authorized by a City
1726 of Florissant land disturbance permit.

- 1727 2. Stabilization of any watercourse channels before, during and after any in-channel work.
- 1728 3. If a defined watercourse is to be realigned or reconfigured, clearing and grubbing activities
- 1729 within fifty (50) feet of the watercourse shall not begin until all materials and equipment
- 1730 necessary to protect the watercourse and complete the work are on site. Once started, work
- 1731 shall be completed as soon as possible. Areas within fifty (50) feet of the watercourse shall
- 1732 be recontoured and revegetated, seeded or otherwise protected within five (5) working days
- 1733 after land disturbance activities have ceased.
- 1734 4. All storm water conveyances shall be designed according to the criteria of the St. Louis
- 1735 Metropolitan Sewer District (MSD) and the necessary MSD permits obtained.
- 1736 5. Stabilization adequate to prevent erosion shall be provided at the outlets of all pipes and
- 1737 paved channels.

1738 E. **Construction Site Access Design.** Construction site access requirements for major land disturbance

1739 activities shall include:

- 1740 1. A temporary access road provided at all land disturbance sites including a wash down area
- 1741 supporting all active sites.
- 1742 2. The applicable Department of Highways and Traffic may require other measures to ensure
- 1743 that construction vehicles do not track sediment onto public streets or be washed with wash
- 1744 effluent channeled directly into storm drains.

1745 F. **Control of Construction Materials and Waste.** Control requirements for construction materials,

1746 construction wastes and other wastes generated on site at land disturbance sites shall include

1747 provisions satisfactory to the City department(s) having enforcement authority and responsibilities

1748 described in **Section 505.430** of the code for:

- 1749 1. Spill prevention and control facilities for materials such as paint, solvents, petroleum
- 1750 products, chemicals, toxic or hazardous substances, substances regulated under the Resource
- 1751 Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response,
- 1752 Compensation and Liability Act (CERLA) and any wastes generated from the use of such
- 1753 materials and substances, including their containers. Any containment systems employed to
- 1754 meet this requirement shall be constructed of materials compatible with the substances
- 1755 contained and shall be adequate to protect both surface and ground water.
- 1756 2. Collection and disposal of discarded building materials and other construction site wastes,
- 1757 including those listed in **Section 505.470(F)(1)** above.
- 1758 3. Litter control.
- 1759 4. Control of concrete truck washouts.
- 1760 5. Assurance that on-site fueling facilities will adhere to applicable Federal and State
- 1761 regulations concerning storage and dispensers.
- 1762 6. Provision of sufficient temporary toilet facilities to serve the number of workers on major
- 1763 land disturbance sites.

1764 **Section 505.475 Inspections.**

1765 [Ord. No. 7358 §1, 11-29-2006]

1766 A. **General.**

- 1767 1. **Department Of Public Works — General.**

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- a. The City department(s) having enforcement authority and responsibilities described in **Section 505.430** of this code shall make inspections as herein required and shall either approve that portion of the work completed or shall notify the permit holder wherein the work fails to comply with the land disturbance, erosion and sediment control plan as approved. Plans for land disturbance, stripping, excavating and filling work bearing the stamp of approval of the department issuing the permit shall be maintained at the site during the progress of the work. To obtain inspections, a permit holder shall notify the Department of Public Works at least two (2) working days before the following:
 1. Start of construction.
 - 1777
 - 1778 2. Installation of sediment and erosion measures.
 - 1779 3. Completion of site clearing.
 - 1780 4. Completion of rough grading.
 - 1781 5. Completion of final grading.
 - 1782 6. Close of the construction season.
 - 1783 7. Completion of final landscaping.
 - b. Exception: Inspections conducted by the Department of Highways and Traffic related to construction and maintenance of County highways and roadways.
- 1784
1785
2. **Extra Inspections.** In addition to the inspections otherwise required, the Department of Public Works is authorized to perform and charge fees for extra inspections or reinspections which in their judgment are reasonably necessary due to non-compliance with the requirements of this code or work not ready or accessible for inspection when requested.
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 3. **Permit Holder Inspection And Report Responsibilities — Major Land Disturbances.**
 - a. The holder of a major land disturbance permit or his/her agent shall cause regular inspection of land disturbance sites, including all erosion and sediment and other pollutant control measures, outfalls and off-site receiving waters in accordance with the inspection schedule outlined in the approved Storm Water Pollution Prevention Plan (SWPPP). Inspections must be scheduled at least once per week and no later than seventy-two (72) hours after heavy rain. The purpose of such inspections will be to ensure proper installation, operation and maintenance of Best Management Practices (BMP) and to determine the overall effectiveness of the Storm Water Pollution Prevention Plan (SWPPP) and the need for additional control measures. All inspections shall be documented in written form on weekly reports with copies submitted to the Department of Public Works at the time interval specified in the permit. Permit holder inspection reports must include the following minimum information:
 - 1804 1. Inspector's name and signature;
 - 1805 2. Date of inspection;
 - 1806 3. Observations relative to the effectiveness of the Best Management Practices (BMPs);
 - 1807 4. Actions taken or necessary to correct deficiencies; and
 - 1808

- 1809 5. A listing of areas where land disturbance operations have permanently or
1810 temporarily stopped.
- 1811 b. The permit holder shall notify the site contractor(s) responsible for any deficiencies
1812 identified so that deficiencies can be corrected within seven (7) calendar days of the
1813 weekly inspection report.
- 1814 4. Verification of permit holder's reports. The Department of Public Works may make extra
1815 inspections as deemed necessary to ensure the validity of the reports filed under this Section
1816 or to otherwise ensure proper installation, operation and maintenance of storm water Best
1817 Management Practices (BMP) and to determine the overall effectiveness of the Storm Water
1818 Pollution Prevention Plan (SWPPP) and the need for additional control measures.

1819 **Section 505.480 Implementation — Effective Date of Code Provisions.**

1820 [Ord. No. 7358 §1, 11-29-2006]

1821 The provisions of this code shall become effective thirty (30) days after its adoption by the Florissant
1822 City Council.

1823 **Section 505.485 through Section 505.490 (Reserved)**

1824 **ARTICLE XIV STREAM BUFFER ORDINANCE**

1825 **Section 505.500 Title.**

1826 [Ord. No. 7533 §1, 8-15-2008]

1827 This Article shall be known as the "Florissant Stream Buffer Protection Ordinance".

1828 **Section 505.510 Introduction.**

1829 [Ord. No. 7533 §1, 8-15-2008]

1830 A. The City of Florissant finds that buffers adjacent to stream systems provide numerous environmental
1831 protection and resource management benefits which can include the following:

- 1832 1. Protection, restoring and maintaining the chemical, physical and biological integrity of
1833 streams and their water resources;
- 1834 2. Removing pollutants delivered in urban stormwater;
- 1835 3. Reducing erosion and controlling sedimentation;
- 1836 4. Protection and stabilizing stream banks;
- 1837 5. Providing for infiltration of stormwater runoff;
- 1838 6. Maintaining base flow of streams;
- 1839 7. Contributing the organic matter that is a source of food and energy for the aquatic ecosystem;
- 1840 8. Providing tree canopy to shade streams and promote desirable aquatic habitat;
- 1841 9. Providing riparian wildlife habitat;
- 1842 10. Furnishing scenic value and recreational opportunity;

1843 11. Providing opportunities for the protection and restoration of green space.

1844 **Section 505.520 Purpose.**

1845 [Ord. No. 7533 §1, 8-15-2008]

1846 The purpose of this Article is to establish minimal acceptable requirements for the design of buffers to
1847 protect the streams, wetlands and floodplains of the City of Florissant; to protect the water quality of
1848 watercourses, reservoirs, lakes and other significant water resources within the City of Florissant; to
1849 protect Florissant's riparian and aquatic ecosystems; and to provide for the environmentally sound use of
1850 Florissant's land resources.

1851 **Section 505.530 Definitions.**

1852 [Ord. No. 7533 §1, 8-15-2008]

1853 The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to
1854 them in this Section, except where the context clearly indicates a different meaning:

1855 **BUFFER:** With respect to a stream, a natural or enhanced vegetated area (established by Section
1856 505.506 below) lying adjacent to the stream.

1857 **FLOODPLAIN:** Any land area susceptible to flooding, which would have at least a one percent (1%)
1858 probability of flooding occurrence in any calendar year based on the basin being fully developed as
1859 shown on the current land use plan, i.e., the regulatory flood. This pertains to the 100-year flood plain
1860 only.

1861 **IMPERVIOUS COVER:** Any manmade paved, hardened or structural surface regardless of material.
1862 Impervious cover includes, but is not limited to, rooftops, buildings, streets, roads, decks, swimming
1863 pools and any concrete or asphalt, unless such asphalt or concrete is designed to allow the saturation of
1864 water into the ground and is approved by the Director of Public Works as a pervious surface.

1865 **LAND DEVELOPMENT:** Any land change including, but not limited to, clearing, grubbing, stripping,
1866 removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction,
1867 paving and any other installation of impervious cover.

1868 **LAND DEVELOPMENT ACTIVITY:** Those actions or activities which comprise, facilitate or result
1869 in land development.

1870 **LAND DISTURBANCE:** Any land or vegetation change, including, but not limited to, clearing,
1871 grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of
1872 land, that do not involve construction, paving or any other installation of impervious cover.

1873 **LAND DISTURBANCE ACTIVITY:** Those actions or activities which comprise, facilitate or result in
1874 land disturbance.

1875 **PARCEL:** Any plot, lot or acreage shown as a unit on the latest County tax assessment records.

1876 **PERMIT:** The permit issued by the Building Division required for undertaking any land development
1877 activity.

1878 **PERSON:** Any individual, partnership, firm, association, joint venture, public or private corporation,
1879 trust, estate, commission, board, public or private institution, utility, cooperative, City, County or other
1880 political subdivision of the State, any interstate body or any other legal entity.

1881 **PROTECTION AREA OR STREAM PROTECTION AREA:** With respect to a stream, the
1882 combined areas of all required buffers and setbacks applicable to such stream.

1883 **RIPARIAN:** Belonging or related to the bank of a river, stream, lake, pond or impoundment.

1884 **SETBACK:** With respect to a stream, the area established by Section 505.122 extending beyond any
1885 buffer applicable to the stream.

1886 **STREAM:** Any stream, beginning at:

1887 1. All natural watercourses depicted by a solid or dashed blue line on the most current
1888 United States Geological Survey (U.S.G.S.) 7.5 Minute Series (Topographic) Maps for
1889 Missouri; or

1890 2. A point in the stream channel with a drainage area of twenty-five (25) acres or more.

1891 **STREAM BANK:** The sloping land that contains the stream channel and the normal flows of the
1892 stream. Where no established top-of-bank can be determined, the stream bank will be the "ordinary high
1893 water mark" as defined by the Corps of Engineers in Title 33 of the Code of Federal Regulation, Part
1894 3283.3.

1895 **STREAM CHANNEL:** The portion of the watercourse that contains the base flow of the stream.

1896 **Section 505.540 Applicability.**

1897 [Ord. No. 7533 §1, 8-15-2008]

1898 A. This Article shall apply to all land development activity on property containing a stream protection
1899 area as defined in **Section 505.530** of this Article. These requirements are in addition to, and do not
1900 replace or supersede, any other applicable buffer or floodplain requirements established under State
1901 or local law and approval or exemption from these requirements do not constitute approval or
1902 exemption from buffer requirements established under State law or from other applicable local, State
1903 or Federal regulations.

1904 B. Legal Non-Conforming Provisions. The following shall not apply to this Article:

1905 1. Work consisting of the repair or maintenance of any lawful use of land that is zoned and
1906 approved for such use on or before the effective date of this Article.

1907 2. Existing development and ongoing land disturbance activities including, but not limited to,
1908 existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that
1909 new development or land disturbance activities on such properties will be subject to all
1910 applicable buffer requirements.

1911 3. Any land development activity that is under construction, fully approved for development,
1912 scheduled for permit approval or has been submitted for approval as of the effective date of
1913 this Article.

1914 4. Land development activity that has not been submitted for approval but that is part of a larger
1915 master development plan, such as for an office park or other phased development that has
1916 been previously approved within two (2) years of the effective date of this Article.

1917 C. Exemptions. The following specific activities are exempt from this Article. Exemption of these
1918 activities does not constitute an exemption for any other activity proposed on a property.

1919 1. Activities for the purpose of building one (1) of the following:

1920 a. A stream crossing by a driveway (bridge), transportation route or utility line;

1921 b. Public water supply intake or public wastewater structures or stormwater outfalls;

- 1922 c. Intrusions necessary to provide access to a property;
- 1923 d. Public access facilities that must be on the water including boat ramps, docks, foot
- 1924 trails, leading directly to the river, fishing platforms and overlooks;
- 1925 e. Foot trails and paths, pervious or impervious, approved only by the Director of Public
- 1926 Works;
- 1927 f. Activities to restore and enhance stream bank stability, vegetation, water quality
- 1928 and/or aquatic habitat, so long as native vegetation and bioengineering techniques are
- 1929 used and said work is approved by the Director of Public Works.
- 1930 2. Public line easements. This includes such impervious cover as is necessary for the operation
- 1931 and maintenance of the utility including, but not limited to, manholes, vents and valve
- 1932 structures. This exemption shall not be construed as allowing the construction of roads, bike
- 1933 paths or other transportation routes in such easements, regardless of paving material, except
- 1934 for access for the uses specifically cited in Subsection (C) (1) above.
- 1935 3. Land development activities within a right-of-way existing at the time this Article takes
- 1936 effect or approved under the terms of this Article.
- 1937 4. Within an easement of any utility existing at the time this Article takes effect or approved
- 1938 under the terms of this Article, land disturbance activities and such impervious cover as is
- 1939 necessary for the operation and maintenance of the utility including, but not limited to,
- 1940 manholes, vents and valve structures.
- 1941 5. Emergency work necessary to preserve life or property. However, when emergency work is
- 1942 performed under this Section, the person performing it shall report such work to the Director
- 1943 of Public Works on the next business day after commencement of the work. Within ten (10)
- 1944 days thereafter, the person shall apply for a permit and perform such work within such time
- 1945 period as may be determined by the review and permitting authority to be reasonably
- 1946 necessary to correct any impairment such emergency work may have caused to the water
- 1947 conveyance capacity, stability or water quality of the protection area.
- 1948 6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or
- 1949 agricultural uses and are not incidental to other land development activity. If such activity
- 1950 results in land disturbance in the buffer that would otherwise be prohibited, then no other
- 1951 land disturbing activity other than normal forest management practices will be allowed on the
- 1952 entire property for three (3) years after the end of the activities that intruded on the buffer.
- 1953 D. Any activities approved under a 404 permit issued by the Corps of Engineers and 401 water quality
- 1954 certification issued by the Missouri Department of Natural Resources. After the effective date of this
- 1955 Article, the requirements herein shall apply to new subdivisions and platting activities. Any land
- 1956 development activity within a buffer established hereunder or any impervious cover within a setback
- 1957 established hereunder is prohibited unless a variance is granted pursuant to Section **505.550** of this
- 1958 Article.

1959 **Section 505.550 Land Development Requirements.**

1960 [Ord. No. 7533 §1, 8-15-2008]

- 1961 A. Buffer And Setback Requirements. All land development activity subject to this Article shall meet
- 1962 the following requirements:
- 1963 1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural
- 1964 vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks

(as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Article, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

2. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited, except pervious paving shall be allowed when reviewed and approved by the Director of Public Works. Grading, filling and earthmoving shall be minimized within the setback.
3. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

B. Variance Procedures. Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

1. Where a parcel was platted prior to the effective date of this Article, and its shape, topography or other existing physical condition prevents land development consistent with this Article, and the Director of Public Works finds and determines that the requirements of this Article prohibit the otherwise lawful use of the property by the owner, the City Council may grant a variance from the buffer and setback requirements hereunder, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel.
2. Except as provided above, the City Council shall grant no variance from any provision of this Article without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the City Council. The City of Florissant shall give public notice of each such public hearing in a newspaper of general circulation within the City of Florissant. The City of Florissant shall require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign shall be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way.

C. Variances will be considered only in the following cases:

1. When a property's shape, topography or other physical conditions existing at the time of the adoption of this Article prevents land development unless a buffer variance is granted.
2. Unusual circumstances when strict adherence to the minimal buffer requirements in this Article would create an extreme hardship. Variances will not be considered when, following adoption of this Article, actions of any property owner of a given property have created conditions of a hardship on that property.
3. At a minimum, a variance request shall include the following information:
 - a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features as determined by field survey;
 - b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
 - c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
 - d. Documentation of unusual hardship should the buffer be maintained;

- 2009 e. At least one (1) alternative plan, which does not include a buffer or setback intrusion,
2010 or an explanation of why such a site plan is not possible;
- 2011 f. A calculation of the total area and length of the proposed intrusion;
- 2012 g. A stormwater management site plan, if applicable; and
- 2013 h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request
2014 must include an explanation of why none is being proposed.

2015 D. The following factors will be considered in determining whether to issue a variance:

- 2016 1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the
2017 property;
- 2018 2. The locations of all streams on the property, including along property boundaries;
- 2019 3. The location and extent of the proposed buffer or setback intrusion;
- 2020 4. Whether alternative designs are possible which require less intrusion or no intrusion;
- 2021 5. The long-term and construction water-quality impacts of the proposed variance;
- 2022 6. Whether issuance of the variance is at least as protective of natural resources and the
2023 environment.

2024 **Section 505.560 Compatibility With Other Regulations and Requirements.**

2025 [Ord. No. 7533 §1, 8-15-2008]

2026 This Article is not intended to interfere with, abrogate or annul any other ordinance, rule or regulation,
2027 Statute or other provision of law. The requirements of this Article should be considered minimum
2028 requirements and where any provision of this Article imposes restrictions different from those imposed
2029 by any other ordinance, rule, regulation or other provision of law, whichever provisions are more
2030 restrictive or impose higher protective standards for human health or the environment shall be
2031 considered to take precedence.

2032 **Section 505.570 Additional Information Requirements For Development On Buffer Zone**
2033 **Properties.**

2034 [Ord. No. 7533 §1, 8-15-2008]

2035 A. Any permit applications for property requiring buffers and setbacks hereunder must include the
2036 following:

- 2037 1. A site plan showing:
- 2038 a. The location of all streams on the property;
- 2039 b. Limits of required stream buffers and setbacks on the property;
- 2040 c. Buffer zone topography with contour lines at no greater than five (5) foot intervals;
- 2041 d. Delineation of forested and open areas in the buffer zone; and
- 2042 e. Detailed plans of all proposed land development in the buffer and of all proposed
2043 impervious cover within the setback.
- 2044 2. A description of all proposed land development within the buffer and setback; and

- 2045 3. Any other documentation that the Director of Public Works may reasonably deem necessary
2046 for review of the application and to insure that the Buffer Zone Ordinance is addressed in the
2047 approval process. All buffer and setback areas must be recorded on the final plat of the
2048 property following plan approval. A note to reference the vegetated buffer shall state: "There
2049 shall be no clearing, grading, construction or disturbance of vegetation except as permitted
2050 by Stream Buffer Protection Ordinance of the City of Florissant".

2051 **Section 505.580 Responsibility.**

2052 [Ord. No. 7533 §1, 8-15-2008]

2053 Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the
2054 provisions of this Article shall relieve any person from any responsibility otherwise imposed by law for
2055 damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any
2056 liability upon the City of Florissant, its officers or employees for injury or damage to persons or
2057 property.

2058 **Section 505.590 Inspection.**

2059 [Ord. No. 7533 §1, 8-15-2008]

- 2060 A. The Director of Public Works may cause inspections of the work of the buffer or setback to be made
2061 periodically during the course thereof and shall make a final inspection following completion of the
2062 work. The permittee shall assist the Director of Public Works in making such inspections. The City
2063 of Florissant shall have the authority to conduct such investigations as it may reasonably deem
2064 necessary to carry out its duties as prescribed in this Article and for this purpose to enter at
2065 reasonable time upon any property, public or private, for the purpose of investigating and inspecting
2066 the sites of any land development activities within the protection area.
- 2067 B. No person shall refuse entry or access to any authorized representative or agent who requests entry
2068 for purposes of inspection and who presents appropriate credentials, nor shall any person obstruct,
2069 hamper or interfere with any such representative while in the process of carrying out official duties.

2070 **Section 505.600 Violations, Enforcement and Penalties.**

2071 [Ord. No. 7533 §1, 8-15-2008]

2072 A. Any action or inaction which violates the provisions of this Article or the requirements of an
2073 approved site plan or permit may be subject to the enforcement actions outlined in this Section. Any
2074 such action or inaction which is continuous with respect to time is deemed to be a public nuisance
2075 and may be abated by injunctive or other equitable relief. The imposition of any of the penalties
2076 described below shall not prevent such equitable relief.

- 2077 1. Notice of violation. If the Director of Public Works determines that an applicant or other
2078 responsible person has failed to comply with the terms and conditions of a permit, an
2079 approved site plan or the provisions of this Article, a written notice of violation shall be
2080 issued to such applicant or other responsible person. Where a person is engaged in activity
2081 covered by this Article without having first secured the appropriate permit thereof, the notice
2082 of violation shall be served on the owner or the responsible person in charge of the activity
2083 being conducted on the site. The notice of violation shall contain:

- 2084 a. The name and address of the owner or the applicant or the responsible person;

- 2085 b. The address or other description of the site upon which the violation is occurring;
- 2086 c. A statement specifying the nature of the violation;
- 2087 d. A description of the remedial measures necessary to bring the action or inaction into
- 2088 compliance with the permit, the approved site plan or this Article and the date for the
- 2089 completion of such remedial action;
- 2090 e. A statement of the penalty or penalties that may be assessed against the person to
- 2091 whom the notice of violation is directed; and
- 2092 f. A statement that the determination of violation may be appealed to the Director of
- 2093 Public Works by filing a written notice of appeal within thirty (30) days after the
- 2094 notice of violation (except that in the event the violation constitutes an immediate
- 2095 danger to public health or public safety, twenty-four (24) hours' notice shall be
- 2096 sufficient).
- 2097 2. Penalties. In the event the remedial measures described in the notice of violation have not
- 2098 been completed by the date set forth for such completion in the notice of violation, any one
- 2099 (1) or more of the following actions or penalties may be taken or assessed against the person
- 2100 to whom the notice of violation was directed. Before taking any of the following actions or
- 2101 imposing any of the following penalties, the Director of Public Works shall first notify the
- 2102 applicant or other responsible person in writing of its intended action and shall provide a
- 2103 reasonable opportunity of not less than ten (10) days (except that in the event the violation
- 2104 constitutes an immediate danger to public health or public safety, twenty-four (24) hours'
- 2105 notice shall be sufficient) to correct such violation. In the event the applicant or other
- 2106 responsible person fails to correct such violation after such notice and corrective action
- 2107 period, the Director of Public Works may take any one (1) or more of the following actions
- 2108 or impose any one (1) or more of the following penalties.
- 2109 a. Stop work order. The Director of Public Works may issue a stop work order which
- 2110 shall be served on the applicant or other responsible person. The stop work order shall
- 2111 remain in effect until the applicant or other responsible person has taken the remedial
- 2112 measures set forth in the notice of violation or has otherwise corrected the violation or
- 2113 violations described therein, provided the stop work order may be withdrawn or
- 2114 modified to enable the applicant or other responsible person to take necessary
- 2115 remedial measures to correct such violation or violations.
- 2116 b. Withhold certificate of occupancy. The Director of Public Works may refuse to issue
- 2117 a certificate of occupancy for the building or other improvements constructed or
- 2118 being constructed on the site until the applicant or other responsible person has taken
- 2119 the remedial measures set forth in the notice of violation or has otherwise corrected
- 2120 the violations described therein.
- 2121 c. Suspension, revocation or modification of permit. The Director of Public Works may
- 2122 suspend, revoke or modify the permit authorizing the land development project. A
- 2123 suspended, revoked or modified permit may be reinstated after the applicant or other
- 2124 responsible person has taken the remedial measures set forth in the notice of violation
- 2125 or has otherwise corrected the violations described therein, provided such permit may
- 2126 be reinstated (upon such conditions as the Director of Public Woks may deem
- 2127 necessary) to enable the applicant or other responsible person to take the necessary
- 2128 remedial measures to correct such violations.

2129 d. Penalties. For violations of this Article, the Director of Public Works may issue a
2130 citation to the applicant or other responsible person, requiring such person to appear
2131 in the Florissant Municipal Court to answer charges for such violation. Upon
2132 conviction, such person shall be punished by a fine not to exceed one thousand
2133 dollars (\$1,000.00) or imprisonment for ninety (90) days or both. Each act of
2134 violation and each day upon which any violation shall occur shall constitute a
2135 separate offense.

2136 **Section 505.610 Administrative Appeal and Judicial Review.**

2137 [Ord. No. 7533 §1, 8-15-2008]

2138 A. Administrative Appeal. Any person aggrieved by a decision or order of the Director of Public Works
2139 may appeal in writing within seven (7) days after the issuance of such decision or order to the Mayor
2140 of Florissant and shall be entitled to a hearing before the City Council of Florissant within thirty (30)
2141 days of receipt of the written appeal.

2142 B. Judicial Review. Any person aggrieved by a decision or order of City Council, after exhausting all
2143 administrative remedies, shall have the right to appeal de novo to the Circuit Court of St. Louis
2144 County, Missouri.

2145 **CHAPTER 510 - EXISTING STRUCTURES AND PROPERTY MAINTENANCE CODE**

2146 **ARTICLE I GENERALLY**

2147 **Section 510.003 Generally.**

2148 The Existing Structures Code of the City of Florissant is for the purpose of controlling existing property
2149 conditions, ensuring the quality of Florissant neighborhoods, and controlling changes to existing
2150 structures including additions, remodeling, changes of use, changes of occupancy, and control of
2151 nuisances. The Existing Structures Code shall consist of the following codes, as published by the
2152 International Code Council, under these organizational Articles and Sections: Article II, **Section**
2153 **510.010** the Property Maintenance Code; Article III, **Section 510.030** the Existing Buildings Code;
2154 Article IV, **Section 510.050** Occupancy Permits and Transfer of Ownership; Article V, **Section 510.060**,
2155 Notification Of New Electric Customers; Article VI, **Section 510.070** Vacant Residential Structure Fee;
2156 Article VII, **Section 510.080** Registration Of Vacant Residential Buildings; and Article VIII, **Section**
2157 **510.090** Abatement of Contamination Due To Production of Methamphetamine. All appendices,
2158 additions, insertions, deletions and changes to each code section are set out under its related Article or
2159 Section below.

2160 **Section 510.005 Jurisdictional Titles.**

2161 Throughout the City of Florissant Existing Structures Code, wherever the terms "Name of Jurisdiction"
2162 or "Local Jurisdiction" appear, it shall be deemed to mean "City of Florissant"; likewise, wherever the
2163 term "Department of Building Inspection", "department of building safety", "the applicable governing
2164 authority", "department of property maintenance", or "authority having jurisdiction" appears, it shall be
2165 deemed to mean "City of Florissant Building Department". The terms "code official", "building
2166 official", "fire code official" or "supervisor of electrical inspection" shall refer to the Building
2167 Commissioner of the City of Florissant.

2168 **Section 510.008 Penalties.**

2169 Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any
2170 provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of
2171 the City of Florissant. Each day that a violation continues after due notice has been served shall be
2172 deemed a separate offense.

2173 **ARTICLE II PROPERTY MAINTENANCE CODE.**

2174 **Section 510.010 International Property Maintenance Code Adopted.**

2175 The International Property Maintenance Code, 2021 Edition, as published by the International Code
2176 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)
2177 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a
2178 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby
2179 adopted as the Property Maintenance Code of the City of Florissant, Missouri, subject to the
2180 amendments, additions, insertions, deletions and changes set out in **Section 510.020** of this Chapter.

2181 **Section 510.020 Additions, Insertions, Deletions and Amendments.**

2182 A. The following numbered Sections and Subsections of the International Property Maintenance Code,
2183 2021 Edition, as published by the International Code Council, Inc., are hereby amended by
2184 additions, insertions, deletions and amendments so that such Sections and Subsections shall read as
2185 follows:

- 2186 1. **Section 101.1 Title** (Amended): These regulations shall be known as the Property Maintenance
2187 Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
- 2188 2. **Section 102.3 Application of Other Codes** (Amended): Repairs, additions or alterations to a
2189 structure, or changes of occupancy, shall be done in accordance with the procedures and
2190 provisions of the International Building Code, International Existing Building Code,
2191 International Energy Conservation Code, International Fire Code, International Fuel Gas Code,
2192 International Mechanical Code, International Residential Code, International Plumbing Code and
2193 NFPA 70. Repairs, additions, or alterations to a structure, or changes of occupancy or use, shall
2194 be done in accordance with the procedures and provisions of the Code of Ordinances of the City
2195 of Florissant.
- 2196 3. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the
2197 Department of Public Works is hereby created and the official in charge thereof shall be known
2198 as the code official. The function of the agency shall be the implementation, administration and
2199 enforcement of the provisions of this code.
- 2200 4. **Section 104.1 Fees** (Amended): The fees for activities and services performed by the department
2201 in carrying out its responsibilities under this code shall be in accordance with the fee schedule as
2202 established by the City of Florissant, Missouri. Fees for occupancy permits and inspections shall
2203 be according to **Section 500.050** of the City of Florissant Code of Ordinances. Fees for vacant
2204 residential structures shall be according to **Section 500.070** of the City of Florissant Code of
2205 Ordinances.
- 2206 5. **Section 108.1 Membership of the board.** (Deleted and Replaced). The Property Maintenance
2207 Code Board of Appeals shall consist of five (5) members, all of whom shall be residents of the
2208 City and appointed by the City Council, shall not be employees of the City of Florissant, and

2209 who are qualified by experience and training to pass on matters related to the Property
2210 Maintenance Code. The term of office of the members of the Board shall be three (3) years and
2211 those presently in office shall serve the remaining time of their particular appointment.
2212 Vacancies shall be filled for the unexpired term only. The board shall elect its own Chairman and
2213 Secretary who shall serve for one (1) year. The Board shall adopt from time to time such rules
2214 and regulations as it may deem necessary to carry into effect the provisions of this Chapter.

2215 A. The Board shall have the jurisdiction to:

- 2216 1. Hear and decide appeals where it is alleged that there is error in any order,
2217 requirement, decision or determination made by the building official;
- 2218 2. Authorize a variance from the strict application of any provision of this code where a
2219 property owner can show that this would result in exceptional practical difficulties
2220 and particular hardship, if such relief can be granted without substantial detriment to
2221 the public welfare and without substantially impairing the general purpose and intent
2222 of this Chapter.

2223 B. Any person claiming to be aggrieved by any order, requirement, decision or determination
2224 made by the Enforcement Official hereunder or seeking a variance from the provisions of this
2225 Chapter shall have the right to appeal to the Board. Such appeal shall be initiated within
2226 thirty (30) calendar days after receipt of notice of non-compliance. Upon the filing of a notice
2227 of appeal or request for variance, the Enforcement Official shall forthwith submit to the
2228 Board all papers constituting the record upon which the action appealed from or request for
2229 variance was taken. An appeal stays all proceedings in furtherance of the action appealed
2230 from unless the Enforcement Official certifies to the Board that, by reason of facts stated in
2231 the certificate, a stay would, in his/her opinion, cause imminent peril to life or property. In
2232 such case, the proceeding shall not be stayed. The board shall fix a reasonable time for the
2233 hearing of the appeal or request for variance, give public notice thereof, as well as due notice
2234 to the parties in interest and decide same within a reasonable time. At such hearing, any party
2235 may appear in person or by agent or attorney.

2236 C. All hearings of the Board shall be open to the public. The Board shall keep minutes of its
2237 proceedings, showing the vote of each member on each question or if absent or failing to
2238 vote, indicating such fact and shall keep records of its examinations and other official
2239 actions, all of which shall be immediately filed with the City Clerk and shall be a public
2240 record.

2241 D. In exercising its authority, the Board may reverse or affirm, in whole or part, or may modify
2242 the order, requirement, decision or determination appealed from and may make such order,
2243 requirement, decision or determination as ought to be made.

2244 6. **Section 109.4 Violation penalties** (Amended): Any person who shall violate a provision of
2245 this code, or fail to comply therewith, or with any of the requirements thereof, shall be shall
2246 be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of
2247 Florissant. Each day that a violation continues after due notice has been served shall be
2248 deemed a separate offense.

2249 7. **Section 111.1.6 Utilities** (Added). Each dwelling and/or dwelling unit shall have all the basic
2250 continuous utility services as a matter of public health and safety which shall include
2251 electrical service, natural or propane gas service (or other acceptable heating ability), potable
2252 drinking water service, sanitary sewer service or a fully functional septic sewer system, and
2253 solid waste (garbage, rubbish, trash) collection service for an approved occupancy.

2254 8. **Section 111.4.2 Method of Service** (Amended). Such notice shall be deemed to be properly
2255 served where a copy thereof is served in accordance with one of the following methods:

2256 1. A copy is delivered personally.

2257 2. A copy is sent by regular mail, certified mail, first class mail, registered mail, courier
2258 service, UPS, FedEx, Amazon, or any similar service with delivery confirmation, to
2259 the most recent known address or the mailing address according to the real estate
2260 property records of St. Louis County Missouri.

2261 3. A copy thereof may be posted in a conspicuous place in or about the structure
2262 affected by such notice.

2263 4. A copy is delivered in any other manner as prescribed by local law.

2264 Service of such notice is the foregoing manner upon the owner's agent or upon the
2265 person responsible for the structure shall constitute service of notice upon the owner.

2266 9. **Section 111.7 Placarding** (Amended). Upon failure of the owner, owner's authorized agent
2267 or person responsible to comply with the notice provisions within the time given, the code
2268 official shall post on the premises or on defective equipment a placard bearing appropriate
2269 wording as designated by the code official and a statement of the penalties provided for
2270 occupying the premises, operating the equipment or removing the placard. Such notice shall
2271 be posted in a conspicuous place in or about the structure affected by such notice. If the
2272 notice pertains to equipment, it shall be placed on the condemned equipment or if access
2273 cannot be obtained to the equipment then at the primary entrance to the building or room in
2274 which the equipment is located.

2275 10. **Section 112.1 Imminent Danger** (Amended). When, in the opinion of the code official,
2276 there is imminent danger of failure or collapse of a building or structure that endangers life,
2277 or when any structure or part of a structure has fallen and life is endangered by the
2278 occupation of the structure, or when there is actual or potential danger to the building
2279 occupants or those in the proximity of any structure because of explosives, explosive fumes
2280 or vapors or the presence of toxic fumes, gases or materials, or operation of defective or
2281 dangerous equipment, the code official is hereby authorized and empowered to order and
2282 require the occupants to vacate the premises forthwith. The code official shall cause to be
2283 posted at each entrance to such structure a notice limiting the structure's use and occupancy
2284 bearing appropriate wording as designated by the code official. It shall be unlawful for any
2285 person to enter such structure except for the purpose of securing the structure, making the
2286 required repairs, removing the hazardous condition or of demolishing the same.

2287 11. **Section 113 Demolition** (Deleted).

2288 12. **Section 202 GENERAL DEFINITIONS** (Amended):

2289 **CHANGE OF OCCUPANCY** (Added). Any circumstances wherein the composition of the
2290 residents or tenants of a building changes either through the sale, lease, rental, or other
2291 provision for the transfer of any structure.

2292 **FAMILY** (Added):

2293 1. An individual living as a single non-profit, housekeeping unit in a dwelling unit; or an
2294 individual living as a single non-profit, housekeeping unit in a dwelling unit; or

2295 2. Two (2) individuals or married couple and the children thereof, including adopted
2296 children, foster children and grandchildren, and no more than two (2) other persons

- 2297 related to the individuals or married couple by blood or marriage and no more than two
2298 (2) other individuals; or
- 2299 3. A group of not more than four (4) persons not related by blood or marriage and not living
2300 as a group home but living together as a single housekeeping unit in a dwelling unit as
2301 distinguished from a boarding house; or
- 2302 4. A group of nine (9) or fewer unrelated mentally or physically handicapped persons
2303 (group home), excluding supervisory persons acting as house parents or guardians, who
2304 need not be related to each other or to any of the mentally or physically handicapped
2305 individuals residing in a dwelling unit as distinguished from a boarding house.

2306 **PUBLIC NUISANCE:** A public nuisance includes:

- 2307 1. The physical condition or use of any premises regarded as a public nuisance at common
2308 law; or
- 2309 2. Any physical condition, use or occupancy of any premises or its appurtenances
2310 considered an attractive nuisance to children including, but not limited to, abandoned
2311 wells, shafts, basements, excavations and unsafe fences or structures; or
- 2312 3. Any premises which have unsanitary sewerage or plumbing facilities; or
- 2313 4. Any premises designated as unsafe for human habitation or use; or
- 2314 5. Any premises which are manifestly capable of being a fire hazard or are manifestly
2315 unsafe or unsecure as to endanger life, limb or property; or
- 2316 6. Any premises from which the plumbing, heating and/or facilities required by this Code
2317 have been removed or from which utilities have been disconnected, destroyed, removed
2318 or rendered ineffective or the required precautions against trespassers have not been
2319 provided; or
- 2320 7. Any premises which are unsanitary or which are littered with rubbish or garbage or which
2321 have an uncontrolled growth of weeds; or
- 2322 8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty
2323 construction; overcrowded, open, vacant or abandoned; damaged by fire to the extent as
2324 to not provide shelter, in danger of collapse or failure and is dangerous to anyone on or
2325 near the premises.

- 2326 9. All trees or parts thereof in a dead or dying condition or living trees which are hazardous.
- 2327 13. **Section 302.4 Weeds.** (Amended). Premises and exterior property shall be maintained free
2328 from weeds or plant growth in excess of **eight (8) inches**. Noxious weeds shall be prohibited.
2329 Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs
2330 provided: however, this term shall not include cultivated flowers and gardens.

2331 Upon failure of the owner or agent having charge of a property to cut and destroy weeds after
2332 service of a notice of violation, they shall be subject to prosecution in accordance with
2333 **Section 109** of this code and as prescribed by the authority having jurisdiction, Upon failure
2334 to comply with the notice of violation, any duly authorized employee of the jurisdiction shall
2335 be authorized to enter upon the property in violation and cut and destroy the weeds growing
2336 thereon, and the costs of such removal shall be paid by the owner or agent responsible for the
2337 property.

- 2338 14. **Section 302.10 Maintenance of Trees** (Added). All trees or parts thereof in a dead or dying
2339 condition or living trees which are hazardous are hereby declared to be public nuisances and

no person owning, in control of, or occupying property wherein such trees are located shall possess or keep such trees.

15. **Section 303.2 Enclosures** (Amended). Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a barrier compliant with **2021 International Swimming Pool and Spa Code Section 305**, not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches (1372 mm) above the bottom of gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exceptions:

1. Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.
 2. Pools, spas, and hot tubs which were properly installed under a Florissant building permit shall be required to be surrounded by a fence or guard at least 42” in height according to the code under which it was permitted as long as the original structure remains. In the event of permitted repair or replacement of the pool or designated guard then the pool guard must comply with the current building code.
16. **Section 304.3.1 Buildings with Rear Alleys** (Added): Buildings with alleys, drives, or public ways at the rear shall have approved address numbers placed at the rear of the property so as to be visible from the rear of the building.
17. **Section 304.6 Exterior Walls** (Amended). Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Repaired or replaced exterior coverings must match the existing in appearance, color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner. Matching exterior coverings must be approved by the code official by submitting samples of proposed and existing materials for examination or by field inspection.
18. **Section 304.7 Roofs and drainage** (Amended). The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Repaired or replaced exterior coverings must match the existing in appearance, color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner. Matching exterior coverings must be approved by the code official by submitting samples of proposed and existing materials for examination or by field inspection.
19. **Section 304.10 Stairways, Decks, Porches, Balconies and other Walking Surfaces** (Amended). Every stair, ramp, balcony, porch, deck or other walking surface, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Every stair shall have uniform risers and treads. Every stair, porch or fire escape shall be maintained free of unsafe conditions. No required exit stairs or fire escape may be blocked by any material at any time.

- 2386 20. **Section 304.14 Insect screens.** (Deleted)
- 2387 21. **Section 304.16 Basements Stairwells and Hatchways** (Amended). Every basement
 2388 stairwell, and hatchway shall be kept free of debris and standing water and maintained to
 2389 prevent the entrance of rodents, rain and surface drainage water. Exterior stairwell drains
 2390 shall be maintained free from obstruction and defects.
- 2391 22. **Section 305.3.1 Hallways, Basement Storage, and Common Areas** (Added). The interior
 2392 hallways, stairwells, laundry rooms, basements and designated storage areas, and other
 2393 common areas in all multi-family buildings must be kept in a clean and sanitary manner, and
 2394 free of debris. Flooring must be properly maintained. Storage must be neatly stacked at least
 2395 three (3) feet from any mechanical equipment. At least a three (3) foot clear passage to the
 2396 exit or stairway doors must be provided. No flammable or noxious liquids may be stored in
 2397 the basement or other common areas.
- 2398 23. **Section 305.4 Stairs and Walking Surfaces** (Amended). Every stair, railing, guard, ramp,
 2399 landing, balcony, porch, deck or other walking surface shall be maintained in sound
 2400 condition and good repair, and in a sanitary condition free of stored items or other unsafe
 2401 conditions.
- 2402 24. **Section 404.4.1 Room Area** (Amended). Every living room shall contain not less than 120
 2403 square feet (11.2 m²) and every bedroom shall contain not less than 70 square feet (6.5 m²)
 2404 and every bedroom occupied by more than one person shall contain not less than 50 square
 2405 feet (4.6 m²) of floor area for each occupant thereof with a maximum of 3 occupants
 2406 permitted for each bedroom.
- 2407 25. **Section 602.3 Heating Supply** (Amended). Every owner and operator of any building who
 2408 rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or
 2409 implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum
 2410 temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.
- 2411 **Exceptions:**
- 2412 1. When the outdoor temperature is below the winter outdoor design temperature for the
 2413 locality, maintenance of the minimum room temperature shall not be required provided
 2414 that the heating system is operating at its full design capacity. The winter outdoor design
 2415 temperature for the locality shall be as indicated in Appendix D of the International
 2416 Plumbing Code.
- 2417 2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum
 2418 temperature of 65°F (18°C) shall be maintained
- 2419 26. **Section 602.4 Occupiable Work Spaces** (Amended). Indoor occupiable work spaces shall
 2420 be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period
 2421 the spaces are occupied.
- 2422 **Exceptions:**
- 2423 1. Processing, storage and operation areas that require cooling or special temperature
 2424 conditions.
- 2425 2. Areas in which persons are primarily engaged in vigorous physical activities.
- 2426 27. **Section 605.2 Receptacles** (Amended): Every habitable space in a dwelling shall contain not
 2427 less than two separate and remote receptacle outlets. Every laundry area shall contain not less
 2428 than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter.
 2429 Every bathroom shall contain not less than one receptacle. Any new receptacle outlet shall be

2430 grounded and have ground fault circuit interrupter protection where required by the
2431 Florissant Residential Code. All receptacle outlets shall have the appropriate faceplate cover
2432 for the location.

2433 **Exception:** In two-wire circuits without a grounding conductor, which are original to the
2434 home, two-prong receptacles are permitted to be installed where two-prong receptacles were
2435 originally installed in lieu of grounding-type receptacles.

2436 28. **Section 605.4 Wiring** (Amended). Flexible cords shall not be used for permanent wiring, or
2437 for running through doors, windows, or cabinets, or concealed within walls, floors, or
2438 ceilings. All wiring must be maintained in a safe condition and properly secured to framing
2439 members.

2440 29. **Section 702.5 Corridor Enclosure** (Added): All corridors serving more than one occupant
2441 or tenant, and openings therein, shall provide an effective barrier to resist the movement of
2442 smoke. All transoms, louvers, doors and other openings shall be self-closing.

2443 **Exceptions:**

2444 1. Louvers or grills for the movement of conditioned air shall be permitted in exit access
2445 corridor enclosure walls or doors, provided an approved smoke detection system is
2446 installed in the corridor. The smoke detection system shall sound an audible alarm in the
2447 building. This exception shall not apply to openings into exit stairway enclosures.

2448 30. **Section 703.3.4 Dwelling-garage fire separation** (Added). In one and two-family dwellings
2449 attached garage separation wall must comply with International Residential Code Section
2450 302.6.

2451 31. **Section 704.6.1 Where required** (Amended). Existing Group I-1 and R occupancies shall be
2452 provided with single-station smoke alarms in accordance with **Sections 704.6.1.1** through
2453 **704.6.1.4**. Interconnection and power sources shall be in accordance with **Sections 704.6.2**
2454 and **704.6.3**.

2455 **Exceptions:**

2456 1. (Deleted)

2457 2. (Deleted)

2458 3. Where smoke detectors connected to a fire alarm system have been installed as a
2459 substitute for smoke alarms.

2460 32. **Section 704.6.2 Interconnection** (Amended). Where more than one smoke alarm is required
2461 to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be
2462 interconnected in such a manner that the activation of one alarm will activate all of the
2463 alarms in the individual unit. Physical interconnection of smoke alarms shall not be required
2464 where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
2465 The alarm shall be clearly audible in all bedrooms over background noise levels with all
2466 intervening doors closed.

2467 **Exceptions:**

2468 1. Interconnection is not required in buildings that are not undergoing alterations, repairs or
2469 construction of any kind.

2470 2. (Amended) Smoke alarms in existing areas are not required to be interconnected where
2471 alterations or repairs do not result in the removal of interior wall or ceiling finishes.

2472 33. **Section 704.6.3 Power source** (Amended). Single-station smoke alarms shall receive their
2473 primary power from the building wiring provided that such wiring is served from a
2474 commercial source and shall be equipped with a battery backup. Smoke alarms with integral
2475 strobes that are not equipped with battery backup shall be connected to an emergency
2476 electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall
2477 be permanent and without a disconnecting switch other than as required for overcurrent
2478 protection.

2479 **Exceptions:**

- 2480 1. Smoke alarms are permitted to be solely battery operated in existing buildings where no
2481 construction is taking place.
- 2482 2. Smoke alarms are permitted to be solely battery operated in buildings that are not served
2483 from a commercial power source.
- 2484 3. (Amended) Smoke alarms are permitted to be solely battery operated in existing areas of
2485 buildings undergoing alterations or repairs that do not result in the removal of interior
2486 walls or ceiling finishes exposing the structure.

2487 **ARTICLE III EXISTING BUILDING CODE.**

2488 **Section 510.030 International Existing Building Code Adopted.**

2489 The International Existing Building Code, 2021 Edition, including appendixes A2, A3, A4, A5, A6, B,
2490 C1, C2, and Resource A as published by the International Code Council, Inc., one (1) copy of which was
2491 on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this
2492 Chapter and available for public use, inspection and examination, and a copy of which is attached hereto
2493 and incorporated by this reference as if fully set forth herein, is hereby adopted as the Existing Building
2494 Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and
2495 changes set out in **Section 510.040** of this Chapter.

2496 **Section 510.040 Additions, Insertions, Deletions and Amendments.**

2497 A. The following numbered Sections and Subsections of the International Existing Building Code, 2021
2498 Edition, including appendixes A2, A3, A4, A5, A6, B, C1, C2, and Resource A as published by the
2499 International Code Council, Inc., are hereby amended by additions, insertions, deletions and
2500 amendments so that such Sections and Subsections shall read as follows:

- 2501 1. **Section 101.1 Title** (Amended): These regulations shall be known as the Existing Building Code
2502 of the City of Florissant, Missouri, hereinafter referred to as "this code".
- 2503 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the
2504 Department of Public Works is hereby created and the official in charge thereof shall be known
2505 as the code official. The function of the agency shall be the implementation, administration and
2506 enforcement of the provisions of this code.
- 2507 3. **Section 105.1.1 Annual permit** (Deleted).
- 2508 4. **Section 105.1.2 Annual permit records** (Deleted).
- 2509 5. **Section 105.2 Work exempt from permit** (Amended). Work exempt from a permit shall
2510 comply with the Florissant Building Code and Florissant Residential Code respectively.

- 2511 6. **Section 112.1 General** (Amended). In order to hear and decide appeals of orders, decisions, or
 2512 determinations made by the building official relative to the application and interpretation of this
 2513 code, The Board of Appeals shall be the Planning and Zoning Commission as established by the
 2514 Code of Ordinances of the City of Florissant in **Section 11.1**.
- 2515 7. **Section 112.3 Qualifications** (Deleted).
- 2516 8. **Section 113.4 Violation Penalties** (Amended). Any person who violates a provision of this code
 2517 or fails to comply with any of the requirements thereof or who repairs or alters or changes the
 2518 occupancy of a building or structure in violation of the approved construction documents or
 2519 directive of the code official or of a permit or certificate issued under the provisions of this code
 2520 shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of
 2521 Florissant. Each day that a violation continues after due notice has been served shall be deemed a
 2522 separate offense.
- 2523 9. **Section 115.4 Method of Service** (Amended): Such notice shall be deemed to be properly
 2524 served upon the owner, owner's agent or upon the person responsible for the structure if a copy
 2525 thereof is:
- 2526 1. Delivered personally by leaving the notice with a responsible party of suitable age and
 2527 discretion;
 - 2528 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,
 2529 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most
 2530 recent known address or the mailing address according to the real estate property records
 2531 of St. Louis County Missouri.
 - 2532 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by
 2533 such notice.

2534 **ARTICLE IV OCCUPANCY PERMITS AND TRANSFER OF OWNERSHIP.**

2535 **Section 510.050 Occupancy Permits, Fees And Transfer of Ownership.**

- 2536 A. **Applicability.** This Section shall not apply to any occupancy in existence at the time of the adoption
 2537 of this Chapter and until a change of occupancy occurs as defined in the Property Maintenance
 2538 Code.
- 2539 B. **Requirements.** Except as otherwise provided, it shall be unlawful for any person, corporation,
 2540 business or family to occupy or for any owner or agent thereof to permit the occupancy of any
 2541 building, tenant space, structure, dwelling, dwelling unit or addition thereto or part thereof for any
 2542 purpose until an occupancy permit has been issued by the Enforcement Official. The occupancy
 2543 permit which is issued will allow the natural growth of a single family but requires that no dwelling
 2544 unit shall be occupied by more than a single family, as defined in this Chapter, plus not more than
 2545 two (2) other persons all living together in the dwelling unit as a single housekeeping unit. The
 2546 occupancy permit shall not be issued until all violations of this Chapter have been brought into
 2547 compliance, except as provided in Subsection (F) and its issuance shall be subject to the following
 2548 occupancy limitations:
- 2549 1. **Single-family occupancy.** No dwelling unit, other than a group home permitted under the
 2550 provisions of the Zoning Code, shall be occupied by more than a single family, as defined in
 2551 this Chapter, plus not more than two (2) other persons all living together as a single
 2552 housekeeping unit and shall be subject to square footage.

2. **Overcrowding.** Dwelling units and group homes shall not be occupied by more occupants than permitted by the minimum area requirement set forth in the Florissant Property Maintenance Code.

C. **Fee.** Occupancy related fees shall be as follows:

Type of Application or Permit	Fee
One- and two-family dwellings, application and 2 inspections.	\$100.00
Apartment unit application and 2 inspections.	\$50.00
Occupancy permit update (except as a result of the natural growth of a family).	\$40.00
Commercial application and inspection less than three thousand (3,000) square feet building /tenant space.	\$100.00
Commercial application and inspection between three thousand (3,000) and fifty thousand (50,000) square feet building / tenant space	\$200.00
Commercial application and inspection over fifty thousand (50,000) square feet building/tenant space	\$300.00
Commercial or residential occupancy permit issuance	\$50.00
Occupancy permit extension after review and approval.	\$50.00
Conditional or temporary occupancy permit after review and approval.	\$50.00
Extra inspections over and above the application allowance of 2 inspections.	\$50.00
The above fees shall also cover the first (1st) reinspection in the event a reinspection is necessary following the initial inspection. In the event further reinspections are necessary to secure an occupancy permit or to comply with the terms of a conditional occupancy permit, each such reinspection after the first (1st) reinspection shall require an additional fee of fifty dollars (\$50.00) per reinspection.	

- D. **Report Change of Occupancy.** Every building, structure, tenant space or dwelling unit in which a change of occupancy is to occur must be reported by the owner to the building official so that the Enforcement Official may inspect the structure according to the provisions of this Chapter. Failure to make such a report shall constitute a violation of this Chapter and the person responsible for the failure shall be subject to the penalties of this Chapter.

- E. **Responsibilities of Real Estate Brokers.** All real estate brokers and agents and similar businesses and owners of buildings, structures, tenant spaces, dwelling units or multiple-family dwelling units shall report each change of occupancy as defined in this Chapter so that the Enforcement Official may inspect the unit according to the provisions of this Chapter. Failure to register or make such a report shall constitute a violation of this Chapter and the person responsible for the failure shall be subject to the penalties of this Chapter.

- F. **Conditional Occupancy Permit.** A conditional occupancy permit may be issued by the Enforcement Official if, in his/her judgment, any deficiencies in structures covered by this Chapter would not demonstrate a visual blight or seriously endanger the health or safety of the occupants or of the community and provided that in the case of an owner-occupant an affidavit stating that he/she

2572 will correct deficiencies within a specific time and in the case of an owner-non-occupant an affidavit
2573 stating that the owner will correct deficiencies within a specified time and thus bring the structure
2574 into compliance with the provisions of this Chapter. The occupant, who may be the owner or a renter
2575 as the case may be, may occupy the space while repairs are being made. At such time and within the
2576 period covered by the affidavit furnished as the space complies with all the provisions of this
2577 Chapter an occupancy permit will be issued as provided above. In the event that repairs are not
2578 completed within the specified time the City may revoke the occupancy permit and peruse further
2579 action allowable by this chapter. The fee for a conditional or temporary occupancy permit shall be
2580 fifty dollars **(\$50.00)**.

2581 **G. Inspection of Occupancy Records.** Every owner and managing agent of a multiple-family dwelling
2582 shall, upon request of the Enforcement Official, make available for inspection by the Enforcement
2583 Official its records of occupancy and all changes of occupancy of the dwelling units within such
2584 multiple-family dwelling.

2585 **H. Notice of Requirement Of Occupancy Permit To Be Posted.** The Enforcement Official shall
2586 provide to the owner or managing agent of every multiple-family dwelling a sign specifying that an
2587 occupancy permit is required to be issued prior to the occupation of any dwelling unit. Upon receipt
2588 of such sign, the owner or managing agent shall post and maintain the sign in a conspicuous place in
2589 the rental office of such multiple-family dwelling and if such rental office is not at the same location
2590 as the multiple-family dwelling, such owner or managing agent shall also post the sign in the
2591 common entry area of each multiple-family dwelling. Failure to post and maintain this sign shall
2592 constitute a violation and the person responsible for such failure shall be subject to the penalties of
2593 this Chapter.

2594 **I. Occupancy Permits, Non-Residential Structures.** It shall be unlawful for any person, owner or
2595 operator to occupy or use or to permit occupancy or use of any premises for any purpose until an
2596 occupancy permit has been issued by the building official. No such permit shall be issued unless
2597 said premises has been inspected by the building official or his designee and the premises is in
2598 compliance with this code. All commercial occupancy permits shall require the review and approval
2599 of the local Fire Marshal. All commercial occupancy permits must be reviewed and approved for use
2600 and classification according to the Building Code and Existing Building Code as well as Florissant
2601 Zoning Code.

2602 **J. Inspections Required by a Home Improvement Program.** Where an inspection is a requirement
2603 of a specific home improvement program, the building official is authorized and directed to make
2604 inspections to determine whether dwellings, dwelling units, rooming units, accessory structures and
2605 premises located within the City conform to the requirements of this Chapter. This inspection shall
2606 not constitute a requirement for occupancy. For the purpose of making such inspections, the building
2607 official is authorized at reasonable times to enter, examine and survey all dwellings, dwelling units,
2608 rooming units, accessory structures and premises with the consent of the owner or occupant thereof.
2609 The inspection contemplated under this subsection shall remain valid for a period of one hundred
2610 twenty (120) days from the date of initial inspection provided that there is no change in occupancy
2611 or the building has remained vacant during the one hundred twenty (120) day period. Extensions of
2612 time may be granted at the discretion of the building official or his/her designated representative.

2613 **K. Expiration of Occupancy Inspection and Permit.** Any occupancy permit process shall become
2614 invalid one hundred and twenty (120) days after the initial inspection date. The occupancy
2615 permitting process must be completed and permit obtained within this timeframe unless an extension
2616 is granted after review by the building official. Fees for extensions shall be fifty dollars **(\$50)**.

2617 **Section 510.055 Emergency Measures.**

2618 [Code 1980 §6-68; CC 1990 §5-152]

- 2619 A. When any dwelling unit has become so damaged by fire, wind or other causes or has become so
2620 unsafe, unhealthful or unsanitary that, in the opinion of the Enforcement Official, life or health is
2621 immediately endangered by the occupation of the dwelling unit, the Enforcement Official is hereby
2622 authorized and empowered to revoke without notice any occupancy permit for such dwelling unit
2623 and to order and require the occupants to vacate the dwelling unit forthwith and to order the owner
2624 or agent to proceed immediately with the corrective work and repairs required to make the dwelling
2625 unit safe and fit for human habitation, whether or not a notice of violation has been given as
2626 described in this Chapter and whether or not legal procedures described by City ordinances have
2627 been instituted.
- 2628 B. If the Enforcement Official determines that there is an immediate danger to the health, safety or
2629 welfare of any person, he/she may take emergency measures to vacate and repair the structure or
2630 otherwise remove the immediate danger.
- 2631 C. Written notice shall be given to the owner, occupant, lessee, mortgagee, agent and all other persons
2632 having an interest in such building or structure as promptly as possible. The cost of any such
2633 emergency work shall be collected in the same manner as provided by this Chapter.

2634 **ARTICLE V NOTIFICATION OF NEW ELECTRIC CUSTOMERS**

2635 **Section 510.060 Notification Of New Electric Customers**

2636 [CC 1990 §5-174; Ord. No. 5676, 11-28-1994]

- 2637 A. For any month when there is a change of user of residential electric service or non-residential
2638 electric service within the City, the public electric utility shall notify the building official of the City
2639 in writing within seven (7) working days after the end of the month of said changes, indicating the
2640 address and apartment or unit number and the name(s) of electric user(s) per service and address and
2641 apartment or unit number in whose name service is connected or billed.
- 2642 B. The public electric utility shall submit annually to the City an invoice for its cost associated with its
2643 compliance with this Chapter. The City shall pay to the public electric utility the amount of the
2644 invoice within thirty (30) days of receipt.

2645 **ARTICLE VI VACANT RESIDENTIAL STRUCTURE FEE**

2646 **Section 510.070 Vacant Residential Structure Fee.**

2647 [Ord. No. 7071 §1, 9-28-2005; Ord. No. 7890 §1, 7-11-2012]

- 2648 A. A semi-annual registration fee of two hundred dollars (**\$200.00**) shall be charged to the owner of any
2649 residential structure, including a structure containing multiple dwelling units, which has been vacant
2650 for six (6) months or more and is in violation of the City's housing codes. In the event that the
2651 registration fee is not paid within thirty (30) days of the receipt of the notice, a lien may be placed on
2652 the property, enforceable as are other liens, by recording in the Office of the Recorder of Deeds in
2653 St. Louis County, a true copy of a statement attested to by the Director of Finance stating that the fee
2654 has remained unpaid and shall constitute a lien for principle and interest and shall be in full force and
2655 effect until final payment has been made. Sworn statements recorded in accordance with the
2656 provisions hereof shall be prima facie evidence that all legal formalities have been complied with

2657 and that the fee is due and owing, and this shall constitute full notice to every person that the amount
2658 of the fees plus interest constitutes a charge against the property designated in the statement and that
2659 the same is due and collectible as provided by law. In addition to the filing of such lien, or in lieu of
2660 filing of such a lien, the City shall have the right to collect these fees by including the fees on the bill
2661 for the payment of real and personal property taxes and all other taxes due and owing.

- 2662 B. A forty-five-dollar (**\$45.00**) inspection fee shall be charged for an inspection to the owner of any
2663 residential structure, including a structure containing multiple dwelling units, which has been vacant
2664 for six (6) months or more and is in violation of the City's housing codes.

2665 **ARTICLE VII REGISTRATION OF VACANT RESIDENTIAL BUILDINGS**

2666 **Section 510.080 Registration Of Vacant Residential Buildings.**

2667 [Ord. No. 8242 §2, 7-11-2016]

- 2668 A. It is the purpose of this Section to provide for registration of residential buildings that have been
2669 vacant for more than six (6) months.

2670 **B. Registration of vacant buildings:**

- 2671 1. **Notice of registration.** Notice shall be given to the property owner and managing agent of
2672 record that a "Residential Vacant Property Registration Application" is required; however,
2673 the obligation to register rests solely with the owner whether or not the owner received
2674 notice. If notice is served by mail the notice shall be sent to the owner's and managing agent's
2675 last known address and the date of mailing shall be the date of service and anniversary date
2676 of vacancy. A "Residential Vacant Property Registration Form" will be provided by the
2677 Public Works Department (and can be obtained on line from the City's web site).

- 2678 a. **Amount of fee.** There is hereby established and assessed an annual fee in the amount
2679 of two hundred dollars (**\$200.00**) subject to owners of property to be registered under
2680 this Section.

- 2681 b. **Owner responsible.** It shall be the joint and several responsibility of each owner of
2682 property registered pursuant to this Article to pay the annual registration fee.

- 2683 c. **Vacant property registration form.** A "Residential Vacant Property Registration
2684 Form" must be completed and returned with the following information:

- 2685 1. Name, street address and telephone numbers of the owner or owners and all
2686 other parties with ownership interest in the property.
- 2687 2. Name, street address and telephone numbers of any registered property
2688 manager or any other responsible person so appointed by the owner.
- 2689 3. Status of property, vacant or occupied.
- 2690 4. Utility status.
- 2691 5. A plan or timeline to establish lawful occupancy, rehabilitation, removal or
2692 demolition of the structure.
- 2693 6. Renew the vacant property registration each year on the anniversary date of
2694 the first filing for the time the building remains vacant and pay the required
2695 fee of two hundred dollars (**\$200.00**).

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- d. **Exemptions.** "Residential Vacant Property Registration" charges are exempt under the following circumstances:
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1. A property that is actively listed for sale and/or rent, and has a current approved municipal housing inspection.
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 2. A property that has suffered damage caused by fire, extreme weather (i.e., tornado, flood, etc.) or other catastrophe which has rendered the property un-occupiable shall be exempt for a period of ninety (90) days. If at the end of the 90-day period a building permit has been issued for the repairs the exemption status will remain for an additional ninety (90) days, subject to receiving approval of a 90-day extension, and subject to consideration for delays caused by the insurance provider, arson investigation or properly documented extenuating circumstances.
 - 2708
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 3. A property that is undergoing rehab or restoration under an approved permit issued by the City of Florissant.
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 4. A property that is occupied/owned/rented by a member of the military who is deployed for military service and is otherwise maintained and secured.
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 5. A property that is occupied only on a seasonal basis (winter residence, etc.) and is otherwise maintained, secure and in substantial compliance with all applicable codes, regulations and laws.
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- e. **Failure to pay fee unlawful.** It shall be unlawful for any owner of property registered pursuant to this Article to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in **Section 100.080** of the Code of Ordinances.
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- f. The fee shall be paid no later than thirty (30) days after the building is found to be vacant for six (6) months.
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- g. Fees required by this Section shall be paid in full prior to the issuance of any building or occupancy permit. Fees shall be paid by the owner prior to any transfer of ownership. In the event a fee is not paid, a lien may be placed on the property, enforceable as are other liens, by recording in the Office of the Recorder of Deeds in St. Louis County a true copy of a statement attested to by the Director of Finance stating that the fee has remained unpaid and shall constitute a lien for principal and interest and shall be in full force and effect until final payment has been made.

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ARTICLE VIII ABATEMENT OF CONTAMINATION DUE TO PRODUCTION OF METHAMPHETAMINE.

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Section 510.090 Abatement Of Contamination Due To Production Of Methamphetamine.

2731 [Ord. No. 7873 §1, 3-27-2012]

2732 A. **Purpose.** The purposes of this Section are:

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1. To adopt standards for identifying dangerous levels of toxic chemicals and residue associated with the presence or production of methamphetamine; and
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 2. To establish protocols whereby the building safety personnel may cooperate with and rely on law enforcement and emergency agencies when applying property maintenance and safety

standards to order or cause the abatement of contamination in structures due to the presence or production of methamphetamine.

B. Definitions. For purposes of this Section, the words or terms listed below are defined as follows:

DEPARTMENT: The Department of Public Works of the City of Florissant.

METHAMPHETAMINE: Dextro methamphetamine, levo methamphetamine, and unidentified isomers of the same, any racemic mixture of dextro/levo methamphetamine, or any mixture of unidentified isomers of methamphetamine. The term includes derivatives, conjugates, oxides and reduced forms of the basic structure associated with the formation of methamphetamine. For the purposes of this protocol, this term includes amphetamine, ephedrine and pseudoephedrine.

QUALIFIED COMPANY or QUALIFIED CONTRACTOR: A company or contractor that tests structures for the presence of unsafe contamination and/or abates such unsafe contamination and that:

1. Complies with the guidelines of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009);
2. Complies with the regulations of the Occupational Safety and Health Administration of the United States Department of Labor relating to hazardous waste operations and emergency response, including 29 Code of Federal Regulations Section 1910.120;
3. Requires that at least one (1) employee or supervisor assigned to and on duty at any work site shall have completed the forty (40) hour Hazardous Waste Operations and Emergency Response (HAWOPER) training [Occupational Safety and Health Administration (OSHA) 29 CFR 1910]; and
4. Requires its personnel to complete a clandestine drug lab assessment and decontamination course offered by a sponsor acceptable to a regional drug task force and/or the department.

UNSAFE CONTAMINATION: The presence of chemicals in a structure at levels exceeding the levels for such chemicals as provided in Subsection (C) below.

C. Unsafe Contamination. A structure will be considered unsafe for purposes of the Property Maintenance Code of the City of Florissant if it is found to contain any of the chemicals listed below at exposure limits above the levels listed below established by the National Institute for Occupational Safety and Health (NIOSH):

1. Red Phosphorus—any amount.
2. Iodine Crystals C0.1 ppm (1 mg/m³).
3. Sulfuric Acid TWA 1 mg/m³.
4. Hydrogen Chloride C 5 ppm (7 mg/m³).
5. Hydrochloric Acid (HCl gas) - C 5 ppm (7 mg/m³).
6. Methamphetamine—in a concentration equal to or greater than 1.5 µgram/100 cm².
7. Lead and Mercury—If it is determined that the phenyl-2-propanone (P2P) method of methamphetamine manufacturing was used, surface levels for lead in excess of 20 µ/ft² and vapor samples for Mercury in excess of 50 ng/m³.

D. Closure And Abatement Orders Upon Report And Investigation By Law Enforcement or Emergency Agencies.

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1. When a law enforcement or emergency agency reports to the department that a structure in the City has been used for the production of methamphetamine or as a storage facility for methamphetamine or chemicals used in the manufacturing of methamphetamine, the department may order that structure closed pursuant to the emergency measures provided in the City's property maintenance and/or safety codes. The department shall rescind such an order if the law enforcement or emergency agency later reports that after testing and investigation it has not found unsafe contamination in that structure.
 2. When a law enforcement or emergency agency reports to the department that it has found unsafe contamination in a structure in the City that has been used for the production of methamphetamine or as a storage facility for methamphetamine or chemicals used in the manufacturing of methamphetamine, the department shall order that structure closed pursuant to the emergency measures provided in the City's property maintenance and/or safety codes.
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2790 **E. Supplementary Notice And Instructions.**

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1. While closure and abatement orders pursuant to the emergency measures provided in the City's property maintenance and/or safety codes may be posted, the department shall also attempt to contact the owner of record of the affected property, or the owner's agent, by personal service, first class mail or by posting on the property or publication if mail is returned as undelivered.
 2. Such notice shall direct the owner to contact the department within twenty (20) calendar days to establish a schedule for decontaminating the structure, and further advise the owner that failure to contact the department within that time specified may result in a request to disconnect utility services in order to ensure that the structure is not re-occupied until it is decontaminated.
 3. Such notice shall also inform the owner that if the owner contacts the department within the time specified in the notice, the owner may request to have the structure retested, but such retesting must be performed as follows.
 - a. The owner must employ the services of a qualified company or contractor to perform sampling and to analyze the samples.
 - b. An inspector for the department must be present when the qualified company or contractor takes samples and the owner shall pay an inspection fee of forty dollars (\$40.00), payment of which must be made prior to the appointment for taking samples.
 - c. Sampling and testing shall be performed in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).
 - d. The qualified company or contractor engaged by the owners must report the results of its analysis of the samples taken to the department.
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2815 **F. Decontamination.**

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1. If unsafe contamination exists in a structure, the owner shall hire a qualified contractor or company to decontaminate the structure and advise the department of the schedule for decontamination.
 2. The schedule for the work and evidence that the qualified contractor or company meets the requirements of this Section must be submitted for approval to the department within twenty

(20) calendar days of the receipt of notice. Approval will be based solely on the timeliness of the schedule and the qualifications of the contractor. Approval or rejection of the schedule will be provided within a reasonable time of submission. If rejected the owner will be informed, in writing, of specific reasons for the rejection and will be required to amend the schedule or the proposed qualified contractor or company. Decontamination shall be performed in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).

3. If the owner of property determined to have unsafe contamination fails to voluntarily abate that contamination, the department may serve a notice of violation and proceed in accordance with provisions for abatement of unsafe conditions or structures in the City's property maintenance and/or safety codes. The department may request disconnection of the utility services until the decontamination is complete.
4. Post decontamination sampling. Following the completion of the work, the owner shall notify the department that work is complete and the owner must provide written test results as evidence that the property is compliant with this regulation. The post remediation sampling and testing must be performed by a qualified contractor or company other than and independent of the contractor or company that performed the decontamination, and that sampling and testing must be done in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).

G. **Final Action.** After the property has been decontaminated and the department is in possession of evidence that the pertinent chemical levels are below unsafe contamination levels, the structure will be considered safe and suitable for performance of a full inspection for an occupancy permit. If utility services have been disconnected, the department will notify the utilities that the unsafe condition has been mitigated and service can be restored. The property owner shall be responsible for any reconnection fees.

Section 510.100 through Section 510.200. (Reserved)

ARTICLE IX DANGEROUS BUILDINGS

Section 510.210 Purpose and Scope.

It is the purpose of this Chapter to provide a just, equitable and practicable method for the repairing, vacation or demolition of buildings or structures that may endanger the life, limb, health, property, safety or welfare of the occupants of such buildings or the general public, and this Chapter shall apply to all dangerous buildings, as herein defined, that now are in existence or that may hereafter exist in the City of Florissant, Missouri.

Section 510.220 Dangerous Buildings Defined.

- A. All buildings or structures that are detrimental to the health, safety or welfare of the residents of the City and that have any or all of the following defects shall be deemed "dangerous buildings":
 1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.

- 2861 2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or
2862 deterioration of the supporting member or members or fifty percent (50%) damage or
2863 deterioration of the non-supporting enclosing or outside walls or covering.
- 2864 3. Those that have improperly distributed loads upon the floors or roofs, or in which the same
2865 are overloaded, or that have insufficient strength to be reasonably safe for the purpose used.
- 2866 4. Those that have been damaged by fire, wind or other causes so as to become dangerous to
2867 life, safety or the general health and welfare of the occupants or the people of the City.
- 2868 5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the
2869 amenities essential to decent living that they are unfit for human habitation, or are likely to
2870 cause sickness or disease, so as to work injury to the health, safety or welfare of those
2871 occupying such building.
- 2872 6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety
2873 or general welfare of human beings who live or may live therein.
- 2874 7. Those having inadequate facilities for egress in case of fire or panic or those having
2875 insufficient stairways, elevators, fire escapes or other adequate means of evacuation.
- 2876 8. Those that have parts thereof that are so attached that they may fall and injure members of
2877 the public or property.
- 2878 9. Those that because of their condition are unsafe, unsanitary or dangerous to the health, safety
2879 or general welfare of the people of this City.

2880 **Section 510.230 Dangerous Buildings Declared Nuisance.**

2881 All dangerous buildings or structures, as defined by **Section 510.220** of this Chapter, are hereby
2882 declared to be public nuisances and shall be repaired, vacated or demolished as provided herein.

2883 **Section 510.240 Standards For Repair, Vacation or Demolition.**

- 2884 A. The following standards shall be followed in substance by the Building Inspector and the Building
2885 Commissioner in ordering repair, vacation or demolition of any dangerous building.
- 2886 1. If the dangerous building can reasonably be repaired so that it no longer will exist in
2887 violation of the terms of this Chapter, it shall be ordered repaired.
- 2888 2. If the dangerous building is in such condition as to make it dangerous to the health, safety or
2889 general welfare of its occupants, it shall be ordered to be vacated and repaired.
- 2890 3. In all cases where a building cannot be repaired so that it no longer will exist in violation of
2891 the terms of this Chapter, it shall be demolished.
- 2892 4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the
2893 terms of this Chapter or any ordinance of this City or Statute of the State of Missouri, it shall
2894 be repaired or demolished.

2895 **Section 510.250 Building Inspector.**

2896 The Code Enforcement Officer and deputies of the building official shall be the Building Inspector(s)
2897 within the meaning of this Chapter.

2898 **Section 510.260 Duties of Building Inspector — Procedure and Notice.**

2899 A. The Building Inspector(s) shall have the duty under this Chapter to:

- 2900 1. Inspect or cause to be inspected, as often as may be necessary, all residential, institutional,
2901 assembly, commercial, industrial, garage, special or miscellaneous occupancy buildings for
2902 the purpose of determining whether any conditions exist that render such place to be a
2903 dangerous building when he/she has reasonable grounds to believe that any such building is
2904 dangerous.
- 2905 2. Inspect any building, wall or structure about which complaints are filed by any person to the
2906 effect that a building, wall or structure is or may be existing in violation of this Chapter, and
2907 the Building Inspector determines that there are reasonable grounds to believe that such
2908 building is dangerous.
- 2909 3. Inspect any building, wall or structure reported by the Fire or Police Departments of this City
2910 as probably existing in violation of this Chapter.
- 2911 4. Notify the owner, occupant, lessee, mortgagee, agent and all other persons having an interest
2912 in the building or structure, as shown by the land records of the Recorder of Deeds of St.
2913 Louis County, of any building or structure found by him/her to be a dangerous building or
2914 structure within the standards set forth in **Section 510.220**. Such notice shall be in writing
2915 and shall be given either by personal service or by certified mail, return receipt requested, or
2916 if service cannot be had by either of these modes of service, then service may be had by
2917 publication in a newspaper qualified to publish legal notices for two (2) consecutive weeks.
2918 The notice required shall state that:
- 2919 a. The owner must vacate, vacate and repair, or vacate and demolish said building and
2920 clean up the lot or property on which the building is located in accordance with the
2921 terms of the notice and this Chapter.
- 2922 b. The occupant or lessee must vacate said building or have it repaired in accordance
2923 with the notice and remain in possession.
- 2924 c. The mortgagee, agent or other persons having an interest in said building as shown by
2925 the land records of the Recorder of Deeds of St. Louis County may, at his/her own
2926 risk, repair, vacate or demolish the building and clean up the property or have such
2927 work done; provided, that any person notified under this Subsection to repair, vacate
2928 or demolish any building or clean up the property shall be given such reasonable time
2929 not exceeding thirty (30) days to commence the required work.
- 2930 5. The notice provided for in this Section shall state a description of the building or structure
2931 deemed dangerous, a statement of the particulars that make the building or structure a
2932 dangerous building, a statement indicating that as a dangerous building said building or
2933 structure constitutes a nuisance, and an order requiring the designated work to be commenced
2934 within the time provided for in the above Subsection.
- 2935 6. Report in writing to the City Building Commissioner the non-compliance with any notice to
2936 vacate, repair, demolish, clean up the property or upon the failure to proceed continuously
2937 with the work without unnecessary delay.
- 2938 7. Appear at all hearings conducted by the Building Commissioner and testify as to the
2939 condition of dangerous buildings.
- 2940 8. Immediately report to the Building Commissioner concerning any building found by him/her
2941 to be inherently dangerous and that he/she determined to be a nuisance per se. The Building

2942 Commissioner may direct that such building be marked or posted with a written notice
2943 reading substantially as follows: "This building has been found to be a dangerous building by
2944 the Building Inspector. This notice is to remain on this building and/or property until it is
2945 repaired, vacated or demolished and the property is cleaned up in accordance with the notice
2946 that has been given the owner, occupant, lessee, mortgagee or agent of this building and all
2947 other persons having an interest in said building as shown by the land records of the Recorder
2948 of Deeds of St. Louis County. It is unlawful to remove this notice until such notice is
2949 complied with." Provided however, that the order by the Building Commissioner and the
2950 posting of said notice shall not be construed to deprive all persons entitled thereto by this
2951 Chapter to the notice and hearing prescribed herein.

2952 **Section 510.270 Duties of The Building Commissioner. [Ord. No. 7350 §1, 10-26-2006]**

2953 A. The Building Commissioner shall have the powers and duties pursuant to this Chapter to:

- 2954 1. Supervise all inspections required by this Chapter and cause the Building Inspector to make
2955 inspections and perform all the duties required of him/her by this Chapter. Upon receiving a
2956 complaint or report from any source that a dangerous building exists in the City, the Building
2957 Commissioner shall cause an inspection to be made forthwith. If the Building Commissioner
2958 deems it necessary to the performance of his/her duties and responsibilities imposed herein,
2959 the Building Commissioner may request an inspection and report be made by any other City
2960 department or retain services of an expert whenever the Building Commissioner deems such
2961 service necessary.
- 2962 2. Upon receipt of a report from the Building Inspector indicating failure by the owner, lessee,
2963 occupant, mortgagee, agent or other persons(s) having an interest in said building to
2964 commence work of reconditioning or demolition within the time specified by this Chapter or
2965 upon failure to proceed continuously with work without unnecessary delay, hold a hearing
2966 giving the affected parties full and adequate hearing on the matter.
- 2967 3. Give written notice of said hearing, either by personal service or by certified mail, return
2968 receipt requested, or if service cannot be had by either of those modes of service, then by
2969 publication in a newspaper qualified to publish legal notices, at least ten (10) days in advance
2970 of the hearing date, to the owner, occupant, mortgagee, lessee, agent and all other persons
2971 having an interest in said building as shown by the land records of the Recorder of Deeds of
2972 St. Louis County who may appear before the Director of Public Works on the date specified
2973 in the notice to show cause why the building or structure reported to be a dangerous building
2974 should not be repaired, vacated or demolished in accordance with the statement of particulars
2975 set forth in the Building Inspector's notice as provided herein. Any party may be represented
2976 by counsel and all parties shall have an opportunity to be heard.
- 2977 4. The Director of Public Works will make written findings of fact from the evidence offered at
2978 said hearing as to whether or not the building in question is a dangerous building within the
2979 terms of **Section 510.220** of this Chapter.
- 2980 5. If the evidence supports a finding based upon competent and substantial evidence that the
2981 building or structure is a dangerous building and a nuisance and detrimental to the health,
2982 safety or welfare of the residents of the City, the Director of Public Works shall issue an
2983 order based upon its findings of fact commanding the owner, occupant, mortgagee, lessee,
2984 agent or other persons(s) having an interest in said building as shown by the land records of
2985 the Recorder of Deeds of St. Louis County to repair, vacate or demolish any building found
2986 to be a dangerous building and to clean up the property, provided that any person so notified

2987 shall have the privilege of either repairing or vacating and repairing said building, if such
2988 repair will comply with the ordinances of this City, or may vacate and demolish said
2989 dangerous building at his/her own risk to prevent the acquiring by the City of the lien against
2990 the land where the dangerous building stands. If the evidence does not support a finding that
2991 a building or structure is a dangerous building or a nuisance or detrimental to the health,
2992 safety or welfare of the residents of the City, no order shall be issued.

- 2993 6. If the owner, occupant, mortgagee or lessee fails to comply with the order within thirty (30)
2994 days, the Director of Public Works shall cause such building or structure to be repaired,
2995 vacated or demolished and the property cleaned up as the facts may warrant. If the Director
2996 of Public Works or other designated officer or officers issues an order whereby the building
2997 or structure is demolished, secured or repaired, or the property is cleaned up, the cost of
2998 performance shall be certified to the City Clerk or officer in charge of finance who shall
2999 cause a special tax bill or assessment therefor against the property to be prepared and
3000 collected by the City Collector or other official collecting taxes, unless the building or
3001 structure is demolished, secured or repaired by a contractor pursuant to an order issued by the
3002 City and such contractor files a mechanic's lien against the property where the dangerous
3003 building is located. The contractor may enforce this lien as provided in **Sections 429.010 to**
3004 **429.360**, RSMo. Except as provided in **Section 510.280**, at the request of the taxpayer the tax
3005 bill may be paid in installments over a period of not more than ten (10) years. The tax bill
3006 from the date of its issuance shall be deemed a personal debt against the property owner and
3007 shall also be a lien on the property until paid. Said tax bill or assessment shall bear interest at
3008 a rate of eight percent (8%) per annum until paid.

3009 **Section 510.280 Insurance Proceeds — How Handled.**

- 3010 A. If there are proceeds of any insurance policy based upon a covered claim payment made for damage
3011 or loss to a building or other structure caused by or arising out of any fire, explosion or other
3012 casualty loss, the following procedure is established for the payment of up to twenty-five percent
3013 (25%) of the insurance proceeds as set forth in this Subsection. This Subsection shall apply only to a
3014 covered claim payment that is in excess of fifty percent (50%) of the face value of the policy
3015 covering a building or other structure:

- 3016 1. The insurer shall withhold from the covered claim payment up to twenty-five percent (25%)
3017 of the covered claim payment and shall pay such monies to the City to deposit into an
3018 interest-bearing account. Any named mortgagee on the insurance policy shall maintain
3019 priority over any obligation under this Chapter.
- 3020 2. The City shall release the proceeds and any interest that has accrued on such proceeds
3021 received under Subdivision (1) of this Subsection to the insured or as the terms of the policy
3022 and endorsements thereto provide within thirty (30) days after receipt of such insurance
3023 monies, unless the City has instituted legal proceedings under the provisions of Subsection
3024 (6) of **Section 510.270**. If the City has proceeded under the provisions of Subsection (6) of
3025 **Section 510.270**, all monies in excess of that necessary to comply with the provisions of
3026 Subsection (6) of **Section 510.270** for the removal, securing, repair and clean up of the
3027 building or structure and the lot on which it is located, less salvage value, shall be paid to the
3028 insured.

- 3029 B. If there are no proceeds of any insurance policy as set forth in Subsection (A) of this Section, at the
3030 request of the taxpayer the tax bill may be paid in installments over a period of not more than ten
3031 (10) years. The tax bill from the date of its issuance shall be a lien on the property and a personal
3032 debt against the property owner(s) until paid.

- 3033 C. This Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and
3034 structures.
- 3035 D. This Section does not make the City a party to any insurance contract, and the insurer is not liable to
3036 any party for any amount in excess of the proceeds otherwise payable under its insurance policy.
- 3037 E. The Building Commissioner may certify that in lieu of payment of all or part of the covered claim
3038 payment under Subsection (A) that it has obtained satisfactory proof that the insured has removed or
3039 will remove the debris and repair, rebuild or otherwise make the premises safe and secure. In this
3040 event, the Building Commissioner shall issue a certificate within thirty (30) days after receipt of
3041 proof to permit covered claim payment to the insured without the deduction pursuant to Subsection
3042 (A) of this Section. It shall be the obligation of the insured or other person making the claim to
3043 provide the insurance company with the written certificate provided for in this Subsection.

3044 **Section 510.290 Appeal.**

3045 Any owner, occupant, lessee, mortgagee, agent or any other person(s) having an interest in a dangerous
3046 building as shown by the land records of the Recorder of Deeds of St. Louis County may appeal such
3047 decision to the Circuit Court of St. Louis County, as provided for in Sections 536.100 to 536.140,
3048 RSMo., if a proper record as defined in Section 536.130, RSMo., is maintained of the hearing provided
3049 for in **Section 510.270** hereof. Otherwise, the appeal shall be made pursuant to the procedures provided
3050 for in Section 536.150, RSMo.

3051 **Section 510.300 Emergencies.**

3052 In cases where it reasonably appears that there is immediate danger to the health, life, safety or welfare
3053 of any person unless a dangerous building, as defined herein, is immediately repaired, vacated or
3054 demolished and the property is cleaned up, the Building Inspector shall report such facts to the Building
3055 Commissioner and the Building Commissioner may cause the immediate repair, vacation or demolition
3056 of such dangerous building. The costs of such emergency repair, vacation or demolition of such
3057 dangerous building shall be collected in the same manner as provided in **Sections 510.270** and **510.280**.

3058 **Section 510.310 Violations — Disregarding Notices or Orders.**

3059 The owner, occupant or lessee in possession of any dangerous building who shall fail to comply with the
3060 order to repair, vacate or demolish said building given by the Building Commissioner or who shall fail
3061 to proceed continuously without unnecessary delay; and any person removing any notices provided for
3062 in this Chapter; and any person violating any other provisions of this Chapter shall be guilty of an
3063 ordinance violation and upon conviction thereof shall be fined not more than one thousand dollars
3064 (\$1,000.00). Each day that a person fails to comply with an order of the Building Commissioner may be
3065 deemed a separate offense

3066 **CHAPTER 515 – DELETE AND RESERVE**

3067

3068

3069 Section 2: This ordinance shall become in force and effect immediately upon its passage and
3070 approval.

3071

3072 Adopted this _____ day of _____, 2021.

3073

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3075

Keith Schildroth

3076

President of the Council

3077

City of Florissant

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3079

3080 Approved this _____ day of _____, 2021.

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Timothy J. Lowery

3084

Mayor, City of Florissant

3085

3086 ATTEST:

3087

3088

3089 Karen Goodwin, MPPA/MMC/MRCC

3090 City Clerk



City of Florissant
Building Division
Interoffice Memorandum

Memo To: Mayor Timothy Lowery **Date:** November 3, 2021

Through: Todd Hughes **Copy:** Philip E. Lum, AIA
Director of Public Works Building Commissioner

From: Aaron Tossey
Plan Reviewer

Subject: 2021 Building Code Upgrade

Mayor,

1. **SUMMARY:** The Building Division asks City Council to upgrade the building codes to the current editions of the 2021 International Codes and 2020 National Electrical Code with modifications.
2. **RATIONALE:** The International Code Council updates their “I-Codes” every 3 years and the City has tried to follow this schedule. Keeping up with the standard code upgrade cycle provides the City with several important benefits among which is maintaining codes that are competitive and informed with the most current research. Retaining language mirroring the model code helps encourage regional consistency, ease of use, training and aids in regular upgrade. Upgrading to the current code version in the year of their adoption is something we would be very proud of considering that it is nearly unheard of in the code enforcement community as well as contributes to a better ISO rating. Additionally, the proposed ordinance contains some structural, reference and fee changes.
3. **CURRENTLY ADOPTED:**
 - 3.1. International Building Code 2018
 - 3.2. International Residential Code 2018
 - 3.3. International Fuel Gas Code 2018
 - 3.4. International Mechanical Code 2018
 - 3.5. International Plumbing Code 2018
 - 3.6. International Fire Code 2018
 - 3.7. International Energy Conservation Code 2018
 - 3.8. International Existing Building Code 2018
 - 3.9. International Private Sewage Disposal Code 2018
 - 3.10. NFPA 70: National Electrical Code 2017
4. **PROPOSED FOR ADOPTION:**
 - 4.1. International Building Code 2021
 - 4.2. International Residential Code 2021

- 4.3. International Fuel Gas Code 2021
- 4.4. International Mechanical Code 2021
- 4.5. International Plumbing Code 2021
- 4.6. International Fire Code 2021
- 4.7. International Energy Conservation Code 2021
- 4.8. International Existing Building Code 2021
- 4.9. International Private Sewage Disposal Code 2021
- 4.10. NFPA 70: National Electrical Code 2020

Respectfully,

A handwritten signature in blue ink, appearing to read "A. Tossey". The signature is fluid and cursive, with a large initial "A" and a long, sweeping tail.

Aaron Tossey
Residential Plan Reviewer

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9741

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO ARTICLE XIV**
7 **“ECONOMIC DEVELOPMENT COMMISSION” SUBSECTION**
8 **120.630 “ESTABLISHED” TO AMEND THE NUMBER OF MEMBERS**
9 **AND ADD ALTERNATES.**

10
11 WHEREAS the Economic Development Commission at their meeting on October 28, 2021 voted
12 to recommended changes in the membership of the commission to ensure a quorum for the meetings; and

13 WHEREAS the City Council feels that it is in the best interest of the city to amend the code to
14 include the recommended changes; and

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

18
19 Section 1: Chapter 120 “Boards, Commissions and Committees”, Article XIV “Economic
20 Development Commission” Subsection 120.630 “Established” is hereby amended by deleting it
21 in its entirety and replacing it with the following:

22
23 Section 120.630 **Established.**

24
25 There is hereby established an Economic Development Commission, which
26 shall be appointed by the Mayor with the approval of the Council. The
27 Commission shall consist of 13 full members and 2 alternates. The terms of
28 such members shall be three (3) years. Members shall serve until their
29 successors have been duly appointed and qualified.

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

34 Adopted this ____ day of _____, 2021.

35
36
37 _____
Keith Schildroth, Council President

38
39 Approved this ____ day of _____, 2021.

40
41 _____
Timothy J. Lowery, Mayor

42 ATTEST:

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44 _____
Karen Goodwin, MPPA/MMC/MRCC
45 City Clerk



Economic Development Commission Meeting Minutes
Florissant City Hall Council Chambers
October 28th, 2021 at 9am

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36 The Economic Development Commission of the City of Florissant on Thursday, October 28,
37 2021 at 9:00 a.m.

38

39 **Roll Call**

40 Chairman Joe Meyer called the meeting to order at 9:00 a.m. On Roll Call the following members
41 were present: Joe Meyer, Jessica Berchtold, Dave Beckham, Tony Cancila (late), Joe Davis (late), Mark
42 Goldstein, Kevin Kelly, Johnny Londoff, Venus Martz, and Gary Meyer. Rick Stevens was excused. Also
43 present were: Travis Wilson, Economic Development Director, and Lashonda Session, Christian Hospital
44 Director of Business Development and Physician Services. A quorum being present the Economic
45 Development Commission was in session for the transaction of business.

46

47 **Approval of Minutes**

48 Venus Martz made a motion to accept the minutes of the meeting on September 23, 2021,
49 seconded by Johnny Londoff. Motion passed.

50

51 **Discussion Items**

52

53 **Discussion of adding Alternate Members to Commission**

54 Travis Wilson stated Steve Pukas would no longer be working at the Florissant Walmart and
55 Rob Waggoner from Relearn It is interested in joining the Commission. Mr. Wilson suggested having
56 two alternate members who can vote when a quorum is needed and suggested Lashonda Session and
57 Kevin Hampton as alternates. Savanna Burton reminded the commission an ordinance would need to be
58 passed by the city council then appointments could be made all based on the recommendations from the
59 commission. Gary Meyer stated he would like a manager of a big box store to be part of the
60 commission and have a voice. Jessica Berchtold noted that Relearn It is a large education company and
61 would be a great addition. Mr. Wilson suggested having 13 members to add Mr. Waggoner and a big
62 box store manager, but this would require a quorum of eight members. Venus Martz made a motion to
63 recommend a commission of 13 members with 2 additional alternate members and the appointment of
64 Rob Waggoner as a member, seconded by Dave Beckham. Motion passed unanimously.

65

66 **Senior Housing Development**

67 Travis Wilson stated that Christian Life Church has left the partnership with the development
68 company for the senior housing development and the developers have one year to find a location for

69 their housing development. Mark Goldstein noted one developer has waited over two years to complete
70 his senior development and has not progressed. Mr. Wilson noted this was due to a lack of investors.
71 Ms. Berchtold stated it could be beneficial for the commission to help introduce investors to the
72 developer who has been working for an extended period to assist him.

73

74 **Business License Discussion**

75 Mr. Wilson stated the mayor had an interview with Elliot Davis regarding business in
76 Florissant. He noted there have been over 839 new business opened in Florissant in the last 10 years
77 with over 1,100 of the businesses no longer open in the last 10 years. Ms. Berchtold noted attracting the
78 right businesses who are able to thrive in the area is very important. Joe Meyer asked if there could be a
79 monthly or quarterly update on the number of businesses which open and close in the city. Joe Davis
80 asked if information could be collected on what kind of businesses have been closing and the economic
81 impact it has had on the city to help identify which kinds of businesses are successful. Mr. Wilson
82 noted he would attempt to have the numbers gathered prior to the November 18th meeting.

83

84 **Golf Event Update**

85 Mr. Wilson stated the golf event was cancelled two weeks earlier due to the weather and the
86 tournament for Friday October 29th will have bad weather as well. He noted Mayor Lowery would like
87 to still have the event with the brokers. Kevin Kelly stated some would still be interested in golfing
88 even in the rain. Ms. Berchtold stated the commission would likely look unreliable if they were to
89 cancel the event again and noted the benefits of inviting them to other city events like the Fall Festival.
90 Mr. Goldstein stated they could move the golf event to the spring and set up a cocktail hour with the
91 brokers for the 29th instead. Mr. Kelly suggesting inviting other businesses who are successful in the
92 city to join to speak to the brokers regarding their success in the city. Mr. Meyer suggesting continuing
93 with the event scheduled, but remain inside for a presentation if weather turned out to be dangerous.
94 Mr. Wilson stated he would look into holding the event in the spring and fall.

95

96 **Open Discussion**

97 Gary Meyer asked if there was a way to find the impact of rental properties in the area from 10
98 years ago and today to compare to other cities around.

99 Lashonda Session introduced herself to the commission and spoke about her interested to join as
100 an alternate member. She noted her background in teaching at Washington University and her interest
101 in looking at growth in cities overall.

102

103 **Adjournment**

104 Chairman Joe Meyer stated the next meeting would be held on Thursday, November 18, 2021 at
105 9am.

106 Vice Chair Berchtold moved to adjourn the meeting, seconded by Dave Beckham. Motion
107 carried. Meeting adjourned at 9:50 a.m.

108

109

110

Savanna B Burton, Deputy City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9742

ORDINANCE NO.

5
6 **ORDINANCE AMENDING CHAPTER 125 “PERSONNEL”, ARTICLE**
7 **VI “LEAVE POLICIES”, DIVISION 2 “VACATIONS” BY DELETING**
8 **IT IN ITS ENTIRETY AND REPLACING IT.**

9
10 WHEREAS the Administration has recommended changes to the Personnel section to adjust the
11 rate of accrual of vacation time, to eliminate the accrual of excess vacation time by city employees, and to
12 otherwise clarify the rules and policies concerning employee vacations; and

13 WHEREAS the City Council feels that it is in the best interest of the city to adopt a new vacation
14 policy to address issues brought forth by the Administration; and

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

18
19 Section 1: Chapter 125 “Personnel”, Article VI, “Leave Policies”, Division 2 “Vacations” is hereby
20 amended by deleting it in its entirety and replacing it with the following:

21
22 Chapter 125. Personnel

23 ARTICLE VI. Leave Policies

24 Division 2. Vacations

25
26 Section 125.350. Full-Time Employees.

27
28 Each full-time employee who has one (1) full year of service with the City shall be entitled to ten (10)
29 working days of vacation with pay per year. Employees having five (5) full years of service shall
30 receive fifteen (15) working days of vacation per year. Employees having ten (10) full years of service
31 shall receive twenty (20) working days of vacation per year. Employees having fifteen (15) full years of
32 service shall receive twenty-five (25) working days of vacation per year. Vacation accruals are based
33 on a standard work schedule of 40 hours per week, and are not based on the number of hours actually
34 worked.

35
36 A. No vacation leave shall be granted a full-time employee until he/she has served six (6) months
37 from the date of his/her employment. At that six-month date, the employee will be credited with
38 five (5) days of vacation. After that six-month date, vacation will accrue to the employee bi-
39 weekly according to the following table:

40
41

42

After Completion of Years of Service	Days Accrued Per Year	Hours Accrued Per Year	Hours Accrued Per Month	Maximum Accrual Balance – vacation hours will not accrue past this limit
6 months**	5**	40**	6.67	
1	10	80	6.67	120
5	15	120	10.00	180
10	20	160	13.33	240
15	25	200	16.67	300
** 6 month period				

43

- 44 B. Vacation days are available for use by the employee immediately upon accrual and must be taken
45 in one half hour increments. All vacation days shall be taken on or before December 31 of the
46 year in which the vacation is accrued.
- 47 C. Should a full-time employee’s vacation hours accrual balance reach the maximum accrual
48 balance, then such employee shall stop accruing vacation until such time as the employee uses
49 vacation hours to reduce the employee’s vacation balance below the maximum accrual balance.
- 50 D. A full-time employee shall be paid for each day of vacation at his/her basic rate at his/her
51 regularly scheduled pay date.

52 **Section 125.360. Pay in Lieu of Vacation.**

53 Vacation pay will not be allowed in lieu of vacation, except as follows:

54 Accumulated vacation and vacation pay on a daily prorated basis, including the last full day
55 worked, will be allowed to full-time employees (1) with six (6) months or more continuous
56 employment who are terminated for any reason or laid off, (2) who leave the classified service to
57 enter the Armed Forces of the United States provided they furnish satisfactory proof of their
58 military service within a period of thirty (30) calendar days after leaving the City's employ, or (3)
59 as deemed financially or fiscally necessary and with the approval of the Mayor.
60

61

62

63 **Section 125.370. Vacation "Call-Back" — Early Return.**

- 64 A. Employees may be called back to work during vacation only in cases of emergency declared
65 solely by the Mayor. An employee so called back shall have the choice, as to each day affected:
 - 66 1. Of giving up one (1) day of vacation and receiving a day's pay at the overtime rate of one and
67 one-half (1½) times; or
 - 68 2. Of taking a one (1) day extension of his/her vacation and one-half (½) of a day's pay at the
69 straight rate, such pay in either case being in addition to vacation pay.
- 70 B. With his/her Department Head's approval, an employee may return to work during any scheduled
71 vacation period and, subject to provisions of this Article, may schedule the balance of his/her
72 vacation at a later date.
73

74 **Section 125.380. Vacation in Lieu of Leave of Absence, Etc.**

- 75
- 76 A. Any full-time employee of the City who is eligible and is approved for Family Medical Leave
77 (FMLA) will be required to use any paid leave that remains in their leave banks, including
78 vacation, according to the personnel policy, before utilizing unpaid leave. Any full-time
79 employee who is approved for a Leave of Absence must utilize all vacation leave in their banks
80 for their absence. Vacation will not be paid out (cash equivalent) for such leave.
- 81 B. Employees on FMLA or a Leave of Absence will not accrue vacation leave during their absence
82 beyond a three (3) month period of absence.
83

84 **Section 125.390. Permanent Part-Time Employees.**

- 85 A. Employees of the City who are employed annually and regularly for a minimum of one (1) full
86 day per week for fifty-two (52) consecutive weeks in a calendar year shall be designated
87 permanent part-time employees. The City's grievance procedure is not available to such
88 employees.
- 89 B. Each permanent part-time employee who has completed one (1) full calendar year of service with
90 the City shall be entitled to vacation time with pay. Such vacation time shall be considered earned
91 on January 1 of the year following the year in which the permanent part-time employee completes
92 one (1) full calendar year of service with the City, and on each successive January 1, provided that
93 the employee remains a permanent part-time employee for that calendar year. The vacation time
94 shall accrue immediately when earned, in full, and the employee shall be entitled to such leave
95 immediately after accrual.
- 96 C. The amount of vacation leave granted to a permanent part-time employee is equal to the average
97 number of hours worked in a week during the previous calendar year.
- 98 D. All vacations must be taken by such employees on or before December 31 of the year in which the
99 vacation is accrued.

100

101 Section 125.400. Scheduling.

102

103 All vacations referred to in this Division shall be taken at a time when they will not seriously interfere
104 with scheduled operations as determined by the Department Head and the Mayor. Insofar as practicable,
105 the City will schedule all vacations for the period for which employees express a preference, those who
106 have the most seniority being given the first (1st) consideration. To the fullest extent practicable and
107 subject to the operating requirements of the department, seniority of service shall apply to the choice of
108 assignment of vacation dates in case of conflict. The most senior employee of a class, shift and
109 department shall be given first (1st) choice for one (1) period of his/her vacation, and, after all other less
110 senior employees of that class, shift and department have exercised their first (1st) choice, then the most
111 senior employee shall exercise his/her choice for the next period of his/her vacation.

112

113

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

116 Adopted this ____ day of _____, 2021.

117

118

119

Keith Schildroth, Council President

120

121 Approved this ____ day of _____, 2021.

122

123

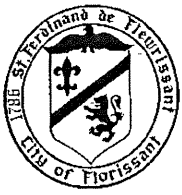
Timothy J. Lowery, Mayor

124 ATTEST:

125

126 _____
Karen Goodwin, MPPA/MMC/MRCC

127 City Clerk



MEMORANDUM

Date: November 4, 2021
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: Proposed New 2022 Vacation Policy

Over the years, due to many and various circumstances the City has allowed vacation accruals to build up, and as a result there has been an increased liability on the books. Therefore, the City has incurred and will incur increased vacation payouts at the time of an employee's separation from employment.

Employees who are eligible at the City's maximum receive five (5) weeks of vacation based on their years of service. Currently, 25% of our employees are over that threshold, which the number should more accurately be less than 10% of the employee population who actually meet the years of service.

In an effort to maintain reasonable vacation accruals and balances, Human Resources and Finance would like to propose a new revised policy. Here are a few key new aspects of the proposed plan:

- Implement maximum allowed balances based on years of service
- Maximum limits will eliminate the need to manage rollovers
- Employees out on leave of absence (i.e. FMLA) beyond a 90-day period accrual will pause until they return to work.

Making these revisions will allow the City to avoid any major future payouts and decrease the liability on the books moving forward. In addition, the City can manage employee vacation accruals more accurate and efficient.

If you need additional information or have any questions feel free to contact me.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 8, 2021

3
4 BILL NO. 9743 ORDINANCE NO.

5
6 **AN ORDINANCE APPROPRIATING THE COMMUNITY**
7 **DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2021**
8 **FISCAL YEAR FOR THE CITY OF FLORISSANT.**
9

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

12 Section 1: The appropriation of the 2021 Fiscal Year Community Development Block
13 Grant (CDBG) Funds for the City of Florissant is hereby approved.

14 Section 2: The expenditures of the Community Development Budget for the 2021 fiscal
15 year are hereby approved as follows:

CDBG 2021 ACTUAL	
Financial Summary	
FY2021 CDBG Program	
Community Development Block Grant Resources	
Entitlement Amount Actual	\$266, 269.00
Total FY2021 Actual Funding	\$266,269.00
Proposed Uses of CDBG Funds	
Housing Programs	
Home Improvement Program – Acct # 05-5.21.19000	\$132,016.00
Home Improvement Program Mechanical – Acct # 05-5.21.19020	\$ 60,000.00
Project I.M.P.A.C.T. – Acct # 05-5.21.70000	\$ 10,000.00
Public Services	
Mortgage, Rental & Utility Assistance - Acct # 05-5.21.71000	\$ 11,000.00
Grant Administration Acct # 05-5.21.18000	\$ 53,253.00
	Total
	\$266,269.00

38
39 Section 3: This ordinance shall be in full force and effect immediately upon its passage
40 and approval.

41 Adopted this _____ day of _____, 2021.

42
43 _____
44 Keith Schildroth, President

45 Approved this _____ day of _____, 2021.

46
47
48 ATTEST:

49 _____
50 Mayor Timothy J. Lowery

51 _____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

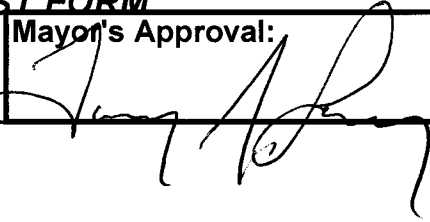
AGENDA REQUEST FORM

Date: November 2, 2021

Mayor's Approval:

Agenda Date Requested:

8-Nov-21



Description of request: Appropriation of 2021 CDBG funds

Department: Community Development

Recommending Board or Commission:

Type of request:

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

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

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

MEMORANDUM

7/11-3-21

To: MAYOR LOWERY & FLORISSANT CITY COUNCIL
From: M. Carol O'Mara, Director Community Development
Re: Appropriation of 2021 Community Development Block Grant Funds: CDBG
Date: November 2, 2021

This is a request for approval of an ordinance for the appropriation of 2021 CDBG Funding:

These funds have already been approved / allocated but need to be added to the budget for expenditure.

CDBG 2021 ACTUAL Financial Summary

FY2021 CDBG Program

Community Development Block Grant Resources

Entitlement Amount Actual \$266,269.00

Total FY2021 Actual Funding \$266,269.00

Proposed Uses of CDBG Funds

Housing Programs

Home Improvement Program - Acct # 05-5.21.19000 \$132,016.00
Home Improvement Program Mechanical - Acct # 05-5.21.19020 \$ 60,000.00
Project I.M.P.A.C.T. - Acct # 05-5.21.70000 \$ 10,000.00

Public Services

Mortgage, Rental & Utility Assistance - Acct # 05-5.21.71000 \$ 11,000.00

Grant Administration Acct # 05-5.21.18000 \$ 53,253.00

Total \$266,269.00