



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, April 22, 2019
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. SWEARING IN OF NEWLY ELECTED OFFICIALS

- Mary Elizabeth Dorsey – Municipal Judge
- Timothy Lowery – Mayor

(5 minute break)

- Comments from Mayor Lowery

IV. CERTIFICATE OF APPRECIATION

- Karen Graham

V. APPROVAL OF MINUTES

- Meeting minutes of April 8th, 2019

VI. HEARING FROM CITIZENS

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

VII. COMMUNICATIONS

None

VIII. PUBLIC HEARINGS

<p>19-04-006 (Ward 6) Application Staff Report Plans</p>	<p>Request to authorize a Special Use Permit to Unique Loving Hands Adult Daycare, LLC d/b/a Unique Loving Hands Day Care to allow for the operation of an adult day care for the property located at 620 N. Highway 67. (Planning and Zoning recommended approval on 4/1/19)</p>	<p>Lashonda Mays</p>
--	---	--------------------------

IX. OLD BUSINESS

A. BILLS FOR SECOND READING

9479 Memo	Ordinance appropriating \$80,000 from the Park Improvement Fund to account no. 5-09-61560 “Capital Additions-Koch” for the demolition of the Koch Aquatic Center. (Postpone to this day on March 25 th , 2019)	2 nd Readings Caputa
--------------	---	------------------------------------

X. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9482	Ordinance authorizing a Special Use Permit to Unique Loving Hands Adult Daycare, LLC d/b/a Unique Loving Hands Day Care to allow for the operation of an adult day care for the property located at 620 N. Highway 67.	Henke
9483	Ordinance to authorize the Mayor of the City of Florissant to enter into an agreement with St Louis County Board of Police Commissioners to allow Officer Dan Biermann to serve as an instructor at the St. Louis County Police Academy.	Caputa
9484 Memo	Ordinance amending The Park Improvement Fund revenue account no. 09-4-09530 to reflect \$25,000 in grant revenue and authorizing an appropriation of \$50,000 to account no. 09-5-09-61470 “Capital Additions” for Sunset Greenway Trail slope repair.	Caputa
9485 Memo	Ordinance amending the Capital Improvement Fund revenue account no. 03-4-03530 to reflect \$25,000 in grant revenue and authorizing an appropriation of \$50,000 to account no. 03-5-03-61470 “Capital Additions” for Sunset Greenway Trail slope repair.	Caputa
9486	Ordinance authorizing the City of Florissant, Missouri, to enter into a Lease/Purchase Agreement, as Lessee, with BOKF, N.A., as Lessor, to finance the costs of making energy efficient improvements to various city facilities; and authorizing the execution of certain documents and actions in connection therewith.	Council as a whole

XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL APRIL 18, 2019 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, APRIL 22, 2019.

CITY OF FLORISSANT



COUNCIL MINUTES

April 8, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, April 8, 2019 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Harris, Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Parson and Siam. Also present was City Attorney John Hessel, Mayor Schneider, and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Henke moved to approve the Executive and Meeting Minutes of March 25, 2019, seconded by Eagan. Motion carried.

The next item on the Agenda was commendations for Eddie's Hero's:

- Abi Mandrell
- Allison Wideman
- Lily Scanlon

The next item on the Agenda was Hearing from Citizens.

Don Adams, Florissant resident, expressed his concerns regarding safety issues when adult day cares centers are located in shopping centers.

Zach Schneider, Florissant resident and veteran, thanked his father for his years of service as a veteran and for his 40 years of service as Councilman and Mayor for the City of Florissant.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #19-04-005 to be held this night on a request to approve a final subdivision plat of "Lot 1 of Florissant General Baptist Church Re-Subdivision" for the property located at 360 Graham Road had been advertised in substantially the same form as appears in

34 the foregoing publication and by posting the property. The Chair declared the Public Hearing to be
35 open and invited those who wished to be heard to come forward.

36 Dr. Milton Mitchell and Dorris Carter, petitioners, explained that the Florissant General Baptist
37 Church has been partners with Fresh Winds Church for seven years, and now Fresh Winds Church
38 would like to buy a portion of the property. Dr. Mitchell, pastor, stated that he and his congregation
39 are in full support of subdividing and purchasing a portion of the property.

40 Councilman Schildroth stated that he had visited the property and spoken with both petitioners.
41 Both of the churches have been very good stewards of the property and he supports this simple
42 subdividing of the property.

43 The Chair asked if there were any citizens who would like to speak on said public hearing.
44 Being no citizens who wished to speak, Councilman Schildroth moved to close P.H. #19-04-005,
45 seconded by Pagano. Motion carried.

46 Councilman Siam moved that Bill No. 9474 an Ordinance authorizing a Special Use Permit for
47 an Adult Day Care center for the property located at 119 Flower Valley Shopping Center be read for a
48 second time, seconded by Parson. Motion carried and Bill No. 9474 was read for a second time.
49 Councilman Siam moved that Bill No. 9474 be read for a third time, seconded by Eagan. Motion
50 carried and Bill No. 9474 was read for a third and final time and placed upon its passage.

51 Before the final vote all interested persons were given an opportunity to be heard. The
52 petitioner, Kenisha Elisha, read a statement regarding her updated business plan, including safety
53 enhancements, to the Council.

54 Don Adams, Florissant resident, again strongly objected to this type of business being located in
55 shopping centers because of safety concerns.

56 Being no other citizens who wished to speak, on roll call the Council voted: Harris yes, Jones
57 no, Eagan no, Caputa no, Schildroth no, Henke no, Pagano no, Parson no and Siam no. Whereupon the
58 Chair declared Bill No. 9474 to have failed.

59 Councilman Schildroth moved that Bill No. 9480 an Ordinance authorizing an amendment to
60 Code Section 126.065 “Wage Increase and Schedule,” Section (A) “Job Classification and Grade
61 Level” by adding a new position of “Property Maintenance and Housing Inspector” be read for a
62 second time, seconded by Caputa. Motion carried and Bill No. 9480 was read for a second time.
63 Councilwoman Pagano moved that Bill No. 9480 be read for a third time, seconded by Siam. Motion
64 carried and Bill No. 9480 was read for a third and final time and placed upon its passage.

65 Before the final vote all interested persons were given an opportunity to be heard. Being no
66 citizens who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa
67 yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Whereupon the Chair declared
68 Bill No. 9480 to have passed and became Ordinance No. 8500.

69 Councilman Pagano moved to approve the Mayor's appointment of Zach Schneider, 1420 E.
70 Duchesne Dr., to the Traffic Commission as a member from Ward 7 for a term expiring on 4/8/2023,
71 seconded by Harris. Motion carried.

72 Councilman Pagano moved to approve the Mayor's appointment of Zach Schneider, 1420 E.
73 Duchesne Dr., to the Veterans Commission as a member from Ward 7 for a term expiring on 4/8/2022,
74 seconded by Harris. Motion carried.

75 Councilmen Caputa, Schildroth, Henke, Pagano, Parson, Harris, Jones and Eagan introduced
76 Resolution No. 1010 a Resolution of the Florissant City Council recognizing and thanking Thomas P.
77 Schneider for his eight years of service as the Mayor of the City of Florissant and his many
78 contributions to North County and said Resolution was read for the first time. Councilman Caputa
79 moved that Resolution No. 1010 be read for a second time, seconded by Schildroth. Motion carried
80 and Resolution No. 1010 was read for a second time.

81 Councilwoman Pagano stated that she has known Mayor Schneider since he was the City
82 Engineer and when he served on the Council with her brother. She thanked him for encouraging and
83 supporting her when she decided to run for the City Council. Their shared goals and municipal events
84 always centered on ideas for the betterment of the City.

85 Councilman Parson thanked Mayor Schneider for his years of service to the city and also his
86 service to his country, serving as a Seabee in the Navy.

87 Councilman Schildroth thanked the Mayor, his wife Rachel and the Schneider children for
88 allowing him to serve over this long period of time. He and the Mayor have worked together
89 implementing many projects over the years, including the golf course, the disc golf course and passage
90 of Prop S, for street repair.

91 Councilman Eagan stated that although the Mayor and various Councilmembers did not always
92 agree, the discourse was healthy. He thanked the Mayor for his service as a veteran. He added that
93 Mayor Schneider began his career in public service in 1979, serving the city for 40 years. He was
94 instrumental in the passage of Prop S, Prop P and Prop A & R. Councilman Eagan thanked Mayor and
95 his family for his many years of service.

96 Councilman Jones wished the Mayor well on his retirement and thanked him for his many years
97 of service.

98 Councilman Henke also thanked the Mayor for his many years of service to the City. He
99 wished the Mayor and Rachel much joy and many new adventures in his retirement with his family.

100 Council President Caputa stated that he and the Mayor have a common bond, being both a
101 veteran and a public servant. He sincerely thanked the Mayor for his many years of service to his
102 residents, the city, and the country.

103 Mr. Hessel stated that he has worked with Mayor Schneider since 1977, when the Mayor was
104 the City Engineer and Mr. Hessel was the assistant City Attorney. It has been an honor to continue
105 working with him both as Mayor and Councilman. Although they did not always agree, they both
106 worked together for the betterment of the city. He enumerated the many leadership awards the Mayor
107 has received, especially in the last few years. He thanked the Mayor for his dedication and
108 commitment to the City of Florissant.

109 Councilman Jones moved that Resolution No. 1010 be read for a third time, seconded by
110 Pagano. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes,
111 Henke yes, Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all
112 members present Resolution No. 1010 was read for a third and final time and placed upon its passage.

113 Before the final vote all interested persons were given an opportunity to be heard. Being no
114 persons who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa
115 yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam no. Whereupon the Chair declared
116 Resolution No. 1010 to have been adopted.

117 The next item on the agenda was bills for first reading.

118 Councilman Schildroth introduced Bill No. 9481 an Ordinance authorizing a final subdivision
119 plat of "Lot 1 if Florissant General Baptist Church Re-Subdivision" for the property located at 360
120 Graham Road and said Bill was read for the first time. Councilman Schildroth moved that Bill No.
121 9481 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9481 was read for a
122 second time. Councilman Schildroth moved that Bill No. 9481 be read for a third time, seconded by
123 Eagan. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes,
124 Henke yes, Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all
125 members present Bill No. 9481 was read for a third and final time and placed upon its passage. Before
126 the final vote all interested persons were given an opportunity to be heard.

127 Being no persons who wished to speak, on roll call the Council voted: Harris yes, Jones yes,
128 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes.
129 Whereupon the Chair declared Bill No. 9481 to have passed and became Ordinance No. 8501.

130 The next item on the Agenda was Council Announcements.

131 Councilman Henke stated that the Valley of Flowers events are largely located in Ward 6. He
132 will be sponsoring a Ward 6 “Clean Up” on April 27 and April 28, the week end before the Valley of
133 Flowers.

134 Councilman Jones stated that he too will be hosting a Ward 2 “Clean Up.” He encouraged
135 residents to slow down on Lindsay Lane in order to avoid a speeding ticket.

136 Councilman Eagan warned speeders on Keeven Lane to slow down also. He thanked all those
137 who participated and volunteered in the St. Ferdinand Basketball Tournament and BBQ Fundraiser
138 which was very successful.

139 Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to
140 leave them in their vehicles. This week is MODOT safety awareness week and he encouraged all
141 drivers to be especially conscious of the construction zones and the workers on the highways. He
142 asked the all the residents to consider joining their local Neighborhood Watch Program.

143 The next item on the Agenda was Mayor Announcements.

144 Mayor Schneider thanked everyone on the Council for their kind and thoughtful words and for
145 the Resolution. He saluted all the Councilmembers for their efforts and contributions to the
146 community. In a recent article about St. Louis, the NY Times mentioned the Narrow Gauge Railroad in
147 Florissant. KTRS will be broadcasting live from the Florissant ice rink during the the Valley of
148 Flowers.

149 On 4/12 there will be an underwater Egg Hunt at the indoor pool at JJE at 6:30 pm. On 4/13 the
150 traditional outdoor Easter Egg Hunt will be held. There will be egg decorating on 4/17. A Veterans
151 Job Fair will be held at JFK on 4/19 from 9-2 pm. Document shredding will be held on 4/27 at St.
152 Ferdinand Park. On 4/27 the Florissant Garage Sale will be held at the JJE Ice Rink. Summer
153 playground sign ups have begun.

154 The Mayor reminisced about the meetings and events attended over the last 40 years from his
155 perspective as City Engineer, Mayor and Councilman. He gave a brief history of his call to service,
156 both as a Navy Seabee and to the City of Florissant as the City Engineer, Councilman of Ward 3 and

157 the Mayor. He recognized the new Mayor Tim Lowery and stated that he has all the confidence that he
158 will keep the city on the right path of progress.

159 The Council President announced that the next regular City Council Meeting was scheduled for
160 Monday, April 22, 2019 at 7:30 pm.

161 Councilman Jones moved to adjourn the meeting, seconded by Harris. Motion carried. The
162 meeting was adjourned at 8:31 p.m.

163

164

165

Karen Goodwin, City Clerk

166 The following Bills were signed by the Mayor:

167 Bill No. 9480 Ord. 8500

168 Bill No. 9481 Ord. 8501

169

posted
4-9-19
KJR

CITY OF FLORISSANT

Public Hearing

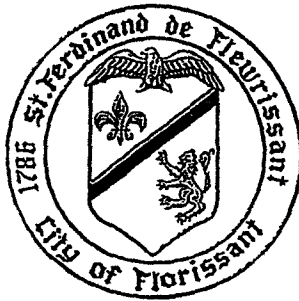


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, April 22, 2019 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Unique Loving Hands Adult Day Care, LLC d/b/a Unique Loving Hands Adult Day Care to allow for the operation of an adult day care for the property located at 620 N. Highway 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 620 N. Lindbergh Blvd Florissant, Mo 63031

Property Owners Name: FM3 BP Associates LLC Phone #: 314-872-8500

Property Owners Address: 680 Craig Rd Suite 240 St. Louis, Mo 63141

Business Owners Name: LaShonda Mayes Phone #: 314-274-7100

Business Owners Address: 487 Wabash Pl O'Fallon, Mo 63316

DBA (Doing Business As) Unique Loving Hands Adult Day Care LLC

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

Agents Address: _____ Phone #: _____

Request _____

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

LaShonda Mayes
Applicant's Signature

3/18/19
Date

Received by: JES Receipt # 614356 OFFICE USE ONLY Amount Paid: 300.00 Date: 3-18-19

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

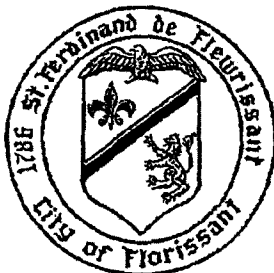
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN [Signature] DATE: 4-1-19

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



City Of Florissant - Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

X SIGN [Signature] DATE: 4-14-19

SPECIAL PERMIT FOR OPERATION OF ADULT DAYCARE
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 492-790 North Highway 67 Florissant, MO. 63031
Address of property. (SPECIFICALLY 620 NORTH Highway 67)

1) Comes Now FMS & Associates, 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) OWNER OF 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 RETAIL and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

- 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, List 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 sign, 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)

GERARD MUND [Signature]
 PRINT NAME SIGNATURE

FOR FMS RP Associates, LLC. c/o Bianco Properties
 (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 (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 below, and provide address and telephone number

[Signature]
 SIGNATURE
680 ORANG RD. Suite 240 CREVE COEUR, MO. 63141
 ADDRESS STREET CITY STATE ZIP CODE
(314) 744-2486
 TELEPHONE NUMBER BUSINESS

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

[Signature]
 Petitioner or authorized agent's signature

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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address LaShonda Mays 487 Wabash Pl Fallon Mo 63366
- (2) Telephone Number 314-274-7100
- (3) Business Address 620 N. Lindbergh Blvd Florissant, Mo 63031
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) Unique Loving Hands Adult Day Care
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Florissant Meadows Shopping Center

Address 620 N. Lindbergh Blvd Florissant, Mo 63031

Property Owner Bianco Properties

Location of property 620 N. Lindbergh Blvd Florissant, Mo 63031

Dimensions of property Shopping Center

Property is presently zoned Retail Requests Rezoning To I-4

Proposed Use of Property Operation of an Adult Day Care

Type of Sign N/A Height N/A

Type of Construction 3B Number Of Stories 1 story

Square Footage of Building 3900 sqft Number of Curb Cuts N/A

Number of Parking Spaces 20 plus Sidewalk Length N/A

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:

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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

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.

620 N. Lindbergh Blvd
Florissant, MO 63031
Part of Florissant Meadows Shopping Center

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

See attached documents

OFFICE USE ONLY

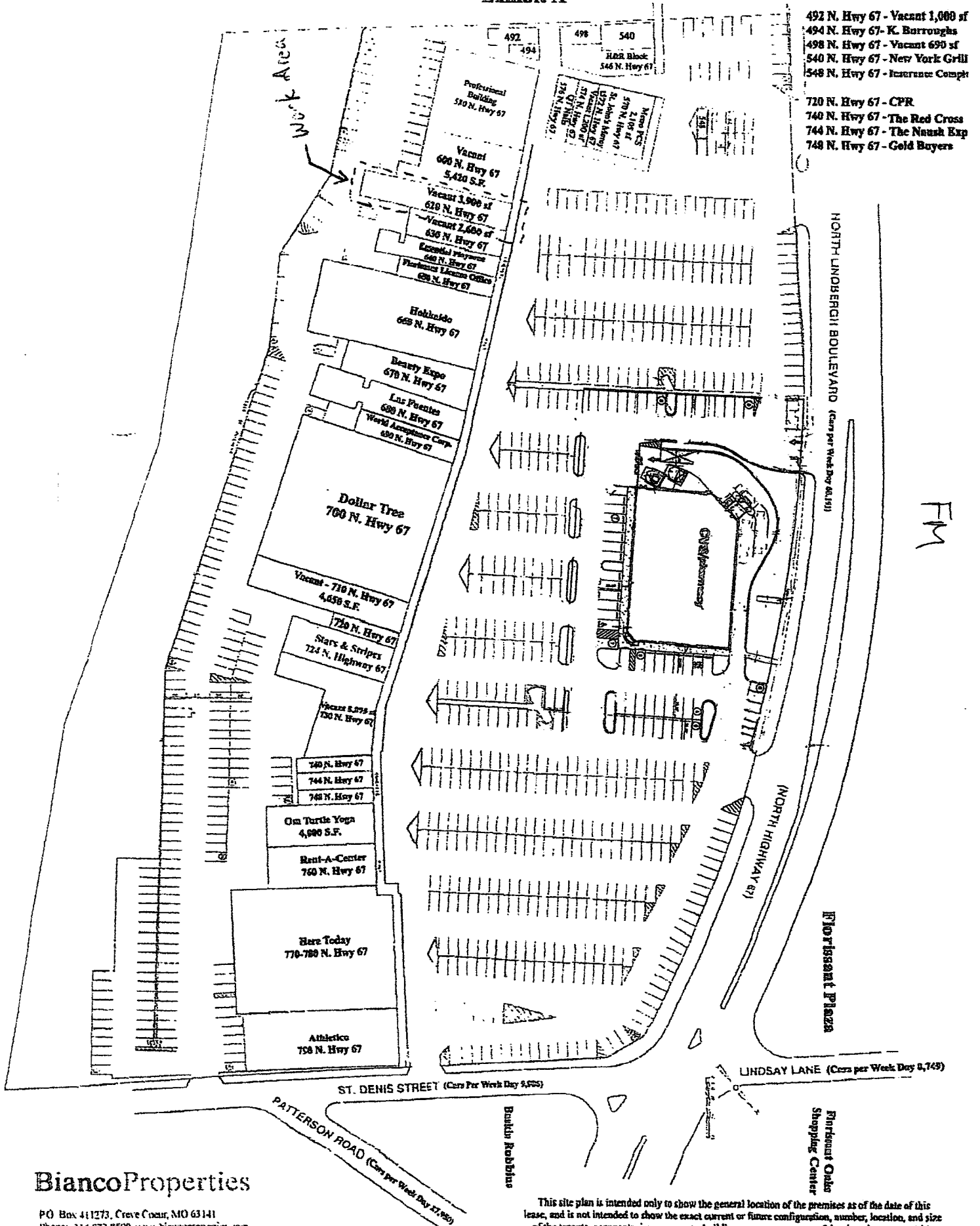
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

Florissant Meadows

Exhibit A

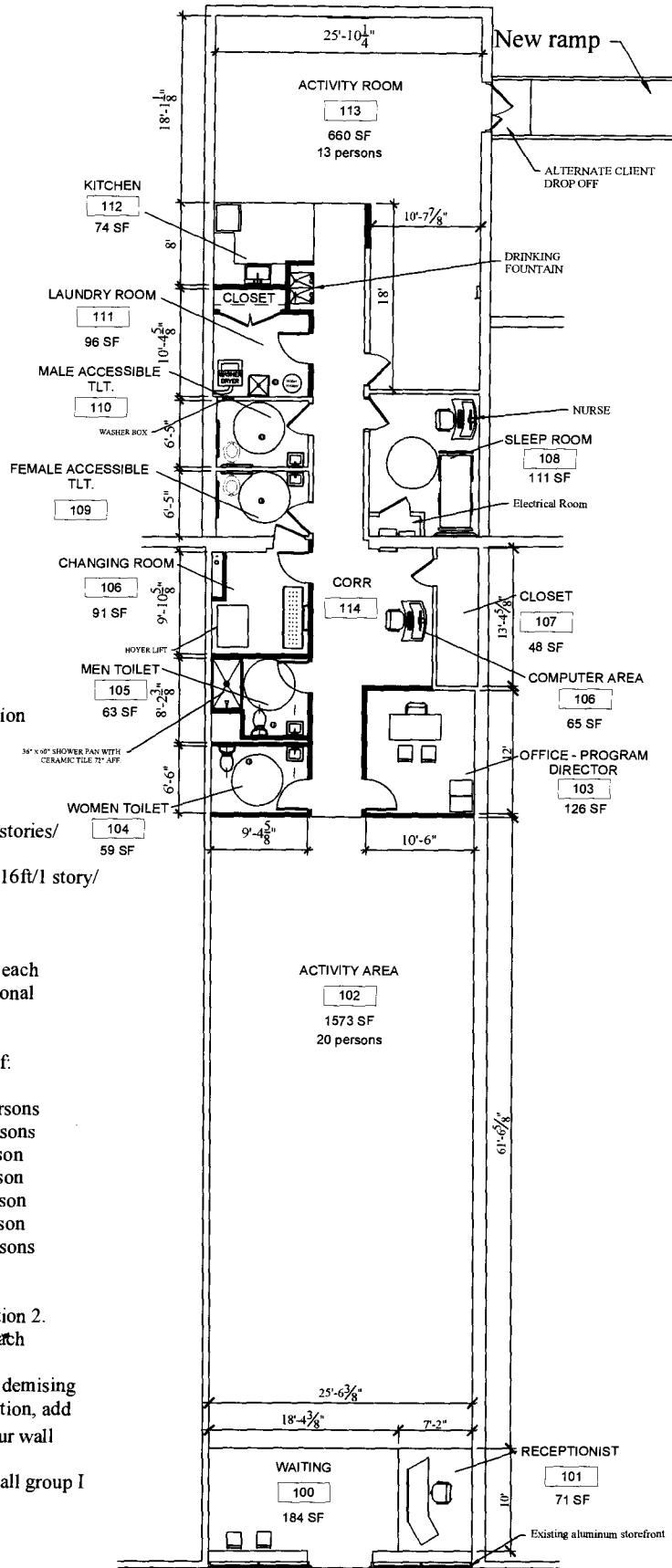
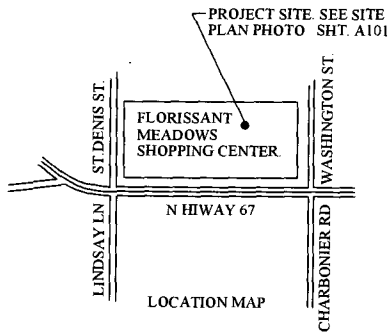


- 492 N. Hwy 67 - Vacant 1,000 sf
- 494 N. Hwy 67 - K. Burroughs
- 498 N. Hwy 67 - Vacant 690 sf
- 540 N. Hwy 67 - New York Grill
- 548 N. Hwy 67 - Insurance: Compl
- 720 N. Hwy 67 - CPR
- 740 N. Hwy 67 - The Red Cross
- 744 N. Hwy 67 - The Nausk Exp
- 748 N. Hwy 67 - Gold Buyers

BiancoProperties

PO Box 41273, Creve Coeur, MO 63141
Phone: 314 872 8500 www.biancoproperties.com

This site plan is intended only to show the general location of the premises as of the date of this lease, and is not intended to show the exact current or future configuration, number, location, and size of the tenants, occupants, improvements, buildings or common areas of the shopping center. This




City of Florissant, Missouri 2018 IBC,
 2018 IEBC, Work Area Compliance Method-Alteration
 Level 2 and Chapter 10
 Florissant Valley Fire Protection District
 Use Group: I-4
 Construction Type 3B
 Allowable height/stories/area I-4 use group = 55ft/2 stories/
 13000sf
 Existing building height/stories/area: approximately 16ft/1 story/
 3872sf

Occupant Load = 43 persons
 State of Missouri Day Care Rules require 80 sqft for each
 participant up to 20, then 50sf per person each additional
 participant.

Activity area occupant load = $2,233sf - 1600sf = 633sf$
 $633/50 sf = 12.66 = 13$
 Total activity area occupant load = $20 + 13 = 33$ persons
 Waiting 117 @ 100sf/per person 2 persons
 Receptionist 116 @ 100sf/per person 1 person
 Office 128 @ 100sf/per person 1 person
 Kitchen 124 @ 200sf/per person 1 person
 Sleep/Nurse 126 @ 100sf/per person 1 person
 Direct Care Staff (1 for each 8 or fraction of 8) 4 persons

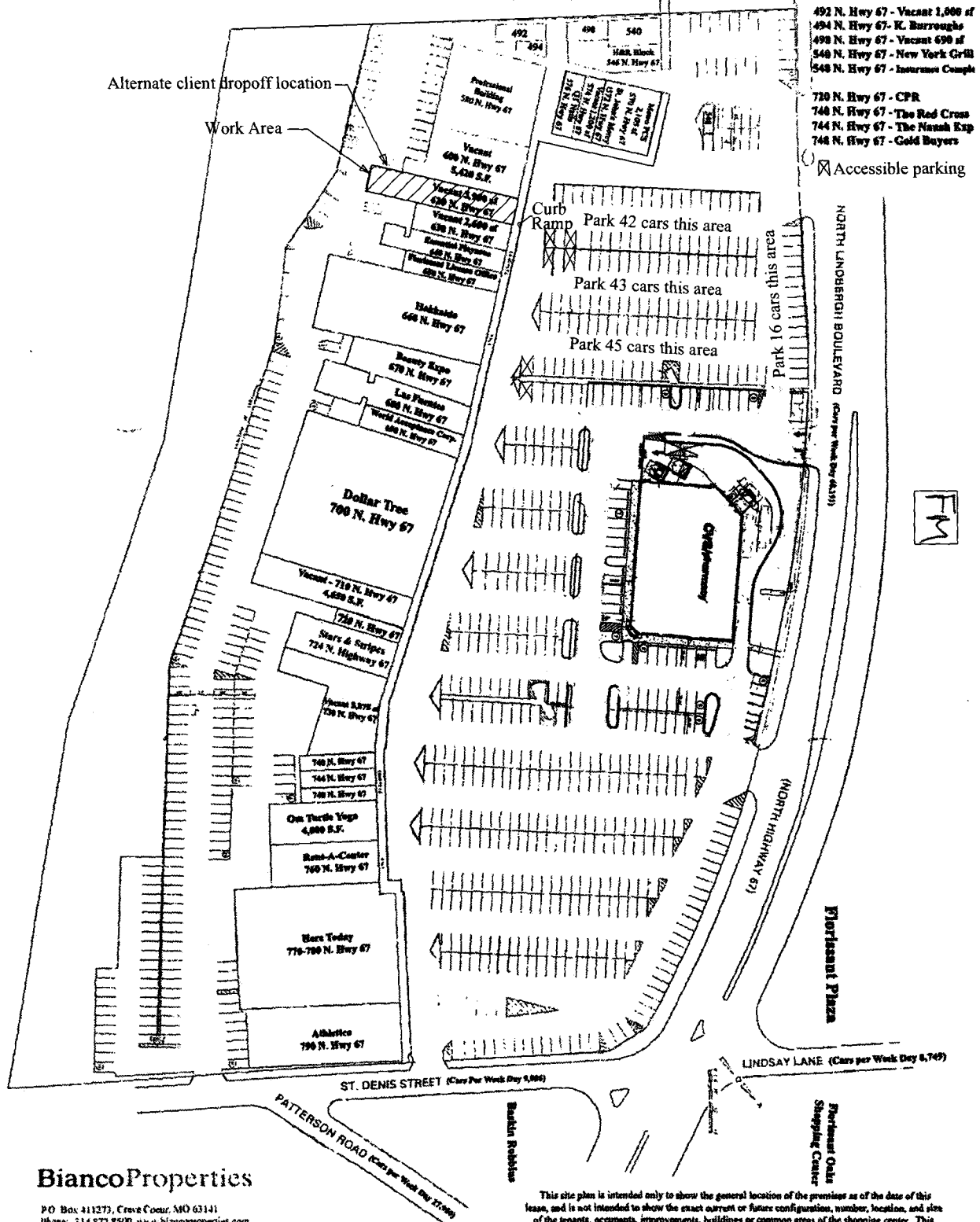
Fire Protection
 Sprinkler System not required section 903.2.6 exception 2.
 Activity areas are at the level of exit discharge and each
 activity area has an exterior exit door.
 Demising Partitions 2hr required. Existing one hour demising
 partition. In lieu of complete 2hr rated wall construction, add
 one layer of $\frac{5}{8}$ " type C gypsum board over the one hour wall
 and ceiling construction.
 Manual fire alarm system required by section 907 in all group I
 occupancies.

PROPOSED FLOOR PLAN 4 (Work Area-3839SF)

 <p>Anderson Design Consultants, LLC 8725 Clifton Ave. St. Louis, Mo. 63136 andersondesign3@sbcglobal.net</p>	<p>Unique Loving Hands Daycare 620 N. Lindbergh Florissant, Mo. 63031 Florissant Meadows Shopping Center</p>	Date: 04/6/2019
		<p>A102</p>
Phone: 314-219-9128	Fax: 314-222-1911	Scale: 3/32"=1'-0"

Florissant Meadows

Exhibit A



BiancoProperties

P.O. Box 411273, Creve Coeur, MO 63141
 Phone: 314 872 8500 www.biancproperties.com

This site plan is intended only to show the general location of the premises as of the date of this lease, and is not intended to show the exact current or future configuration, number, location, and size of the tenants, occupants, improvements, buildings or common areas of the shopping center. This



Anderson Design Consultants, LLC
 8725 Clifton Ave. St. Louis, Mo. 63136
 andersondesign@sbcglobal.net

Phone: 314-219-9128

Fax: 314-222-1911

Unique Loving Hands Daycare
 620 N. Lindbergh
 Florissant, Mo. 63031
 Florissant Meadows Shopping Center

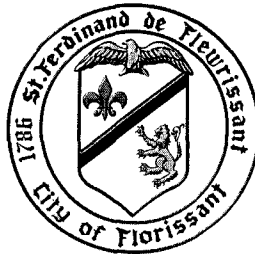
Date: 04/6/2019

A101

Scale: None

1

MEMORANDUM



2

3

4

5

6

CITY OF FLORISSANT- Building Department

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

7 To: Planning and Zoning Commissioners Date: March 28, 2019

8

9 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
10 Director Public Works
11 Deputy City Clerk
12 Applicant
13 File
14

15 Subject: Request Recommended Approval for a Special Use at **620 N Highway 67** to
16 allow for an Adult Day Care in a 'B-3' Extensive Business District.
17

18

STAFF REPORT

19

20

CASE NUMBER PZ-040119-2

21

I. PROJECT DESCRIPTION:

22 This is a Request for Recommended Approval for a Special Use at **620 N Highway 67,**
23 **Florissant Meadows Shopping Center** to allow for an Adult Day Care in 'B-3'
24 Extensive Business District.
25

26

II. EXISTING SITE CONDITIONS:

27

28 The existing property is in the **Florissant Meadows Shopping Center.** The former
29 tenant occupying 620 N Highway 67 was formerly a License Office.
30

31

III. SURROUNDING PROPERTIES:

32 The property is in a 'B-3' District with out-parcels also within a 'B-3' District. The
33 property adjacent and to the west is Florissant Square Shopping Center, owned by
34 Follman Properties and is in a 'B-3' District.
35

36 Per the parking ordinance for this use a retail center containing approximately 128,000
37 s.f. requires 2.85 spaces/1000 s.f. Required parking is estimated at 365 parking for the
38 shopping center. About 596 spaces exist.
39
40

41 **III. STAFF ANALYSIS:**

42 Permitted Uses are those in the 'B-3' District with Special Uses for this zoning district
43 including Adult Day Care.

44
45 The application is accompanied by a site map. A Site Plan Photo drawing A101 and
46 floor plan A102 showing the Adult Daycare Center by Anderson Design Consultants,
47 LLC and dated 3/15/19 is provided. Petitioner needs to present how a client will be
48 dropped off and picked up, where someone will rest and where recliners will be located
49 per State regulations.

50
51 No exterior changes to the site shown. No outside equipment or change in parking is
52 shown.

53
54 No ~~X~~ new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

55
56 Occupant Load: The plan shows 40 as the Occupant Load and that State regulations may
57 limit the activity spaces to 35 persons served. The occupant load for other occupants per
58 the building code is shown as 5.

59
60
61 **VI. STAFF RECOMMENDATIONS:**

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

64 **Suggested Motion for a Special Use at 620 N Highway 67**

65 I move to recommend approval of a Special Use to allow for an Adult Day Care at
66 **620 N Highway 67** in a 'B-3' Extensive Business District, with the following
67 stipulations:

- 68
69 1. An accessible drinking fountain shall be installed.
70 2. *Primary entrance/exit for clients from the rear door.*

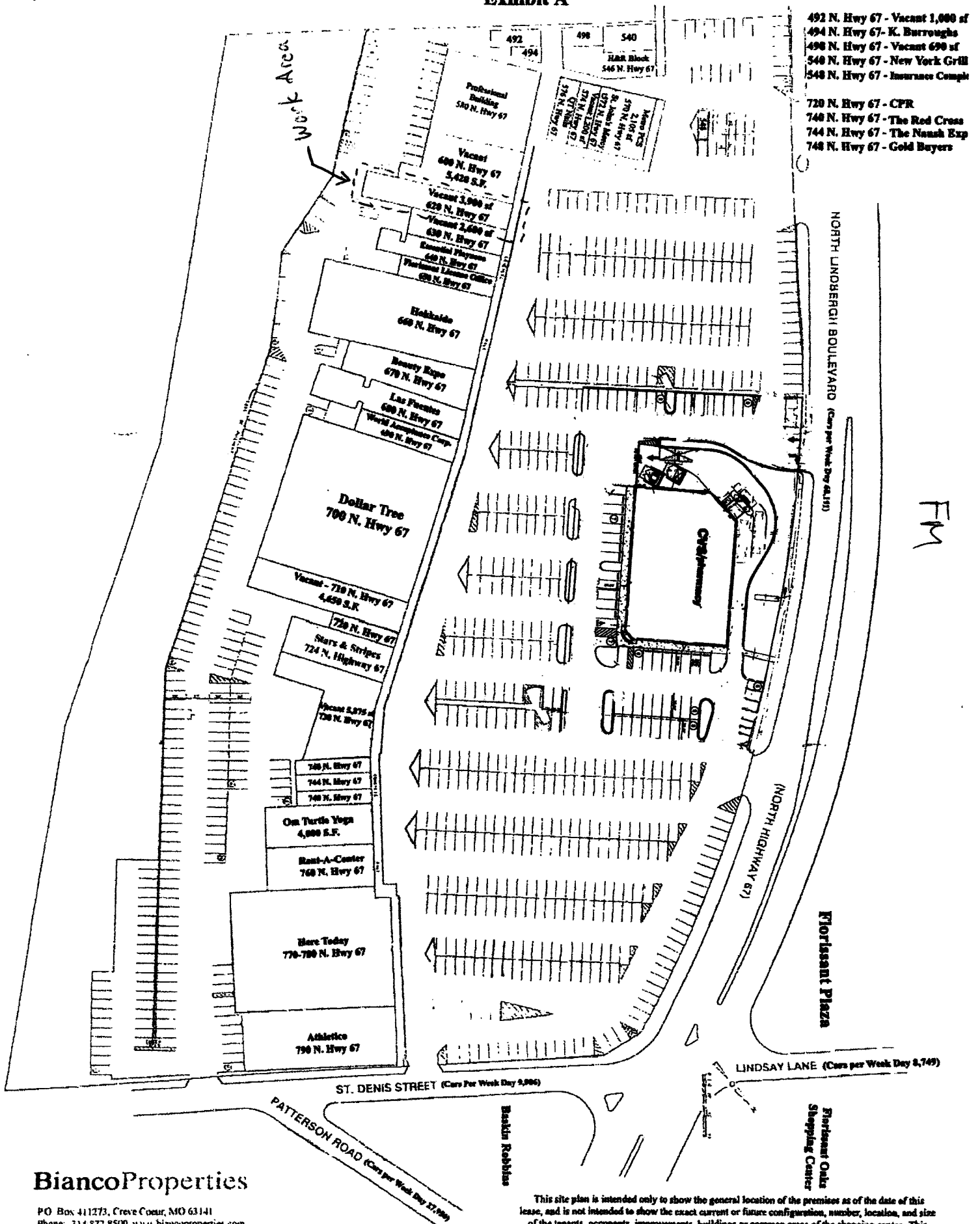
71 **PROJECT COMPLETION.**

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

75 (end of Suggested Motion and Memo)

Florissant Meadows

Exhibit A



492 N. Hwy 67 - Vacant 1,000 sf
 494 N. Hwy 67 - K. Burroughs
 498 N. Hwy 67 - Vacant 690 sf
 540 N. Hwy 67 - New York Grill
 548 N. Hwy 67 - Insurance Comp

720 N. Hwy 67 - CPR
 748 N. Hwy 67 - The Red Cross
 744 N. Hwy 67 - The Naush Exp
 748 N. Hwy 67 - Gold Buyers

BiancoProperties

PO Box 411273, Creve Coeur, MO 63141
 Phone: 314 872 8500 www.biancoproperties.com

This site plan is intended only to show the general location of the premises as of the date of this lease, and is not intended to show the exact current or future configuration, number, location, and size of the tenants, occupants, improvements, buildings or common areas of the shopping center. This

1 INTRODUCED BY COUNCLMAN CAPUTA
2 MARCH 11, 2019

3
4 BILL NO. 9479

ORDINANCE NO.

5
6 **ORDINANCE APPROPRIATING \$80,000 TO ACCOUNT NO. 5-09-61560**
7 **“CAPITAL ADDITIONS-KOCH” FOR THE DEMOLITION OF THE**
8 **KOCH AQUATIC CENTER.**
9

10
11 WHEREAS, the City Council has determined that the demolition and eventual
12 replacement of the Koch Aquatic Center is in the best interest of the city; and

13
14 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
15 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
16

17 Section 1: There is hereby appropriated and set apart from the Park Improvement Fund,
18 \$80,000 to account no. 5-09-61560 “Capital Additions-Koch” for the demolition of the Koch
19 Aquatic Center.

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

22 Adopted this ____ day of _____, 2019.
23

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

28 Approved this ____ day of _____, 2019.
29

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

33 ATTEST:
34

35 _____
36 Karen Goodwin, MPPA/MMC/MRCC
37 City Clerk
38

FLORISSANT CITY COUNCIL

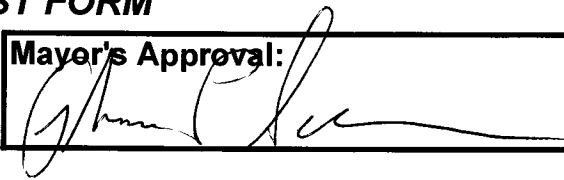
AGENDA REQUEST FORM

Date: March 5, 2019

Mayor's Approval:

Agenda Date Requested: |

11-Mar-19



Description of request: Appropriation of funds for the demolition of Koch Park Aquatic Center

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: **Yes / No**

NO

3 readings? : **Yes / No**

YES

Back up materials attached:

Back up materials needed:

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____



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

Date: March 5, 2019

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

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

Subject: Appropriation of Funds for Demolition of Koch Park Aquatic Center

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

The Park Department is in receipt of four surprisingly low bids from demolition companies for the demolition and removal of the structures of the Koch aquatic center. The company that provided the previous high estimate explained that they probably overestimated at that time and also that the considerable amount of preliminary work that has been done in house has had a very positive impact on lowering the cost to complete the demolition.

In order to save money we will not require fill dirt to be brought on site to fill the void and are willing to rough grade the site with in house resources in anticipation of a future state of the art aquatic facility to be installed on that site.

Therefore, in order to be in a position to put this project out for bid and based on the estimates that we have in our possession we respectfully request an appropriation of \$80,000 to account # 5-09-61560 for the demolition cost to remove the remaining structure material from the Koch Aquatic Center.

This expense was not previously budgeted so these funds will need to be appropriated by ordinance. Please advise if additional information is required. Thank you for your consideration.

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

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 22, 2019

3
4 BILL NO. 9482

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO UNIQUE**
8 **LOVING HANDS ADULT DAYCARE, LLC D/B/A UNIQUE LOVING**
9 **HANDS DAY CARE TO ALLOW FOR THE OPERATION OF AN ADULT**
10 **DAY CARE FOR THE PROPERTY LOCATED AT 620 N. HIGHWAY 67.**
11

12
13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of an Adult
15 Daycare Center; and

16 WHEREAS, an application has been filed by Lashonda Mays for the operation of an Adult
17 Day Care center located at 620 N. Highway 67 and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
19 of April 1, 2019 recommended approval of said Special Use Permit; and

20 WHEREAS, due notice of public hearing no.19-04-006 on said application to be held on the
21 22nd day of April, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

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

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

29 Section 1: A Special Use Permit is hereby granted to Unique Loving Hands Adult Day Care,
30 LLC for the operation of an adult day care center located at 620 N. Highway 67 according to plans
31 dated 4/6/19 attached hereto and with the following stipulation:

- 32 1. An accessible drinking fountain shall be installed
- 33 2. Primary entrance/exit for clients shall be from the rear door.

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

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

39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58

Adopted this _____ day of _____, 2019.

Jeff Caputa
President of the Council

Approved this _____ day of _____, 2019.

Timothy J. Lowery
Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 April 22, 2019

3
4 BILL NO. 9483

ORDINANCE NO.

5
6 **AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF**
7 **FLORISSANT TO ENTER INTO AN AGREEMENT WITH**
8 **ST LOUIS COUNTY BOARD OF POLICE COMMISSIONERS TO**
9 **ALLOW OFFICER DAN BEIRMANN TO SERVE AS AN INSTRUCTOR**
10 **AT THE ST. LOUIS COUNTY POLICE ACADEMY.**

11
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
13 COUNTY, MISSOURI, AS FOLLOWS:
14

15 Section 1: The Mayor of the City of Florissant is hereby authorized to enter into an
16 agreement with the St. Louis County Board of Police Commissioners to allow for Florissant
17 Police Officer Dan Biermann to serve as an instructor at the St. Louis County Police Academy
18 in accordance with the contract attached hereto and made a part hereof as if fully set out herein.

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

21
22 Adopted this ____ day of _____, 2019.

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

30
31 Approved this ____ day of _____, 2019.

32
33
34
35 _____
36 Timothy J. Lowery
37 Mayor, City of Florissant

38 ATTEST:

39
40 _____
41 Karen Goodwin, MPPA/MMCA/MRCC
42 City Clerk
43

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70

CONTRACT FOR SERVICES

This contract, entered into this ___ day of _____, 2019, by and between ST. LOUIS COUNTY, MISSOURI, a political subdivision of the State of Missouri (hereafter “COUNTY”) and CITY OF FLORISSANT, MISSOURI, an incorporated municipality of the State of Missouri (hereafter “CITY”).

WHEREAS, COUNTY has established the St. Louis County and Municipal Police Academy (hereafter “ACADEMY”) for the purpose of providing basic training and continuing law enforcement education to police officers throughout St. Louis County; and

WHEREAS, COUNTY and the incorporated municipalities located therein, including CITY, desire to provide for the participation of said incorporated municipalities in the training and education of police officers throughout St. Louis County; and

WHEREAS, Section 201.180 of the Revised St. Louis County Ordinances (1974), as amended, permits St. Louis County Board of Police Commissioners to approve contracts for professional services within the budget of the Police Department;

WHEREAS, CITY is authorized to enter into this contract by CITY’S Ordinance Number_____;

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and obligations hereinafter stated, and CITY and COUNTY mutually agree as follows, to-wit:

1. **Term of Contract.** The term of this contract shall be for a period commencing on April 1, 2019 and ending on December 31, 2019.
2. **Description of Services.** CITY shall provide for COUNTY’S use throughout the contract term of the services of its employee, Police Officer Dan Biermann (hereafter “EMPLOYEE”), for the weekly provision of 40 hours basic and/or special instruction and/or attendant instruction and services, as defined, directed and scheduled by the St. Louis County Chief of Police (hereafter “CHIEF”), to Academy attendees.

- 71 3. **Compensation.** Upon completion of performance by CITY and the submission of
72 such documentation deemed reasonably necessary in the sole discretion of Chief,
73 COUNTY shall reimburse CITY in the amount of EMPLOYEE'S salary
74 throughout the contract term, including payment for direct fringe benefits and
75 overhead, said reimbursement not to exceed Seventy-Seven Thousand Fifty Dollars
76 (\$77,050.00) at an hourly rate of Thirty-Six and Twenty-Four Cents (\$36.24).
77 Employee shall be entitled to overtime payment at 1 ½ times of said Employee's
78 hourly rate, but overtime payment shall not exceed 100 hours in a given year.
- 79 4. **Termination for Cause.** This contract may be terminated by COUNTY for cause
80 upon ten days written notice to CITY if in the sole discretion of Chief, EMPLOYEE
81 fails to provide satisfactory instruction to Academy attendees as required in Section 2
82 herein, or if EMPLOYEE violates any State, County or Academy laws, regulations,
83 ordinances, directives or policies. In the event of such termination, COUNTY shall
84 reimburse CITY on a pro rata basis for those services rendered by EMPLOYEE prior
85 to notice of termination of this contract.
- 86 5. **Termination by Parties.** Either party may terminate this contract by giving the other
87 party not less than 30 days written notice of its intention to do so. In the event of
88 such termination, COUNTY shall reimburse CITY on a pro rata basis for those
89 services rendered by EMPLOYEE prior to notice of termination of this contract.
- 90 6. **Independent Contractors.** EMPLOYEE is at all times throughout the contract term
91 performing and acting as an independent contractor with, and not an agent for
92 COUNTY, and no act or omission of any party or party agent hereto shall be
93 construed to make any other party its principal, agent or joint venture.
- 94 7. **Duties Not Assignable.** The duties imposed on CITY by this contract are not
95 assignable without COUNTY'S prior written consent.
- 96 8. **Non-Waiver.** The waiver by either party of a breach or violation of any contract
97 provision shall not operate or be construed as a waiver of any subsequent breach
98 hereof.
- 99 9. **Entire Agreement.** This contract sets forth the entire agreement between COUNTY
100 and CITY with respect to the services and work to be performed hereunder, and
101 supersedes all prior and contemporaneous agreements, understanding, negotiations or

102 other agreements between the parties. No supplement, modification, waiver or
103 termination of this contract shall be binding, unless executed in writing by the person
104 to be bound or required to give notice.

105 10. **“CITY” and “COUNTY”**. As Used in this contract, the terms “CITY” and
106 “COUNTY” shall include the officers, employee, legal representatives and successor
107 thereof.

108 IN WITNESS WHEREOF, the parties have executed this Contract in duplicate
109 the day and year first above written.

CITY OF FLORISSANT

110
111
112 Attest:

By _____
Mayor

113
114
115 _____
116 City Clerk

ST. LOUIS COUNTY BOARD OF
POLICE COMMISSIONERS

117
118
119
120
121 Approved:

By _____
Chairman

122
123
124 _____
125 Chief of Police
126 St. Louis County Police Department

127
128 Approved as to Legal Form:

129
130
131 _____
132 County Counselor

133
134 I hereby certify that unencumbered balances sufficient to pay the Lease sum for the year
135 2019 remain in the appropriate accounts against which this obligation is to be charged.

136
137
138
139 _____
140 Accounting Officer

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 2019

3
4 BILL NO. 9484

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING THE PARK IMPROVEMENT FUND**
7 **REVENUE ACCOUNT NO. 09-4-09530 TO REFLECT \$25,000 IN GRANT**
8 **REVENUE AND AUTHORIZING AN APPROPRIATION OF \$50,000 TO**
9 **ACCOUNT NO. 09-5-09-61470 "CAPITAL ADDITIONS" FOR SUNSET**
10 **GREENWAY TRAIL SLOPE REPAIR.**

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

14
15 Section 1: The Park Improvement Fund is hereby amended by adding a new revenue
16 account No. 09-4-09530.

17 Section 2: Park Improvement revenue account no. 09-4-09530 is hereby amended to
18 reflect \$25,000 from Grant Revenue to be received in Great Rivers Greenway.

19 Section 3: There is hereby authorized an appropriation of \$50,000 to account no. 09-
20 5-09-61470 "Capital Additions" for Sunset Greenway Trail slope repair.

21
22 Section 4: This ordinance shall become in force and effect immediately upon its
23 passage and approval.

24
25 Adopted this ____ day of _____, 2019.

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

31
32 Approved this ____ day of _____, 2019.

33
34
35 _____
36 Timothy J. Lowery
37 Mayor, City of Florissant

38 ATTEST:

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

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 22, 2019

3
4 BILL NO. 9485

ORDINANCE NO.

5
6 **ORDINANCE AMENDING THE CAPITAL IMPROVEMENT FUND**
7 **REVENUE ACCOUNT NO. 03-4-03530 TO REFLECT \$25,000 IN GRANT**
8 **REVENUE AND AUTHORIZING AN APPROPRIATION OF \$50,000 TO**
9 **ACCOUNT NO. 03-5-03-61470 "CAPITAL ADDITIONS" FOR SUNSET**
10 **GREENWAY TRAIL SLOPE REPAIR.**

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

14
15 Section 1: The Capital Improvement Fund is hereby amended by adding a new revenue
16 account No. 03-4-03530.

17 Section 2: Capital Improvement Fund revenue account no. 03-4-03530 is hereby
18 amended to reflect \$25,000 from Grant Revenue to be received in Great Rivers Greenway.

19 Section 3: There is hereby authorized an appropriation of \$50,000 to account no. 03-
20 5-03-61470 "Capital Additions" for Sunset Greenway Trail slope repair.

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

23
24 Adopted this ____ day of _____, 2019.

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

30
31 Approved this ____ day of _____, 2019.

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

36
37
38 ATTEST:

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

FLORISSANT CITY COUNCIL

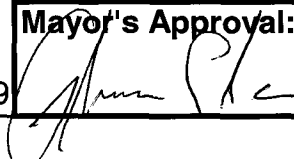
AGENDA REQUEST FORM

Date: April 17, 2019

Mayor's Approval:

Agenda Date Requested: |

22-Apr-19



Description of request: Establishment of account # 03-4-3530 Park Improvement Revenue that will reflect \$25,000 in Grant Revenue. An the appropriation of \$25,000 to account #03-5-03-61470 Capital Additions for repairs to Sunset Greenway Trail slope

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

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

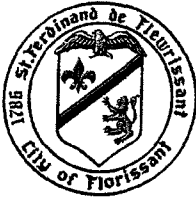
Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*cc to Carol
4/18/19
K*



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

Date: April 15, 2019

To: The Florissant City Council *4-17-19*

Thru: Mayor Thomas P. Schneider *[Signature]*

From: Cheryl A. Thompson, Director of Parks and Recreation *[Signature]*

Subject: Allocation of funds to repair the Sunset Greenway Slope Trail and establishment of Revenue account for Grant funds from this project *4/15/19*

Copy: Kimberlee Johnson -
Director of Finance
Karen Goodwin
City Clerk

The City in cooperation with Great Rivers Greenway is going to repair the Sunset Greenway Slope Trail adjacent to Ruiz Restaurant on Lindbergh. The total cost of the project is \$100,000. Great Rivers Greenway is providing \$50,000 of the cost which will be reimbursed to the city. The city will provide the additional \$50,000.

The following appropriation of funds is requested:

Park Improvement Fund

09-4-09530	Grant Rev – Sunset Greenway Slope	\$25,000
09-5-09-61470	Capital Additions – Park Imprvmt	\$50,000

Capital Improvement Fund

03-4-03530	Grant Rev – Sunset Greenway Slope	\$25,000
03-5-03-61470	Capital Additions – Park Imprvmt	\$50,000

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

1 **INTRODUCED BY COUNCIL AS A WHOLE**
2 **APRIL 22, 2019**

3
4 **BILL NO. 9486**

ORDINANCE NO.

5
6
7 **AN ORDINANCE AUTHORIZING THE CITY OF FLORISSANT,**
8 **MISSOURI, TO ENTER INTO A LEASE/PURCHASE AGREEMENT, AS**
9 **LESSEE, WITH BOKF, N.A., AS LESSOR, TO FINANCE THE COSTS OF**
10 **MAKING ENERGY EFFICIENT IMPROVEMENTS TO VARIOUS CITY**
11 **FACILITIES AND THE COSTS OF CERTAIN BUILDING ENVELOPE**
12 **WORK; AND AUTHORIZING THE EXECUTION OF CERTAIN**
13 **DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.**

14
15 **WHEREAS**, the City of Florissant, Missouri (the “City”) desires to obtain funds to acquire
16 and install energy efficient equipment and fixtures to be installed in various City facilities,
17 including the John F. Kennedy Civic Center (the “Real Property”), and for building envelope work,
18 including roofing replacement and/or restoration and masonry repairs on certain City owned
19 buildings (collectively, the “Project”); and

20
21 **WHEREAS**, with the assistance of D.A. Davidson & Co., the City’s placement agent,
22 the City has requested proposals for a lease purchase financing of certain personal property to be
23 acquired and installed in connection with the Project (as further defined in the hereinafter-
24 defined Lease, the “Equipment”), and hereby determines it to be in the best interest of the City to
25 take the following actions:

- 26
27 1. Enter into a Base Lease (the “Base Lease”), with BOKF, N.A. (the “Trustee”), pursuant
28 to which the City will lease the Real Property to the Trustee, the form of which shall be
29 in substantially the form attached hereto as **Exhibit A**.
30
31 2. Enter into a Lease/Purchase Agreement (the “Lease”) with the Trustee, as lessor,
32 pursuant to which the City will lease the Real Property and the Equipment, as lessee,
33 with an option to purchase, from the Trustee, on an annually renewable basis, the
34 form of which shall be in substantially the form attached hereto as **Exhibit B**. The
35 Trustee will assign its rights to the Rental Payments (as defined in the Lease) to Bank
36 of America, National Association (the “Bank”) in consideration of the Bank financing
37 the costs of the Project.
38
39 3. Enter into an Escrow and Account Control Agreement (the “Escrow Agreement”),
40 with the Trustee, as the escrow agent, whereby funds provided by the Bank will be
41 deposited in an escrow fund created under the Escrow Agreement in order to pay costs
42 of acquiring and installing the Equipment, the form of which shall be in substantially
43 the form attached hereto as **Exhibit C**.
44
45

46 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
47 **FLORISSANT, MISSOURI, AS FOLLOWS:**

48
49 **Section 1. Authorization and Approval of the City Documents.**

50
51 (a) The Base Lease, Lease and the Escrow Agreement (the “City Documents”) are
52 hereby approved in substantially the forms submitted to and reviewed by the City Council on the
53 date hereof, with such changes therein as are required by the City’s legal counsel and approved by
54 the Mayor, said officer’s execution thereof to be conclusive evidence of the approval thereof. In
55 connection with the foregoing, the Mayor may approve the final principal amount and amortization
56 schedule to be incorporated into the Lease.

57
58 (b) The Mayor and Director of Finance are hereby authorized and directed to execute
59 and deliver the City Documents and such other documents, certificates and instruments on behalf
60 of and as the act and deed of the City. The City Clerk is hereby authorized to affix the City’s seal
61 thereto and attest said seal as may be necessary.

62
63 (c) The City’s obligation to pay Rental Payments is subject to annual appropriation,
64 will constitute a current expense, and will not in any way be construed to be an indebtedness or
65 liability of the City in contravention of any applicable constitutional or statutory limitation or
66 requirement concerning the creation of indebtedness or liability by the City, nor will anything
67 contained in the Lease constitute a pledge of the general tax revenues, funds or moneys of the
68 City, and all provisions of the Lease will be construed so as to give effect to such intent.

69
70 (d) Moneys sufficient to pay all Rental Payments required to be paid under the Lease
71 during the City’s current fiscal year are hereby appropriated to such payment, and such moneys
72 will be applied in payment of all Rental Payments due and payable during the current fiscal year.

73
74 **Section 2. Further Authority.** The City will, and the officials and agents of the City,
75 including the Mayor and Director of Finance, are hereby authorized and directed to, take such
76 actions, expend such funds and execute such other documents, certificates and instruments as
77 may be necessary or desirable to carry out and comply with the intent of this Ordinance and to
78 carry out, comply with and perform the duties of Lessee with respect to the City Documents, the
79 Real Property and the Equipment.

80
81 **Section 3. Severability.** The sections of this Ordinance shall be severable. If any
82 section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
83 remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so
84 essential to and inseparably connected with and dependent upon the void section that it cannot be
85 presumed that the City Council has or would have enacted the valid sections without the void
86 ones; and (b) the valid sections, standing alone, are incomplete and are incapable of being
87 executed in accordance with the legislative intent. The invalid provision shall be omitted and this
88 Ordinance shall be amended to the extent possible to conform to the original intent of the City.

89
90 **Section 4. Governing Law.** This Ordinance shall be governed exclusively by and
91 construed in accordance with the applicable laws of the State of Missouri.

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

Section 5. Effective Date. This Ordinance will take effect and be in full force from and after its passage by the City Council and approval by the Mayor.

PASSED AND APPROVED by the City Council of the City of Florissant, Missouri, this _____ day of May, 2019.

Adopted this _____ day of May, 2019.

Jeff Caputa
President of the Council

Approved this _____ day of May, 2019.

Timothy J. Lowery
Mayor, City of Florissant

(SEAL)

ATTEST:

Karen Goodwin
City Clerk

First Reading: April 22, 2019

EXHIBIT A

BASE LEASE

[On file in the office of the City Clerk]

EXHIBIT B

LEASE PURCHASE AGREEMENT

[On file in the office of the City Clerk]

EXHIBIT C

ESCROW AGREEMENT

[On file in the office of the City Clerk]