



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall**

**955 rue St. Francois**

**Monday October 28, 2019**

**7:30 PM**

**Karen Goodwin, MMC/MRCC**



### ***I. PLEDGE OF ALLEGIANCE***

### ***II. ROLL CALL OF MEMBERS***

### ***III. APPROVAL OF MINUTES***

- Meeting minutes of October 14, 2019

### ***IV. SPECIAL PRESENTATION***

- Disability Awareness Commission Accessibility Award - presented to Mattingly's.

### ***V. HEARING FROM CITIZENS***

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

### ***VI. COMMUNICATIONS***

1. Email dated October 13, 2019 from Rob Hoffman regarding drinking establishments in old town.
2. Letter received October 21<sup>st</sup>, 2019 from Brice Clinton regarding speeding on Flamingo Drive.

### ***VII. PUBLIC HEARINGS***

19-10-029 (Ward 6) Application Staff Rept Plans	Request to authorize a Special Use Permit to Bing's Seafood Café d/b/a Cajun Crab to allow for a sit-down carry-out restaurant for the property located at 630 N. Highway 67. (Planning and Zoning recommended approval on 10/7/19)	Gerard Mudd
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## ***VIII. OLD BUSINESS***

### ***A. BILLS FOR SECOND READING***

9539	Ordinance to authorize a Special Use Permit to Girls Getta Grip Gun Club, LLC to allow for an Educational Development Center for the property located at 45 St. Anthony Lane.	2 <sup>nd</sup> Reading Schildroth
9540	Ordinance to authorize a Special Use Permit to PFMW Florissant, LLC d/b/a Planet Fitness to allow for a fitness club located at 175 Flower Valley Shopping Center.	2 <sup>nd</sup> Reading Siam
9541 Memo	Ordinance to authorize the re-painting of masonry for 3230 Parker Road.	3 <sup>rd</sup> Reading Parson
S 9547 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.	2 <sup>nd</sup> Reading Caputa

## ***IX. NEW BUSINESS***

### ***A. BOARD APPOINTMENTS***

### ***B. REQUESTS***

(Ward 7) Application	Request to transfer Special Use Permit no. 6431 from Twinkle Enterprises, Inc. d/b/a Subway Sandwich Shop to Dan Asewe, LLC d/b/a Subway for the operation of a restaurant at 62 Grandview Plaza Shopping Center.	Dan Asewe
(Ward 9) Application	Request for a Full Package Liquor license for MA UMIYA LLC, d/b/a Mini Market 4 located at 1763 N. New Florissant Road.	Jignasha Patel

### ***C. BILLS FOR FIRST READING***

9549	Ordinance to authorize a Special Use Permit to Bing’s Seafood Café d/b/a Cajun Crab to allow for a sit-down carry-out restaurant for the property located at 630 N. Highway 67.	Henke
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9550	Ordinance to authorize a transfer of Special Use Permit No. 6431 from Twinkle Enterprises, Inc. d/b/a Subway Sandwich Shop to Dan Asewe, LLC d/b/a Subway for the operation of a restaurant at 62 Grandview Plaza Shopping Center.	Pagano
9551 Annual Plan	Ordinance approving the Community Development Block Grant (CDBG) FY2020 Annual Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development.	Council as a whole
9552 Memo	Ordinance appropriating the Community Development Block Grant (CDBG) funds for the 2019 Fiscal Year for the City of Florissant.	Council as a whole
9553 Memo	Ordinance to authorize a transfer of \$10,000 from Capital Improvement Fund Account No. 03-5-03-33000 "Capital Additions – Materials" to Account No. 03-5-03-30010 "Equipment Repairs-Vehicles" for the Public Works Department vehicle repairs.	Caputa

## ***X. COUNCIL ANNOUNCEMENTS***

## ***XI. MESSAGE FROM THE MAYOR***

## ***XII. ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL OCTOBER 25, 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 OCTOBER 28, 2019.**

# CDBG

## ANNUAL ACTION PLAN FY2020



# DRAFT

## Executive Summary

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

#### 1. Introduction

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

This Annual Plan outlines the use of Community Development Block Grant (CDBG) funds for FY2020.

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

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Florissant has an excellent performance record and, as of the end of 2016, is on track to far exceed performance goals for the six CDBG funded activities from the last Consolidated Plan (covering FY2016-FY2020).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

In accordance with our Citizen Participation Plan, our 2020 Annual Action Plan process included a public hearing. The CPC committee met on September 19, 2019 and a public hearing was held on September 23, 2019 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at library branches, community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our cable TV channel. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed at the City's Government Center, on the City Website or by written request. The plan was available for public comment for 30 days starting on September 24, 2019. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-annual action plan is made available to persons with disabilities in a format that is readily accessible upon request.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At this point in time, there have been no public comments beyond the discussion at the September 23, 2019 Public Hearing and Citizen Participation Committee meeting. Discussion of the FY2020 Annual Action Plan revealed that the City's priority need is still single family housing but with the increase in rental dwelling there is a need in this area therefore the City of Florissant will again fund the Mortgage, Rental and Utility Assistance Program for FY2020.

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

N/A

**7. Summary**

Annual Action Plan  
2020

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## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

#### Narrative (optional)

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

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

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

Annual Action Plan  
2020



- Reviews the Citizen Participation Plan annually
- Provides assistance and information to interested individuals and/or groups within Florissant

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

In accordance with our Citizen Participation Plan, our process included a public hearing. The CPC committee met on September 19, 2019 and a public hearing for the FY2020 Annual Action Plan was held on September 23, 2019 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at library branches, community centers, City Hall, and in the Independent Newspaper. The public hearing was held in a handicap accessible building. The building has a handicapped accessible entrance, handicapped accessible restrooms for both men and women, and wide hallways and doorways to accommodate the handicapped residents of our community.

A summary of the draft plan was posted on our cable TV channel and city's website. The summary described the contents of the plan and the entire Annual Plan could be reviewed at the City's Government Center, on the City's website or by written request. The plan was available for public comment for 30 days starting on September 24, 2019. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

#### **Consolidated Plan Public Contact Information**

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

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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

The City of Florissant administers the CDBG programs covered by the Consolidated Plan. The Housing and Community Development Office administers the CDBG funds and is the lead for the City in coordinating these activities. The Housing and Community Development Office consists of a Community Development (CD) Director and two full time CD Specialists. Duties consist of developing relationships with the various service organizations serving the community, enhancing communication with the public, and educating residents on services available both from the City and from other entities. The CD staff attends meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS, persons with disabilities, and environmental concerns. The CD staff also attends regular meetings to coordinate with the St. Louis County Continuum of Care.

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

N/A

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

N/A

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

Table 2 – Agencies, groups, organizations who participated

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

N/A

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

In accordance with our Citizen Participation Plan, our 2020 Annual Action Plan process included a public hearing. The CPC committee met on September 19, 2019 and a public hearing was held on September 23, 2019 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at library branches, community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our cable TV channel and city's website. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed at the City's Government Center, on the City's website or by written request. The plan was available for public comment for 30 days starting on September 24, 2019. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

At this point in time, there have been no public comments beyond the discussion at the September 23, 2019 Public Hearing and Citizen Participation Committee meeting. Discussion of the FY2020 annual plan revealed that the City's priority need is still single family housing but with the increase in rental dwelling we would continue to fund the Mortgage, Rental and Utility Assistance Program for FY2020 as well as continuing the tree program to Project IMPACT funding it with potential program income. The funding of these programs could assist in possibly opening up more opportunities for Florissant residents.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Citizen Participation Committee</p>				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities				
		Non-English Speaking - Specify other language: various Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				
3	News Release	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Non-targeted/broad community	Notice of CPC meeting and Public Hearing was put on the City's website and cable channel reaching thousands of people which included the solicitation of comments, public hearing and draft plan availability			
5	Mailing to Tribes re: Public Hearing	Minorities Indian Tribes				
6	Public Municipal Posting-Public Hearing	Non-targeted/broad community				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Florissant expects an allocation of \$248,515 in CDBG funding for FY2020. During the FY2010-FY2014 Consolidated Plan period, CDBG allocations varied between \$200,837 (lowest allocation) and 241,879 (highest allocation) with an average allocation of \$219,724. The chart below assumes that same average allocation of \$219,724 for each of the four years FY2016, FY2017, FY2018, and FY2019.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	248,515	0	0	248,515	0	Funds various programs throughout the City of Florissant

Table 5 - Expected Resources – Priority Table



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

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through Project IMPACT (formally known as the C.O.P.S. program) in order to provide home repairs, and accessibility improvements to the maximum number of low- to moderate-income and/or disabled Florissant residents. Project IMPACT uses CDBG funding to purchase wheelchair ramps, materials and supplies for homes that are then rehabbed by qualified volunteers. The volunteer labor allows more households to be served with limited funding. In the event a situation arises that volunteer efforts cannot be utilized due to a lack of qualified and available volunteers, the program will allow for reimbursement of labor on exterior repairs and home clean outs.

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

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Improvement Program	2016	2020	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$118,812	Homeowner Housing Rehabilitated: 23 Household Housing Unit
2	Home Improvement Program - Mechanical	2016	2020	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$60,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit
3	Project IMPACT (formally known as C.O.P.S.	2016	2020	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$10,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Mortgage, Rental & Utility Assistance	2016	2020	Public Services	City of Florissant	Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
5	Administration	2016	2020	Administration	City of Florissant		CDBG: \$49,703	

**Table 6 – Goals Summary**

## Goal Descriptions

1	<table> <tr> <td data-bbox="365 197 446 1703"><b>Goal Name</b></td><td data-bbox="365 1703 618 1942">Home Improvement Program</td></tr> <tr> <td data-bbox="446 197 618 1703"><b>Goal Description</b></td><td data-bbox="446 1703 618 1942">Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.</td></tr> </table>	<b>Goal Name</b>	Home Improvement Program	<b>Goal Description</b>	Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.
<b>Goal Name</b>	Home Improvement Program				
<b>Goal Description</b>	Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.				
2	<table> <tr> <td data-bbox="618 197 678 1703"><b>Goal Name</b></td><td data-bbox="618 1703 930 1942">Home Improvement Program - Mechanical</td></tr> <tr> <td data-bbox="678 197 930 1703"><b>Goal Description</b></td><td data-bbox="678 1703 930 1942">In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.</td></tr> </table>	<b>Goal Name</b>	Home Improvement Program - Mechanical	<b>Goal Description</b>	In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.
<b>Goal Name</b>	Home Improvement Program - Mechanical				
<b>Goal Description</b>	In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.				

<b>3</b>	<b>Goal Name</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together (formally known as C.O.P.S.)
	<b>Goal Description</b>	Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents could be or have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do specialized exterior repairs, home clean outs and the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project IMPACT funds to be used towards the reimbursement of labor on exterior repairs and home clean outs and the materials and construction of wheelchair ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide. Additionally, a substantial need has been identified in the community for assistance regarding the aging tree population in the area. In order to address this growing safety concern, this program will allow for up to \$3,000 to be utilized towards the mitigation of tree hazards. The funding for this tree program will come primarily from project income.
<b>4</b>	<b>Goal Name</b>	Mortgage, Rental & Utility Assistance
	<b>Goal Description</b>	This program provides mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship and was awarded to CAASTLC in September 2016. This program is designed to help residents stay in their homes, whether they are home owners or renters.
<b>5</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

## AP-35 Projects – 91.220(d)

### Introduction

The table below lists the four (4) projects – three (3) housing programs and one (1) public service programs – that the City of Florissant will undertake in FY2020 in order to address the needs identified through this Consolidated Plan Process.

#	Project Name
1	Home Improvement Program
2	Home Improvement Program - Mechanical
3	Project IMPACT (formally known as C.O.P.S.)
4	Mortgage, Rental & Utility Assistance
5	Administration

Table 8 – Project Information

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

#### Home Improvement Program

Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.

#### Home Improvement Program – Mechanical

In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.

Project IMPACT: Initiative to Maintain Properties and Assist our Community Together (formally known as C.O.P.S.)

Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents could be displaced from their homes due to

health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do specialized exterior repairs, home clean outs and the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project IMPACT funds to be used towards the reimbursement of labor on exterior repairs, home clean outs and the materials and construction of wheelchair ramps or repairs. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.

Additionally, a substantial need has been identified in the community for assistance regarding the aging tree population in the area. In order to address this growing safety concern, this program will allow for up to \$3,000 to be utilized towards the mitigation of tree hazards. The funding for this tree program will come primarily from project income.

#### Mortgage, Rental & Utility Assistance

This program provides mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship and was awarded to CAASTLC in September 2016. This program is designed to help residents stay in their homes, whether they are home owners or renters.

# Projects

## AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	<b>Project Name</b>	Home Improvement Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Home Improvement Program
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$118,812
	<b>Description</b>	Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates assisting 23 households with the Home Improvement Loan Program
	<b>Location Description</b>	The City will accept households within the city limits
	<b>Planned Activities</b>	The Home Improvement Program provides up to \$5000 as a 0% interest forgivable loan to eligible City of Florissant residents to assist with home improvement projects.

2	<b>Project Name</b>	Home Improvement Program - Mechanical
	<b>Target Area</b>	
	<b>Goals Supported</b>	Home Improvement Program - Mechanical
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.
3	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates assisting 12 households with the HIP-M Program
	<b>Location Description</b>	The City will accept households within the city limits
	<b>Planned Activities</b>	The Home Improvement Program - Mechanical program provides up to \$5000 grant to low- to moderate-income homeowners for the replacement of water heaters, heating and/or cooling units.
	<b>Project Name</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together (FKA C.O.P.S.)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together (FKA C.O.P.S.)
	<b>Needs Addressed</b>	Housing Repair and Improvement / Housing Accessibility
	<b>Funding</b>	CDBG: \$10,000



<p><b>Description</b></p> <p>Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents could be displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do specialized exterior repairs, home clean outs and the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project IMPACT funds to be used towards the reimbursement of labor on exterior repairs, home clean outs and the materials and construction of wheelchair ramps or repairs. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.</p> <p>Additionally, a substantial need has been identified in the community for assistance regarding the aging tree population in the area. In order to address this growing safety concern, this program will allow for up to \$3,000 to be utilized towards the mitigation of tree hazards. The funding for this tree program will come primarily from project income.</p>	<p><b>Target Date</b></p> <p>12/31/2021</p> <p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> <p>The City estimates that 10 households will be assisted with Project IMPACT</p> <p><b>Location Description</b></p> <p>Participants of this program will be City Wide</p> <p><b>Planned Activities</b></p> <p>Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents could be or have been temporarily displaced from their homes due to health and safety issues.</p>
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4	<b>Project Name</b>	Mortgage, Rental & Utility Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Mortgage, Rental & Utility Assistance
	<b>Needs Addressed</b>	Emergency Mortgage, Rental, and Utility Assistance
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The City will continue to fund the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
	<b>Target Date</b>	12/31/2021
5	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 20 individuals will be assisted with the MRU Assist Program
	<b>Location Description</b>	Participants will be accepted from within the City of Florissant limits
	<b>Planned Activities</b>	Mortgage, rental, and utility assistance will be provided to those who are in jeopardy of becoming homeless due to past due or late rent/mortgage and utility payments.
	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Funding</b>	CDBG: \$49,703
	<b>Description</b>	Funds will be used to pay costs associated with the administration of the CDBG program. Funds will pay for supplies, staff salaries, public notices, indirect costs and other costs associated with the grant.
	<b>Target Date</b>	

<div data-bbox="207 1514 324 1892"> <p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> </div> <div data-bbox="344 1514 386 1892"> <p><b>Location Description</b></p> </div> <div data-bbox="402 1514 444 1892"> <p><b>Planned Activities</b></p> </div>	<p>This activity is administration and will not benefit low income families directly.</p>
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## **AP-50 Geographic Distribution – 91.220(f)**

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Florissant	100

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

N/A

### **Discussion**

N/A

## Affordable Housing

**AP-55 Affordable Housing – 91.220(g)**

## Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	65
Special-Needs	
Total	65

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	65

**Table 12 - One Year Goals for Affordable Housing by Support Type**

## Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

Not applicable.

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

### **Introduction**

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

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

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

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

N/A

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

N/A

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

N/A

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

N/A

#### Discussion

N/A

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total



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

### **Introduction**

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

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

Barrier: Affordable housing options are concentrated in areas of low opportunity.

#### Strategies:

- Support mixed-income housing developments by private developers
- Support comprehensive community development efforts aimed at improving access to opportunities

Barrier: Some residents of the Analysis of Impediments study area hold strong “not In My Back Yard” (NIMBY) sentiments as well as attitudes prejudiced against people of low income, those residing in subsidized housing, and racial/ethnic minorities.

#### Strategies:

- Collaborate with other agencies and local governments to develop an appropriate diversity and sensitivity awareness curriculum
- Collaborate with other agencies and local governments to develop a campaign to educate local leaders and elected officials regarding the economic benefits of diversity

Barrier: Zoning codes with restrictive definitions of “family” and occupancy permitting requirements allow communities to control, by approval or denial of a permit, who may live in their jurisdiction.

#### Strategies:

- Explore the opportunity to partner with a local university for a review of occupancy

permit requirements, family definitions, and zoning ordinances (including regulations regarding group homes and residential treatment centers) in partnership with St. Louis County and O'Fallon

- 

Barrier: There are limited housing options for people with disabilities.

Strategies:

- Meet with disability advocates to better understand types and locations of units missing from the current accessible housing stock
- Provide public support to residential developments that offer universal design or otherwise exceed FHA minimum accessibility requirements
- Research model ordinances from HUD or the DOJ that address reasonable accommodation standards

- 

Barrier: There is evidence of private sector lending discrimination in St. Louis County.

Strategies:

- Publicly praise or otherwise recognize financial institutions with a record of supporting fair housing initiatives.

- 

Barrier: Small-scale landlords may not be fully compliant with the Fair Housing Act.

Strategies:

- Make residents and rental property owners aware of Fair Housing Act educational opportunities through organizations such as the St. Louis Apartment Association (SLAA)

## Discussion

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

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

#### **Actions planned to foster and maintain affordable housing**

The City of Florissant will fund several rehabilitation programs to assist low income families with maintaining their homes. The City will continue to administer the Home Improvement Program which provides up to \$5000 to be used toward code violations or home repair and is forgiven if the homeowner lives in the home for 5 years. We will also continue to administer the Home Improvement Mechanical Program which provides assistance with the repair/replacement of water heaters, heating and/or cooling units (HVAC). Additionally, the City will fund Project IMPACT: Initiative to Maintain Properties and Assist our Community Together (FKA CO.P.S.) which provides material for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents could be or have been temporarily displaced from their homes due to health and safety issues. A substantial need has been identified in the community for assistance regarding the aging tree population in the area. In order to address this growing safety concern, this program will allow for up to \$3,000 to be utilized towards the mitigation of tree hazards. The funding for this tree program will come primarily from project income. Lastly, the City will continue to fund the mortgage, rental, and utility assistance program to serve low to moderate income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.

#### **Actions planned to reduce lead-based paint hazards**

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

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

### **Actions planned to reduce the number of poverty-level families**

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

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

### **Actions planned to develop institutional structure**

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

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

City staff will continue to attend meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS,

## Discussion

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

**Community Development Block Grant Program (CDBG)**  
**Reference 24 CFR 91.220(l)(1)**

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

## 34

**PROPOSED USE OF CDBG FUNDS**  
**2020 ESTIMATED Financial Summary**

FY2020 CDBG Program

**Community Development Block Grant Resources**

Entitlement Amount Estimate	\$248,515.00
<b>Total FY2020 Anticipated Funding</b>	<b>\$248,515.00</b>

Proposed Uses of CDBG Funds

**Housing Programs**

Home Improvement Program	\$118,812.00
Home Improvement Program – Mechanical	\$ 60,000.00
Project IMPACT	\$ 10,000.00

**Public Services**

Mortgage, Rental & Utility Assistance	\$ 10,000.00
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<b>Grant Administration</b>	<b>\$ 49,703.00</b>
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<b>Total</b>	<b>\$248,515.00</b>
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# CITY OF FLORISSANT



## COUNCIL MINUTES

October 14, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, October 14, 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: Henke, Pagano, Parson, Siam, Harris, Jones, Eagan, Caputa and Schildroth. 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 Schildroth moved to approve the Meeting Minutes of September 23, 2019, seconded by Caputa. Motion carried.

The next item on the agenda was the Mayor's Budget Message for FY 2020. (See attached)

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

Paul Balkenbush, Florissant resident, expressed his concern regarding a derelict property at 2120 Jenkee. This house has been in a state of neglect over the entire summer.

Rob Hoffman, 306 St. Louis, described a vehicular accident which occurred in his neighborhood when an individual drove away from Bunkers Lounge. Considerable damage occurred. Mr. Hoffman added that this was the third time this year a similar type of accident has occurred. He stated that Ward 2 Councilman Jones had visited him in order to express his vision of future businesses and taverns in the Historic District. Mr. Hoffman asked the Council to please stop the increasing trend of drunk driving and loud music in Old Town.

Councilman Jones moved to suspend the rules, seconded by Caputa. Motion carried.

Councilman Jones stated that he never said he wanted to open more bars or taverns in Old Town. He visited Mr. Hoffman because Councilman Henke, Mr. Hoffman's Ward 6 Councilman, was out of town. Councilman Jones had the best of intentions.

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



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

34 The City Clerk reported that Public Hearing #19-10-025 on the proposed budget for the City of  
35 Florissant including the General Revenue Fund, the Capital Improvement Fund, the Park Improvement  
36 Fund, the Street Improvement Fund, the Sewer Lateral Fund, the Property Revitalization Fund, the  
37 Property Maintenance Fund, the Public Safety Fund, and the Court Building Fund for the Fiscal Year  
38 beginning December 1, 2019 had been advertised in substantially the same form as appears in the  
39 foregoing publication and by posting the same. The Chair declared the Public Hearing to be open and  
40 invited those who wished to be heard to come forward.

41 Kimberlee Johnson, Director of Finance, appeared before the Council.

42 The Chair asked if there were any citizens who would like to speak on said public hearing.

43 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #19-10-025,  
44 seconded by Pagano. Motion carried.

45 The City Clerk reported that Public Hearing #19-10-027 to authorize a Special Use Permit to  
46 Girls Getta Grip Gun Club, LLC, to allow for an Educational Development Center for the property  
47 located at 45 St. Anthony Lane had been advertised in substantially the same form as appears in the  
48 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open  
49 and invited those who wished to be heard to come forward.

50 Mary Edwards-Fears, petitioner and retired police officer, thanked city staff for categorizing her  
51 enterprise as an *Education Development Center*. Studies have shown that women carry firearms, but  
52 are intimidated by them. As a result, they do not use them when necessary. This instruction is geared  
53 toward making women feel more comfortable using a gun. She contacted the surrounding residents  
54 and they were very receptive to the enterprise. There will be no loud noises or increased traffic in the  
55 neighborhood. Any firing of weapons will be done off site at firing ranges.

56 Ms. Fears stated that the target age demographic would be women in their 30's and 40's. She  
57 wants students who are serious and responsible gun owners. Record checks will be run and state and  
58 local laws abided by. Her staff includes four trainers, three of whom are police officers. Hours of  
59 operation will vary depending upon the students' schedules. Many of the women work during the day.  
60 The majority of time classes will be held in the evenings and weekends, with a maximum of 10 students  
61 per class.

63 The Chair asked if there were any citizens who would like to speak on said public hearing.  
64 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #19-10-027, seconded  
65 by Caputa. Motion carried.

66 The City Clerk reported that Public Hearing #19-10-028 to authorize a Special Use Permit to  
67 PFMW Florissant, LLC, d/b/a Planet Fitness to allow for a fitness club located at 175 Flower Valley  
68 Shopping Center for the property located at 175 Flower Valley Shopping Center had been advertised in  
69 substantially the same form as appears in the foregoing publication and by posting the property. The  
70 Chair declared the Public Hearing to be open and invited those who wished to be heard to come  
71 forward.

72 Keith Poettker, petitioner and contractor, stated that Planet Fitness has several facilities in the  
73 surrounding area. The proposed site is 25,000 square foot and all renovations will include updating the  
74 parking lot and the facade of the building. Construction will take 4-5 months to complete. The  
75 owners keep the facility clean and well monitored. This facility will be a 24 hour facility with an  
76 average of 4 – 6 employees. A manager will always be on site, along with employees and evening  
77 cleaning crews. In regards to security, there are extensive cameras inside and outside of the building.

78 In regards to Councilman Caputa's question about whether they used a *labor-based community*  
79 for their construction employees, the petitioner stated that they do use local contractors and that his  
80 company is located out of Breese, Illinois. Mr. Poettker noted that his company was a signatory  
81 company as well.

82 The Chair asked if there were any citizens who would like to speak on said public hearing.  
83 Todd Riley, Engineer, stated that Planet Fitness is a first class facility and has 33 other locations. There  
84 is very little cash on hand, possibly some for water or drinks. Everything else is membership based.

85 Being no other citizens who wished to speak, Councilman Henke moved to close P.H. #19-10-  
86 028, seconded by Eagan. Motion carried.

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

88 Councilwoman Pagano moved that Bill No. 9535 Ordinance authorizing a transfer of \$12,000  
89 from Sewer Lateral Acct. No. 04-5-80-50060 "Professional Services-Sewer Lateral Video" to Acct. No.  
90 04-5-80-30000 "Equipment Repairs" for additional repairs for equipment be read for a second time,  
91 seconded by Caputa. Motion carried and Bill No. 9535 was read for a second time. Councilman Siam  
92 moved that Bill No. 9535 be read for a third time, seconded by Henke. Motion carried and Bill No.  
93 9535 was read for a third and final time and placed upon its passage.

94 Before the final vote all interested persons were given an opportunity to be heard. Being no  
95 citizens who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam  
96 yes, Harris yes, Jones absent, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared  
97 Bill No. 9535 to have passed and became Ordinance No. 8555.

98 Council President Caputa stated that the next item on the agenda is new business.

99 Councilman Henke moved to reappointment Gary Meyer, 983 St. Antoine, to the Landmark  
100 Historic District Commission as a member from Ward 6 for a term expiring on 8/26/2022, seconded by  
101 Eagan. Motion carried.

102 Councilman Henke moved to reappointment Steve Siebe, 990 St. Francois, to the Landmark  
103 Historic District Commission as a member from Ward 6 for a term expiring on 9/27/2022, seconded by  
104 Pagano. Motion carried.

105 Councilman Eagan moved to accept the Mayor's reappointment of Mike Mott, 1025 Keeven, to  
106 the Traffic Commission as a member from Ward 3 for a term expiring on 9/29/2023, seconded by  
107 Pagano. Motion carried.

108 Councilman Eagan moved to accept the Mayor's reappointment of Carol Wagner, 910 Daniel  
109 Boone, to the Senior Commission as a member from Ward 2 for a term expiring on 8/26/2022,  
110 seconded by Pagano. Motion carried.

111 Councilman Eagan moved to accept the Mayor's reappointment of Gene Royce, 2530  
112 Lawnview, to the Senior Commission as a member from Ward 4 for a term expiring on 11/14/2022,  
113 seconded by Pagano. Motion carried.

114 Councilman Eagan moved to accept the Mayor's appointment of Casey Scheidt, 1770 Beverly  
115 to the Emergency Management Commission as a member from Ward 6 for a term expiring on  
116 10/14/2022, seconded by Pagano. Motion carried.

117 Councilman Eagan moved to accept the Mayor's reappointment of Steve Schnelle, 1465  
118 Vesper, to the Disability Awareness Commission as a member from Ward 4 for a term expiring on  
119 10/8/2022, seconded by Pagano. Motion carried.

120 The next item on the agenda was First Readings.

121 Councilman Caputa introduced Bill No. 9539 Ordinance authorizing a Special Use Permit to  
122 Girls Getta Grip Gun Club, LLC to allow for an Education Development Center for the property  
123 located at 45 St. Anthony Lane and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9540 Ordinance authorizing a Special Use Permit to PFMW Florissant, LLC d/b/a Planet Fitness to allow for a fitness club located at 175 Flower Valley Shopping Center and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9541 Ordinance authorizing the repainting of masonry for 3230 Parker Road and said Bill was read for the first time. Councilman Parson moved that Bill No. 9541 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9541 was read for a second time. Councilman Parson moved that Bill No. 9541 be read for a third time, seconded by Caputa.

Councilman Eagan noted that the petition did not include a request for three readings. Councilman Caputa stated that the paint was actually more of a stain. The Mayor informed the Council that he had met with the petitioner and he has plans to renovate the entire shopping center.

Councilman Parson withdrew his motion for a third reading.

Councilman Caputa introduced Bill No. 9542 Ordinance rescinding Ord. No. 8485, adopted on December 10, 2018 for Koch Utilities and requesting that the utilities be charged to Parks Utilities Acct. No. 01-5-47-26000 and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9542 be read for a second time, seconded by Henke. Motion carried and Bill No. 9542 was read for a second time. Councilman Caputa moved that Bill No. 9542 be read for a third time, seconded by Henke. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9542 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9542 to have passed and became Ordinance No. 8556.

Councilman Caputa introduced Bill No. 9543 Ordinance amending Section 100.090 "Schedule of Court Costs" to adjust fees to be consistent with the state statute and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9543 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9543 was read for a second time. Councilman Jones moved that Bill No. 9543 be read for a third time, seconded by Henke. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9543 was read for a third and final

time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9543 to have passed and became Ordinance No. 8557.

Councilman Caputa introduced Bill No. 9544 Ordinance authorizing a transfer of \$15,000 from Acct. No. 01-5-42-27000 "Gasoline-Health" to various accounts and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9544 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9544 was read for a second time. Councilwoman Pagano moved that Bill No. 9544 be read for a third time, seconded by Siam. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9544 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9544 to have passed and became Ordinance No. 8558.

Councilman Caputa introduced Bill No. 9545 Ordinance authorizing a transfer of \$15,000 from Capital Improvement Fund Acct. No. 03-5-03-6148 "Capital Additions-Public Works" to Acct. No. 03-5-03-6142 "Capital Additions-Health" for the purchase of enclosed trailers for lawn equipment and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9545 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9545 was read for a second time. Councilman Caputa moved that Bill No. 9545 be read for a third time, seconded by Pagano. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9545 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9545 to have passed and became Ordinance No. 8559.

Councilman Caputa introduced Bill No. 9546 Ordinance authorizing an appropriation of \$300,000 from the Public Safety Fund to Acct. No. 17-5-1761000 "Capital Additions-Public Safety" for the replacement of the records, management, Computer Aided Dispatch and Mobile Computer systems for the police department and said Bill was read for the first time. Councilwoman Pagano moved that Bill No. 9546 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9546 was read for a second time. Councilman Caputa moved that Bill No. 9546 be read for a third time, seconded by Pagano. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9546 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9546 to have passed and became Ordinance No. 8560.

Councilman Caputa introduced Bill No. 9547 Ordinance amending Title II, Chapter 245 "Parks & Recreation" of the Florissant City Code, Section 245.180 "Fees for Use" to adjust fees for the use of various park facilities and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9548 Ordinance authorizing a transfer of \$20,000 from Acct. No. 03-5-03-61480 Capital Additions-Public Works to Acct. No. 03-5-03-61360 Capital Additions-IT for the purchase of audio/visual equipment for the Council Chambers and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9548 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9548 was read for a second time. Councilman Schildroth moved that Bill No. 9548 be read for a third time, seconded by Henke. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9548 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9548 to have passed and became Ordinance No. 8561.

216 The next item on the Agenda was Council Announcements.

217 Councilman Harris announced that there will be a litter pick-up on 10/19 along Shackelford  
218 Road at 10 a.m.

219 Councilman Jones reminded everyone to remember TEAM Food Pantry. Volunteers and  
220 donations are always needed. He stated that water main work is being done on Mullanphy and Lindsay  
221 Lane.

222 Councilman Eagan congratulated all those involved with the Fall Festival which was a  
223 wonderful event for the city. Next Saturday the annual Race to the Shrine will be held. The Valley of  
224 Flowers Dinner is next Monday at Hendel's. Knights of Columbus will be hosting their Food Truck  
225 Night this Thursday.

226 Councilman Schildroth also thanked Old Town Partners, volunteers and employees for working  
227 to make the Fall Festival a very special event.

228 Councilwoman Pagano also agreed that the Fall Festival was a spectacular event this year.  
229 There will be a Ward 5 & 7 Meeting on November 14 at the Justice Center.

230 Councilman Caputa stated that people from out of town who attended the Fall Festival this year  
231 were very surprised and impressed with the City. He stressed that all residents should keep their fire  
232 arms locked up and not leave them in their vehicles. Ward 4 Neighborhood Watch will have a Litter  
233 Clean Up on Humes. He warned residents to be cautious when driving because of all the construction  
234 being done on the roads.

235 The next item on the Agenda was Mayor Announcements.

236 The Mayor thanked Karen Goodwin for Co-Chairing the Fall Festival and Steve Kinnison for  
237 filming actual videos while the event was going on. The River Front Times named Old Town Donuts  
238 the best donuts in St. Louis for 2019. The Halloween Dance will be held on 10/18 at JFK for 6-8  
239 graders. The ice rink will be opening in October 25. The Boo Bash will be held this year on 10/26 at  
240 the Eagan Center. Halloween Swim and Skate will be held on October 31 at the Eagan Center.

241 The Council President announced that the next regular City Council Meeting was scheduled for  
242 Monday, October 28, 2019 at 7:30 pm.

243 Councilman Schildroth moved to adjourn the meeting, seconded by Eagan. Motion carried.  
244 The meeting was adjourned at 8:52 p.m.

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Karen Goodwin, City Clerk

250       The following Bills were signed by the Mayor:

251

252       Bill No. 9535       Ord. 8555

253       Bill No. 9542       Ord. 8556

254       Bill No. 9543       Ord. 8557

255       Bill No. 9544       Ord. 8558

256       Bill No. 9545       Ord. 8559

257       Bill No. 9546       Ord. 8560

258       Bill No. 9548       Ord. 8561

259



## Karen Goodwin

---

**From:** montaineantiques@aol.com  
**Sent:** Sunday, October 13, 2019 12:24 PM  
**To:** Karen Goodwin  
**Subject:** Letter To Mayor Lowery and Florissant City Council  
**Attachments:** drunk.jpg; drunk1.jpg; firehydrant.jpg

**Is it too late to have this included in council meeting agenda Monday?? --RH**

There seems to be a budding idea among our elected officials that it is somehow in the public interest for the Florissant historic district to have more bars, nightclubs, and honkeytonks. ie., more alcohol and more people drinking it. Is this a vision that the historic district should perhaps resemble what Florissant already has in a 10 mile expanse of the Lindbergh business district? And somehow this vision would be facilitated by allowing one of these taverns, (viz., Bunkers) to hire loud rock and roll bands to play on their outdoor patio?

This vision notwithstanding, I wonder if anyone has NOT yet seen the aftermath of the drunk driving incident that occurred at the historic property at 306 Rue St Louis at 1:15 AM on Oct 4th. Following an evening of unrestrained drinking at Bunkers the perpetrator was freely allowed to weaponize his Honda CRV in which he first mowed down a tree on the hillside at 290 Rue St Louis narrowly avoiding killing a sleeping child in a corner room of the frame house. He then rocketed across the intersection, mowed down a fire hydrant, and tore up 30 feet of hillside at 300 St Louis; he finally slingshotted back across the street hitting and destroyed two concrete reinforced brick columns and 35 feet of irreplaceable antique wrought iron fencing.

Something you may not know: after 25 years of nothing like this ever happening this fence and property have now been hit and damaged three times in the past year by drunken drivers leaving Bunker's Bar. There was a hit and run incident less than three weeks prior to the Oct 4 crashes. Prior to that, another drunken hit and run incident occurred but was never reported because the perpetrator had enough of a moral compass to return the next morning and take responsibility for the damage he caused.

It doesn't take a statistician to show that what we are experiencing is a trending pattern. The common denominators are:

(1) Unrestrained alcohol consumption at Bunkers Bar and (2) Unrestricted access to operating motor vehicles while intoxicated.

*Defacto* accessories to these crimes include primarily the proprietor and servers at Bunkers who appear to have the single-minded interest of selling as much alcohol as possible with no sense of social duty regarding what happens when their clients

*Accepted  
10/23/19  
Karen*

stagger out into the neighborhood and zoom off in a 2000 lb. missile. Secondly, there is an apparent laissez faire attitude among law enforcement who are well-aware of the Bunkers problem but seem unwilling to invest in actions that might promote deterrence.

There is potentially a third complicit party. Namely, our elected officials who's most sacred sworn duty is for the welfare and **protection** of its citizens— not the proliferation of bars and alcohol nor conspicuously partisan actions that would allow Bunkers to hire live rock bands thereby violating Florissant code Section 210.670 ("Peace Disturbance") and specifically Subsection (A) "A person commits the offense of peace disturbance if he or she: (1) Unreasonably or knowingly disturbs or alarms another person or persons by: (a) Loud Noise.

As citizens and owners of the property at 306 we ask that the Mayor and City Council please recognize that we have a dangerous problem and doing nothing about it is an unacceptable violation of your oath of duty. At this time we wonder what would be the point of spending thousands of dollars for a third time in less than a year to restore the old iron fence and brickwork if there is a high probability that it will just be destroyed again in a matter of weeks or months.

We do not expect anyone can guarantee zero probability of future property damage via drunk drivers from Bunkers. All we wish to hear is that you are willing to recognize the escalating problem and initiate some sort of plan that might at least reduce the probability of recurrence.

Sincerely,

Rob Hoffman  
Marishka Szynewski

306 St Louis St

Brice Clinton  
1255 Night Dr  
Floris MO 63031

City Council

We Have Had cars Zooming 60 Mph Down our Road.

IF you want To keep people Safe From car Accidents

I Think You Should Put Down Speed Bumps on The Road.

I care About our Neighborhoods Safty and I Don't Wish  
For someone To Get Hurt or something Tragic Happen, SO IF  
Nothing IS Done About It, Then I will Let The Government  
Know (The Mayor, etc.)

The Road I am Talking About IS Flamingo Dr. Florissant  
MO 63031.

Do something To stop speeding on our  
Road!!

Received  
10/21/19  
Aguilar

Your Here To ~~Save~~ The People Not Yourselfes!

# **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, October 28, 2019 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to Bing's Seafood Café, Inc. d/b/a Cajun Crab to allow for a sit-down carry-out restaurant for the property located at 630 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**



FRANK D. MILETO A.L.A.  
14 BEAVER BROOK DRIVE, LONG VALLEY, N.J. 07863  
TEL: 212-732-3450 FAX: 212-732-8145  
EMAIL: HSLAMCO@AOL.COM



LAM & ASSOCIATES CONSULTING, INC.  
FOOD SERVICE CONSULTANT  
34 ALLEN STREET, NEW YORK, NY 10002  
TEL: 212-732-3450 FAX: 212-732-8145  
EMAIL: HSLAMCO@AOL.COM

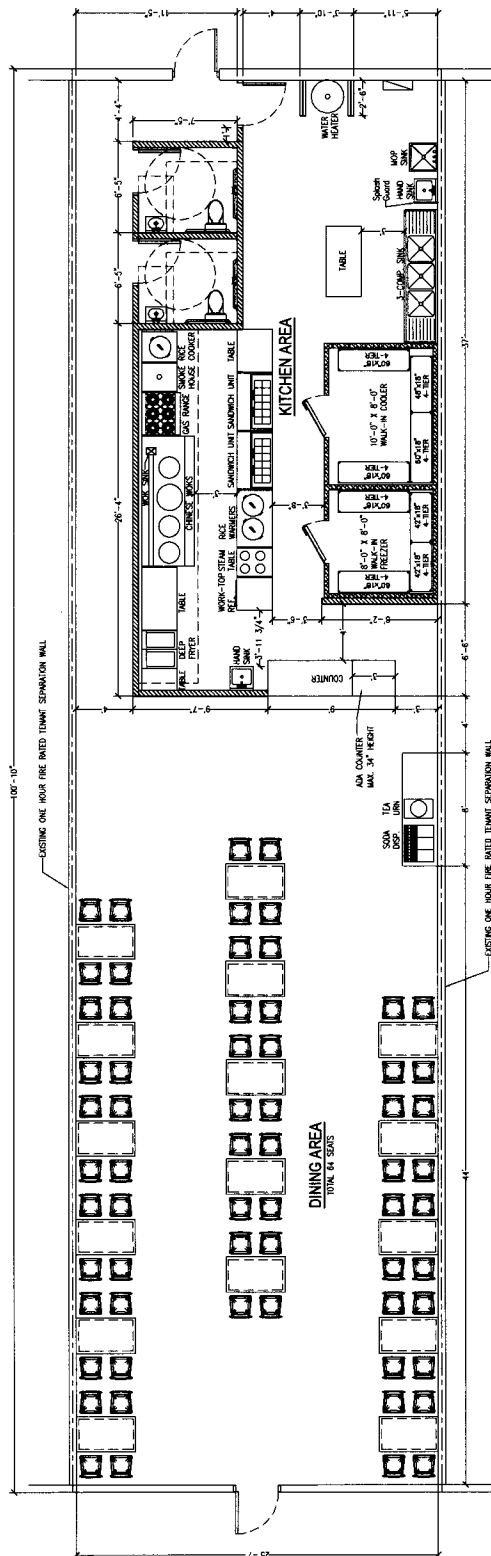
# PROPOSED RESTAURANT

630 N. WS HWY. 67  
FLORISSANT, MO 63031

REVISIONS  
DATED:

DATE: 09/19/2019  
SCALE: 1/4"=1'-0"  
DRAWN: JT  
JOB NO. C15-048

## A.1

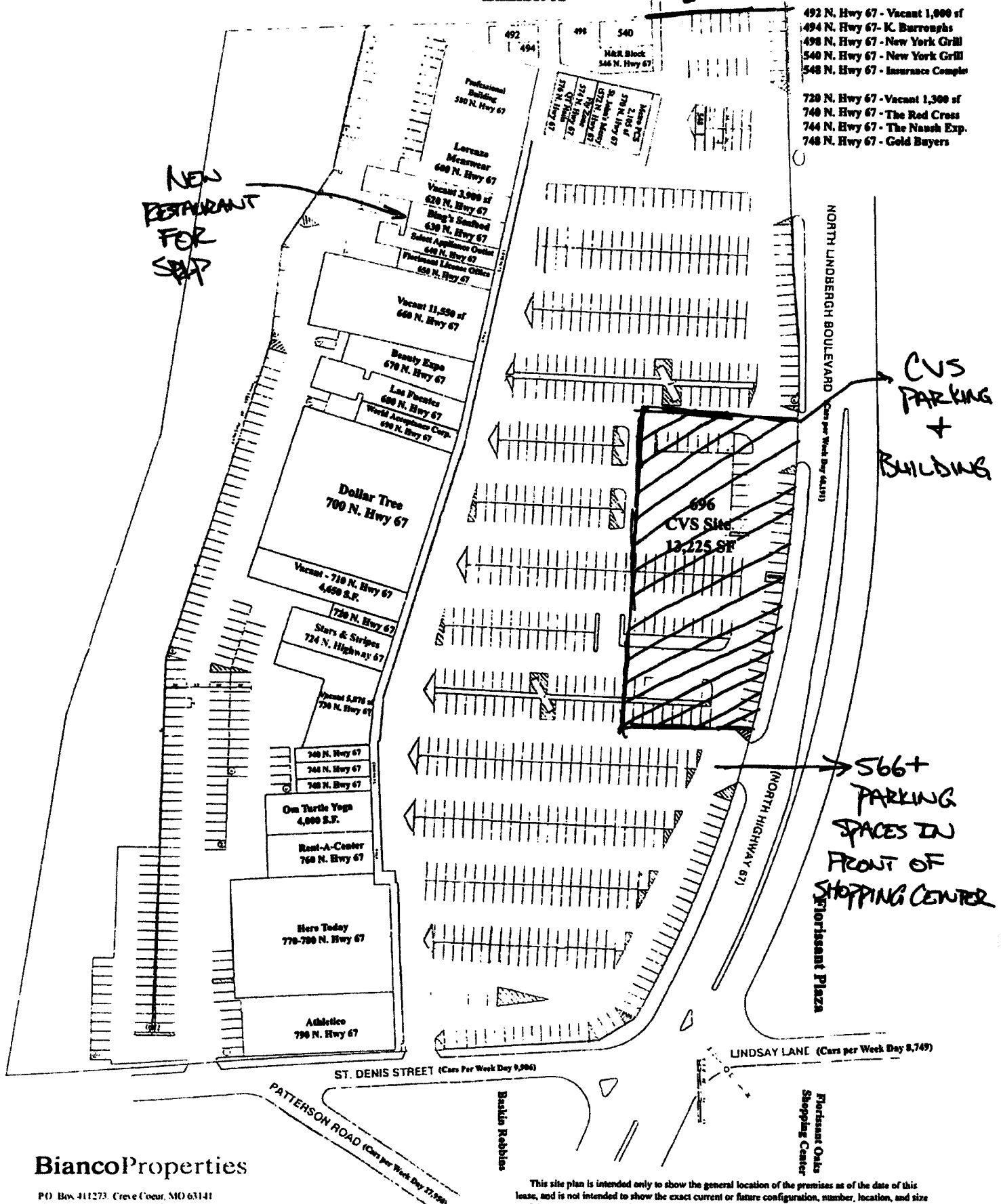


PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"

# Florissant Meadows

END OF  
FLORISSANT MEADOWS

## Exhibit A



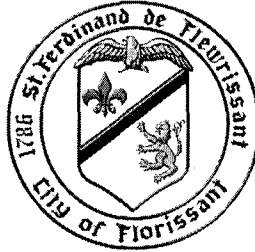
**BiancoProperties**

PO 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 plan is subject to change at Landlord's discretion.

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**MEMORANDUM**



**CITY OF FLORISSANT**

To: Planning and Zoning Commissioners Date: October 2, 2019

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

Subject: **"Cajun Crab" at 630 N. Highway 67-** Request recommended approval  
of Special Use to allow for a sit-down, carryout restaurant in a 'B-3'  
Zoning District.

**STAFF REPORT**  
**CASE NUMBER PZ-100719-3**

**I. PROJECT DESCRIPTION:**

This is a request for recommended approval of Special Use to allow for a sit-down,  
carryout restaurant **"Cajun Crab" at 630 N. Highway 67** in a 'B-3' Zoning District.

**II. EXISTING SITE CONDITIONS:**

The existing property is in the **Florissant Meadows Shopping Center**. The tenant  
proposes to occupy 630 N Highway 67, currently vacant.

**III. SURROUNDING PROPERTIES:**

The property involved is about 2370 s.f. in a 'B-3' Extensive Business District Shopping  
Center with out-parcels also within a 'B-3' District. The property adjacent and to the  
west is Florissant Square Shopping Center, owned by Follman Properties and is also in a  
'B-3' District.



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42 **IV. STAFF ANALYSIS:**  
43

44 The application is accompanied by a diagram of addresses on the site, a Preliminary floor  
45 plan with dimensions of 100'-10"x 23'-7" retail space. The existing building on the  
46 property contains 128,000 square feet. The front facing (West) wall of the building is  
47 brick and glass storefront with EIFS (exterior insulation and finish system) area above the  
48 canopy and signage designated for the EIFS wall area.  
49

- 50 1. Signage. There is no signage proposed, however, signage must also be approved  
51 by the City and according to the lease agreement with Bianco Properties,  
52 mounted on the parapet, using materials and specific mounting methods per  
53 Bianco. A wall sign will be permitted up to 40 s.f. as defined in the Zoning Code,  
54 or under Special Conditions, limited to 100 s.f. if approved by P&Z.  
55 2. Parking required as estimated by the Building Commissioner:  
56 a. 64 seating at tables/4= 16 parking  
57 b. Assume 6 employees= 4 parking  
58 c. Total required 20-21 depending on staff size  
59 3. Parking: The site contains approximately 128,000 s.f. of retail space. According  
60 to parking regulations for the 'B-3' district, 364 parking are required for this size  
61 center per the new parking regulations. The drawing included indicates 902  
62 spaces. The applicant has submitted new calculations using the parking  
63 regulations, which indicate 365 required. Parking concerns are minimal so for the  
64 Special Use proposed, there appears to be plenty of parking available on the  
65 property.  
66 4. Plumbing Fixture counts: The IBC and the International Plumbing Code both  
67 control the number of fixtures for such a facility, but have little or no Zoning  
68 impact. Plan shows 2 accessible restrooms and a service (mop) sink:  
69 a. Men's room with 2 fixtures and one lavatory (sink).  
70 b. Women's room with 2 fixtures and one lavatory.  
71 c. 1 Service sink.  
72

73 **VI. STAFF RECOMMENDATIONS:**  
74

75 **Suggested Motion for SUP 630 N. Highway 67:**  
76

77 I move to recommend approval of Special Use to allow for a sit-down, carryout  
78 restaurant "**Cajun Crab**" at 630 N. Highway 67 in a 'B-3' Zoning District as depicted by  
79 attached floor plan A.1 dated 9/19/19 by Frank Mileto, AIA, along with the following  
80 restrictions to become part of the record:  
81  
82  
83

*ist - Odo  
2nd - Mark*  
(End of suggested motion)

1 INTRODUCED BY COUNCILMAN HENKE  
2 OCTOBER 28, 2019

3  
4 BILL NO. 9549

ORDINANCE NO.

5  
6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO BING'S**  
8 **SEAFOOD CAFÉ D/B/A CAJUN CRAB TO ALLOW FOR A SIT-DOWN**  
9 **CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 630 N.**  
10 **HIGHWAY 67.**

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

15 WHEREAS, an application has been filed by Bing's Seafood Café d/b/a Cajun Crab to allow  
16 for a sit-down carry-out restaurant for the property located at 630 N. Highway 67; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting  
18 of October 7, 2019 recommended approval of said Special Use Permit; and

19 WHEREAS, due notice of public hearing no.19-10-029 on said application to be held on the  
20 28<sup>th</sup> of October, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held  
21 and concluded; and

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

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

28  
29  
30 Section 1: A Special Use Permit is hereby approved for Bing's Seafood Café d/b/a Cajun  
31 Crab to allow for a sit-down carry-out restaurant for the property located at 630 N. Highway 67 as  
32 depicted by attached floor plan dated 9/19/19 by Frank Mileto, AIA.

33  
34 Section 2: When the named permittee discontinues the operation of said business, the  
35 Special Use Permit herein granted shall no longer be in force and effect.

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

39

40       Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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\_\_\_\_\_  
Jeff Caputa  
President of the Council

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46       Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

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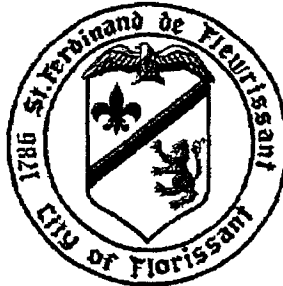
54   ATTEST:

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57   \_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
58   City Clerk

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



**City Of Florissant – Public Works  
314-839-7648**

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

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

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

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

X SIGN 

DATE: 10-7-19

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

AMEND SPECIAL PERMIT # \_\_\_\_\_ TO ALLOW FOR Restaurant operation  
ordinance # \_\_\_\_\_ Statement of what the amendment is for.

LOCATION 630 N Highway 67 Florissant, Mo 63031  
Address of property.

1) Comes Now Bing's Seafood Cafe Inc DBA: Cajun Crab  
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) Lease  
State legal interest in the property. (i.e., owner of property, lease).  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for Shopping Center 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.

② 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)

Hua Chen Hua Chen MINWENLU 68 @icloud.com  
PRINT NAME SIGNATURE email and phone

FOR Bing's Seafood cafe Inc  
(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 Gerard Mudd as  
Print name of agent.  
my (our) duly authorized agent to represent me (us) in regard to this petition.

Hua Chen  
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.

③

## REQUIRED INFORMATION

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

## 1) Type of Operation:

Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation X

## (a) If an individual:

(1) Name and Address \_\_\_\_\_

(2) Telephone Number \_\_\_\_\_

(3) Business Address \_\_\_\_\_

(4) Date started in business \_\_\_\_\_

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

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

## (b) If a partnership:

(1) Names &amp; 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 Hua Chen(2) Telephone numbers 646-696-5375(3) Business address 630 N Highway 67 Florissant Mo 63031

(4) State of Incorporation &amp; a photocopy of incorporation papers \_\_\_\_\_

(5) Date of Incorporation 6/3/2019(6) Missouri Corporate Number 001376779

(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 Cajun Crab

(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.

④

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 Bing's Seafood Cafe Inc DBA: Cajun Crab

Address 630 N Highway 67 Florissant Mo 63031

Property Owner \_\_\_\_\_

Location of property \_\_\_\_\_

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property \_\_\_\_\_

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories \_\_\_\_\_

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

### PLEASE SUBMIT 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.

# STATE OF MISSOURI



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

## CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

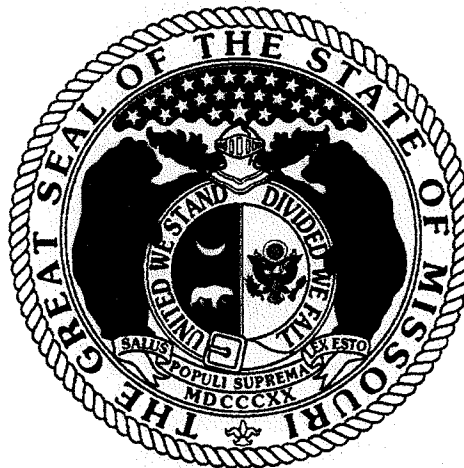
***BING'S SEAFOOD CAFE INC.***  
***001376779***

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of General and Business Corporation Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the General and Business Corporation Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 3rd day of June, 2019.

  
Secretary of State





**Article Five**

The date the corporation is to continue or perpetual: (Please select one)

☒ Perpetual (*check box*)

or State number of years \_\_\_\_\_

**Article Six**

The corporation is formed for the following lawful purpose(s):

RESTAURANT

**Article Seven**

☒ The number of directors to constitute the board of directors: 1 (optional)

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

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

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

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

HUA CHEN

Signature of Incorporator(s)

HUA CHEN

Printed or Typed Name of Incorporator

06/03/2019

Date of Signature

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 OCTOBER 14, 2019

3  
4 BILL NO. 9539

ORDINANCE NO.

5  
6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO GIRLS**  
8 **GETTA GRIP GUN CLUB LLC TO ALLOW FOR AN EDUCATIONAL**  
9 **DEVELOPMENT CENTER FOR THE PROPERTY LOCATED AT 45 ST.**  
10 **ANTHONY LANE.**  
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  
15 Educational Development center; and

16 WHEREAS, an application has been filed by Girls Getta Grip Gun Club, LLC for the  
17 operation of an educational development center located at 45 St. Anthony; and

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

20 WHEREAS, due notice of public hearing no.19-10-027 on said application to be held on the  
21 14<sup>th</sup> of October, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held  
22 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  
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
29

30  
31 Section 1: A Special Use Permit is hereby approved for Girls Getta Grip Gun Club, LLC for  
32 the operation of an educational development center located at 45 St. Anthony according to the floor  
33 plan A1.0 81 dated 9/3/19 by Deru and Associates, in Unit 5 and 6.  
34

35 Section 2: When the named permittee discontinues the operation of said business, the  
36 Special Use Permit herein granted shall no longer be in force and effect.  
37

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

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

# **CITY OF FLORISSANT**

## **Public Hearing**



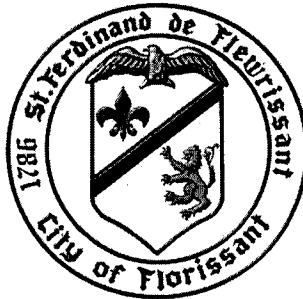
**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, October 14th, 2019 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to Girls Getta Grip Gun Club, LLC to allow for an Educational Development Center (Classroom and Office only) in a B-3 Zoning District for the property located at 45 St. Anthony Lane (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**

Paid 9.4.19  
Receipt 616989

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



City Of Florissant – Public Works  
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

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

SIGN [Signature] DATE: 9-16-19

SPECIAL PERMIT FOR operation of a safety training facility  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # 44 TO ALLOW FOR u/a  
ordinance # Statement of what the amendment is for.

LOCATION 35 St. Anthony Suite No. 45  
Address of property.

1) Comes Now Edwards-Fears, Mary E.  
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  
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 rental property 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)

Edwards-Fears, Mary E. Mary E. Edwards-Fears girlsgettagrip@outlook.com  
PRINT NAME SIGNATURE email and phone

FOR Girls Getta Grip Gun Club, 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 Mary E. Edwards-Fears

ADDRESS 1662 Berkwood Dr. Florissant, Mo. 63031  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL (314) 973-8879 /  
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 X Partnership \_\_\_\_\_ Corporation X

(a) If an individual:

(1) Name and Address Edwards-Fears, Mary E. 1662 Barkwood Dr. Flor., Mo. 63031

(2) Telephone Number (314) 973-8879

(3) Business Address 54th 45 St. Anthony Lane

(4) Date started in business \_\_\_\_\_

(5) Name in which business is operated if different from (1) Girls Getta Grip Gun Club, LLC

(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 Edwards-Fears, Mary E. 1662 Barkwood Dr., Flor., Mo. 63031

(2) Telephone numbers (314) 973-8879 & (314) 837-4012

(3) Business address 45 St. Anthony Lane Flor., Mo. 63031

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

(5) Date of Incorporation 8/27/2018

(6) Missouri Corporate Number LC001607301

(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 Girls Getta Grip Gun Club, LLC

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

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

Name Girls Better Grip Gun Club Owner - Edwards-Fears, Mary E.

Address 1662 Barkwood Dr.

Property Owner Edwards-Fears, Mary E.

Location of property 35 St. Anthony Lane Suite 45

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property \_\_\_\_\_

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories \_\_\_\_\_

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

## PLEASE SUBMIT 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.



August 28<sup>th</sup>, 2019

Mr. Philip E. Lum, AIA  
Building Commissioner  
City of Florissant - City Hall  
955 Rue St. Francis  
Florissant, Mo. 63031

Sir,

Per your directive, I prepared an overview describing Girls Getta Grip Gun Club's mission. Girls Getta Grip Gun Club's (GGGGC's) mission is to provide a learning environment for community members who want to become responsible gun owners. I am a retired Police Captain from the St. Louis Metropolitan Police Department who has devoted 32 years of my life to public service. I am married to Retired Police Lieutenant Michael P. Fears who devoted 38 years to the same police department. While addressing crime in the most challenging neighborhoods in the City of St. Louis, we witnessed numerous tragedies involving those in the community who were woefully unprepared for gun ownership or possession.

For the past two (2) years, we developed plans to give back to the community by developing strategies wherein we, assisted by certified Range Instructors, will provide classroom education firearm safety, Missouri Gun Laws, self-defense and social justice. Our target audience is women because through studies, focus groups and personal interviews, we learned that by and large, women feel underserved as it relates to firearms safety and inclusion. Studies reflect that even though there has been a 30-40% increase in women gun clubs nationwide since 2005, women still are reticent to obtain firearms safety training. My team believe it is our duty to provide training to increase awareness of the 2<sup>nd</sup> Amendment Right and the tremendous responsibility that accompanies gun ownership, while giving them the confidence they need to fulfill this role.

I prepared for this endeavor by conducting focus groups, conducting extensive research, and by attending SCORE Workshops at Fontbonne University on various topics: How to Start and Manage Your Business, The Important of a Business Plan and Patents and Trademarks and Defining Your Target Market. My purpose was to learn key business strategies for Girls Getta Grip, but moreover, to learn how to repel irresponsible individuals who are not serious about becoming responsible gun owners or those who are not interested in learning more about our Missouri gun laws. I have also completed University of Missouri-St. Louis' Social Justice Graduate Certificate Program, enabling me to engage in workshops describing police conduct and why we do what we do to keep the public safe.

My Staff consists of four certified Range Instructors with over 70 years of range experience. Three of them are Police Officers. My staff and I have fostered strong relationships with local ranges i.e. Sharpshooter Range, Gateway Range and Metro Range and all have expressed a strong allegiance to assisting us (GGGGC) with our mission. While the majority of GGGGC's classroom training will occur at the 45 St. Anthony Lane facility, all three of the listed ranges have agreed to permit classroom training at their facilities, as well, which will allow GGGGC to simply walk our members into the range area. Transportation will be provided for individuals those who prefer to arrive at the range as part of GGGGC

group. There will be **NO** firearms or ammunition allowed on GGGGC's training site and signs will be posted on premises to that effect.

We will limit each class to ten (10) members to give them the individual attention needed for them to absorb the material and become confident about firearms and firearm laws. Two instructors will be assigned to training on Missouri guns laws, emphasizing the enormity of gun ownership. After range sessions, we will convey members back to #45 St. Anthony Lane for a recap of lessons learned and to field any questions the members may have about their experience. We plan to schedule at least two (2) sessions per week to meet the demands of the members and their schedules. These sessions will most likely occur after 4 p.m. during the weekdays due to the employment demands of our members. There will be some Saturday classes to accommodate those who can not attend during the week.

Our classes will be two to four hours, based on skill level of our members. We do not foresee any issues with traffic or disturbing the neighborhood since our classes are small and are filled with principled adults who realize the importance of being good citizens. Any disrespect of GGGGC's policies and procedures or instructors will be just cause for removal from class and revocation of membership privileges. I have personally been a homeowner for over 75% of my adult life and fully understand the value of having a safe and stable neighborhood, an inalienable right earned by the community members. Based on our background at GGGGC, and as the new owner of the property of 35 through 45 St. Anthony Lane, we now view ourselves as trusted guardians of this neighborhood.

Florissant has long been touted as the 'safest city' in the Missouri county region. My team and I will only add to the security of the neighborhood by ensuring the members in it, and other communities, have a North County location in which to learn about firearms safety and Constitutional Rights. I want to do my part to ensure my community is seen as one of the more progressive communities nationwide. I fervently hope this request meets with favorable consideration.

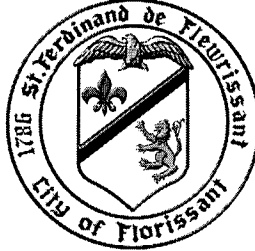
Thanks for allowing us this wonderful opportunity and we (GGGGC) appreciate any consideration granted.

Sincerely,



Mary E. Edwards-Fears  
Owner-Girls Getta Grip Gun Club  
girlsgettagrip@outlook.com  
(314) 973-8879

1  
2  
3  
**MEMORANDUM**



4  
5  
6  
7  
8  
**CITY OF FLORISSANT- Building Division**

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

9 To: Planning and Zoning Commissioners Date: September 11, 2019  
10  
11 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
12 Director Public Works  
13 Deputy City Clerk  
14 Applicant  
15 File  
16

17 Subject: Request recommended approval for a Special Use at **45 St Anthony (Girls**  
18 **Getta Grip Gun Club LLC)** to allow for an Private Club (Classroom and Office ONLY),  
19 in a 'B-3' Extensive Business District.  
20  
21

22  
23  
24  
**STAFF REPORT**  
**CASE NUMBER PZ091719-1**

25 **I. PROJECT DESCRIPTION:**

26 This is a Request for recommended approval for a Special Use at **45 St Anthony (Girls**  
27 **Getta Grip Gun Club LLC)** to allow for an Educational Development Center  
28 (Classroom and Office ONLY), in a 'B-3' Extensive Business District.  
29

30 **II. SITE CONDITIONS:**

31 The existing property is a Suite on the property known as 35 St Anthony and is an  
32 existing Shopping Center built in 1965 according to County records.  
33

34 The existing property is currently occupied by tenants. The site meets the definition of a  
35 Shopping Center having two or more establishments under separate management.  
36

37 The total area of the building is approximately 3336 square feet per County Record and  
38 constructed of masonry. The walls of the building are brick with siding on the dormer  
39 and shingle roofs. The current uses are Beauty Salon and Offices.  
40

The number of existing parking is shown on the attached survey and appears to be (19). Per the parking ordinance for this use a retail center containing less than 100,000 s.f. The plan indicates a total s.f. of 2730 s.f. The code requires 4 spaces/1000 s.f. for the Beauty Salon and 3/1000 s.f. for offices. Required parking is, therefore= 1 Beauty/Salon, All other office space 2400 s.f. @ 3/1000= 7 Total Required Parking is 8 spaces. Total provided is 13.

### III. SURROUNDING PROPERTIES:

The properties to the Northeast are in an 'R-4 Single' Family Dwelling District and include 600, 610 and 620 Castello, and to the Southeast corner of the site, 55 St Anthony, also in the 'B-3' Extensive Business District and contains some abutting paving and 2 oddly arranged parking that is listed as owned by St Louis County.

### IV. STAFF ANALYSIS:

Special Uses for this zoning district include: Private Clubs. Therefore, staff determined that a Special Use Permit is in order.

The application is accompanied by a floor plan A1.0 dated 9/3/19 by Deru and Associates showing units with numbers 1-6. Unit 3 is upstairs. Alta Survey is included indicating parking and adjacent lot 55 St Anthony.

The applicant proposes a private club in units 5 and 6 with Unit 5 being a classroom and unit 6 being the office, no interior changes proposed.

No exterior changes to the site are anticipated. No outside equipment is anticipated.

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

Occupant Load: The architectural plan shows the occupant load of both spaces at 5 occupants.

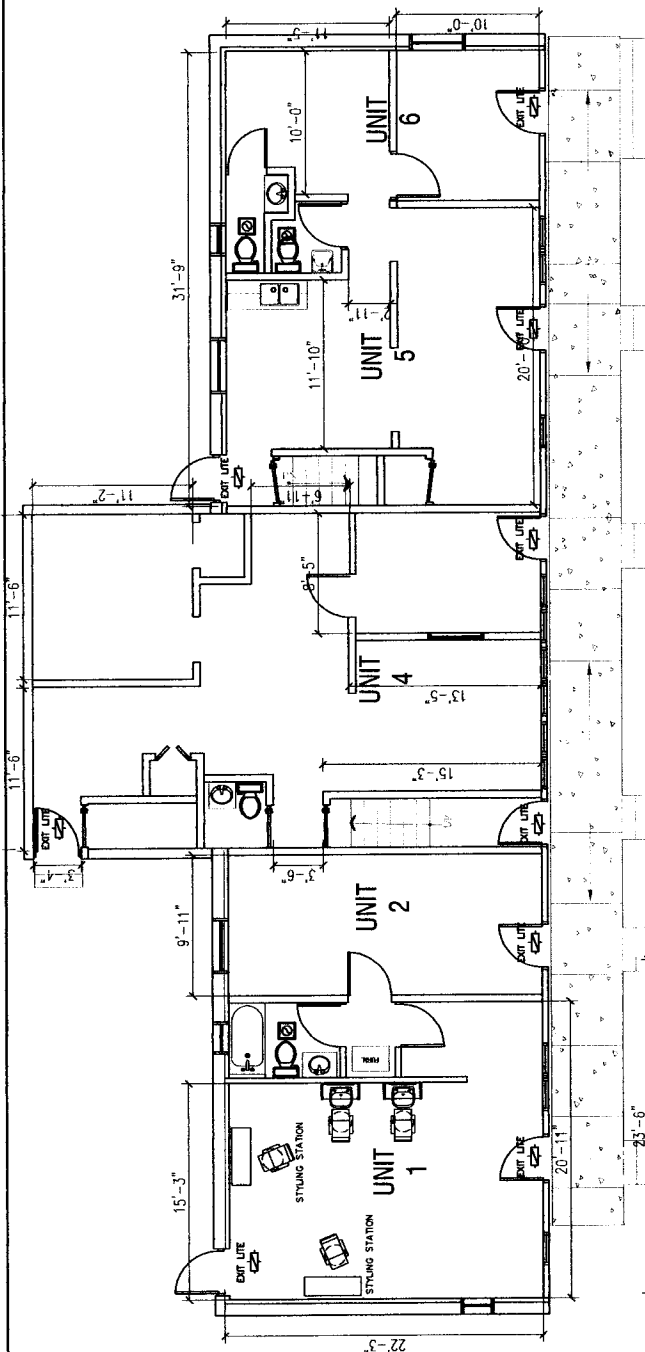
No guns will be permitted on the premises. Applicant proposes taking clients offsite to a shooting range for instruction.

### VI. STAFF RECOMMENDATIONS:

#### **Suggested Motion for 45 St Anthony**

I move to recommend approval of a Special Use to allow for a Private Club in an existing 'B-3' Zoning District at **45 St Anthony** as indicated on floor plan A1.0 dated 9/3/19 by Deru and Associates, in Unit 5 and 6.

(end of Suggested Motion and Memo)



EXISTING 1st FLOOR PLAN  
1/4"=1'



CODE INFORMATION

BUILDING CODE: 2009 IBC
MECHANICAL CODE: 2009 IMC
ELECTRICAL CODE: 2009 NEC
UNIFORM PLUMBING CODE: 2009
USE GROUP: B
PERVIOUS USE GROUP: B
CONSTRUCTION TYPE: III-B
SPRINKLER SYSTEM: NO
UNIT 1= 100 GSF/PERSON
AREA EQUALS: 330 SQ.FT. NO. of PEOPLE: 3.0
OCCUPANT LOAD: 3.0
UNIT 2= 100 GSF/PERSON
AREA EQUALS: 230 SQ.FT. NO. of PEOPLE: 2.0
OCCUPANT LOAD: 2.0
UNIT 3= 100 GSF/PERSON
AREA EQUALS: 805 SQ.FT. NO. of PEOPLE: 8
OCCUPANT LOAD: 8.0
UNIT 4= 100 GSF/PERSON
AREA EQUALS: 805 SQ.FT. NO. of PEOPLE: 8
OCCUPANT LOAD: 8.0
UNIT 5= 100 GSF/PERSON
AREA EQUALS: 330 SQ.FT. NO. of PEOPLE: 3
OCCUPANT LOAD: 3
UNIT 6= 100 GSF/PERSON
AREA EQUALS: 230 SQ.FT. NO. of PEOPLE: 2
OCCUPANT LOAD: 2.0
TOTAL OCCUPANCY LOAD: 26.0
TOTAL BUILDING: 2,730 Sq. Ft.

General Notes:

1. ALL UNITS ARE TO REMAIN THE SAME
2. NO PROPOSED CHANGES TO BUILDING OR PARKING LOT.
3. ALL OF THE EXISTING UNITS ARE CURRENTLY OCCUPIED.

30 SAINT ANTHONY MALL  
ST. LOUIS, MO 63031-6720

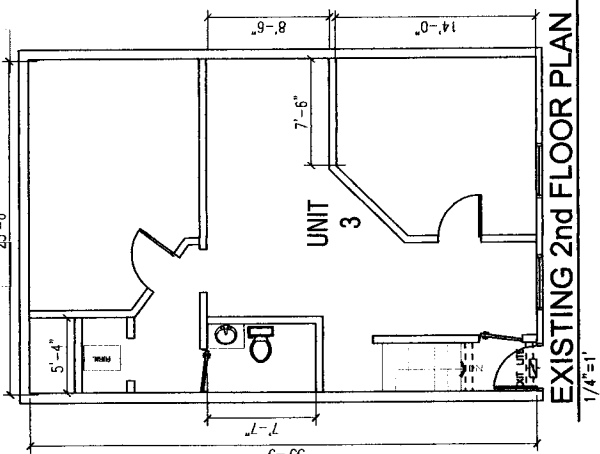
ARCHITECTS & BUILDERS  
DENN & ASSOCIATES, LLC  
18101 N. MISSOURI AVE.  
ST. LOUIS, MO 63031  
(314) 731-4770 FAX  
jenn@denndesigns.com

ARCHITECTURAL  
LIC # 20100088

WILLIAM E. JAMES - ARCHITECT  
1-2004

No.	Revision/Date	Date
1	Initial	8-2-13
2	Revised	8-2-13

PROJECT	NO. 13-000000
DATE	8-2-13
SCALE	1/4"=1'
PROJECT	A1.0



EXISTING 2nd FLOOR PLAN  
1/4"=1'





1 INTRODUCED BY COUNCILMAN SIAM  
2 OCTOBER 14, 2019

3  
4 BILL NO. 9540

ORDINANCE NO.

5  
6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO PFMW**  
8 **FLORISSANT, LLC D/B/A PLANET FITNESS TO ALLOW FOR A FITNESS**  
9 **CLUB LOCATED AT 175 FLOWER VALLEY SHOPPING CENTER.**  
10

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

14 WHEREAS, an application has been filed by PFMW Florissant, LLC d/b/a Planet Fitness to  
15 allow for a fitness club located at 175 Flower Valley Shopping Center; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting  
17 of September 19, 2019 recommended approval of said Special Use Permit; and

18 WHEREAS, due notice of public hearing no.19-10-028 on said application to be held on the  
19 14<sup>th</sup> of October, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held  
20 and concluded; and

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

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

29 Section I: A Special Use Permit is hereby approved for PFMW Florissant, LLC d/b/a Planet  
30 Fitness to allow for a fitness club located at 175 Flower Valley Shopping Center over 2000 s.f. in a  
31 'B-3' Extensive Business District, as depicted by the attached(Site) Plan C100 dated 8/29/19 and  
32 Proposed Floor Plan dated 8/21/19 by MT Studio and sign package by Atlantic Sign Company dated  
33 8/26/19, subject to the regulations of the B-3 "Extensive Business District" with the following  
34 additional requirements:

35 Sign "B" the Highway facing sign shall be limited to 51.9 s.f. as permitted by the City Sign  
36 Code regulations, chapter 520.  
37

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

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

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



# **CITY OF FLORISSANT**

## **Public Hearing**

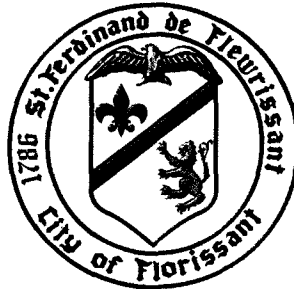


**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, October 14th, 2019 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to PFMW Florissant, LLC d/b/a Planet Fitness to allow for fitness club in a B-3 Zoning District for the property located at 175 Flower Valley Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

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

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



**City Of Florissant – Public Works  
314-839-7648**

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

**PLANNING & ZONING ACTION**

Council Ward \_\_\_\_\_ Zoning B-3

**RECOMMENDED APPROVAL**  
PLANNING & ZONING  
CHAIRMAN

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

SIGN  DATE: 9-16-19  
SPECIAL PERMIT FOR Special use permit for a fitness club

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #-\_\_\_\_\_ TO ALLOW FOR fitness club use  
ordinance # \_\_\_\_\_ Statement of what the amendment is for.

LOCATION 175 Flower Valley Shopping Center, Florissant, MO 63033  
Address of property.

1) Comes Now John Clancy PFMW Florissant 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) Lease  
State legal interest in the property. (i.e., owner of property, lease).  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for vacant  
Grocery store 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.

8.30.19 Receipt 666959 JF

- 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 may be attached)

John Clancy [Signature] john@planetgyms.com/914.329.9809  
 PRINT NAME SIGNATURE email and phone  
 FOR PFMW Florissant 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 [Signature]  
 ADDRESS 380 S. Germantown Rd. Breese IL 62230  
 STREET CITY STATE ZIP CODE  
 TELEPHONE / EMAIL 618-526-7213 / kpoettker@poettkerconstruction.com  
 BUSINESS

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

[Signature]  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

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

(a) If an individual:

(1) Name and Address \_\_\_\_\_

(2) Telephone Number \_\_\_\_\_

(3) Business Address \_\_\_\_\_

(4) Date started in business \_\_\_\_\_

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

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

(b) If a partnership:

(1) Names & addresses of all partners John Clancy, 4503 Marburg Ave Cincinnati, OH 45209

(2) Telephone numbers 914.329.9809

(3) Business address 4503 Marburg Ave Cincinnati, OH 45209

(4) Name under which business is operated PFMW Florissant LLC

(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 shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.**

Name \_\_\_\_\_

Address \_\_\_\_\_

Property Owner Flower Valley Group, LLC

Location of property 175 Flower Valley Shopping Center, Florissant, MO

Dimensions of property 30,664 sf for Planet Fitness

Property is presently zoned B-3 Requests Rezoning To same

Proposed Use of Property fitness club

Type of Sign Illuminated Height 5'-1"

Type of Construction Masonry/concrete ext. walls & wood/steel roof Number Of Stories 1

Square Footage of Building 63,078 sq ft Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces Total 492 - PF 208 Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**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.

**OF LEGAL DECISIONS OF PROPERTY PERTAINING TO THIS  
PETITION**

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

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

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

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

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

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**OFFICE USE ONLY**

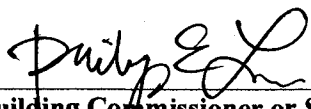
Date Application reviewed 9/11/19

STAFF REMARKS: see plans & staff report

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

## **Flower Valley Shopping Center Legal**

### **Part of Planet Fitness**

#### **PARCEL 1:**

Phase VI and part of Phase V of Flower Valley Shopping Center, a Subdivision In St. Louis County, Missouri, according to the plat thereof recorded In Plat Book 153 page 52 and being together described as follows:

Beginning at a point in the Northwestern line of Missouri State Highway 67 (Lindbergh Boulevard) as widened by deed recorded in Book 6309 page 45 of the St. Louis County Records, said point being the Southeast corner of Phase VI of said Subdivision, and being the Southwest corner of Flower Valley Phase 2, a subdivision in SL Louis County, Missouri as per plot thereof recorded In Plat Book 146 page 59; thence along the Northwest line of Missouri State Highway 140 (Lindbergh Boulevard) South 56 degrees 56 minutes 15 seconds West, 564.95 feet to a point of curve, thence continuing along said road line along an arc of a curve to the left having a radius of 5,789.60 feet, a distance of 205.46 feet to a point of tangency, thence continuing along said road line South 54 degrees 54 minutes 15 seconds West 50.26 feet to a point; thence leaving said road line and running North 27 degrees 01 minutes 45 seconds West 204.44 feet to a point; thence South 57 degrees 43 minutes 15 seconds West 212.78 feet to a point in the West line of Phase V of said Subdivision; thence along said West line North 27 degrees 01 minutes 45 seconds West 639.09 feet to a point in the North line of said Phase V, thence along the North line of said Phase V and North line of said Phase VI, North 62 degrees 58 minutes 15 seconds East 50.27 feet to a point; thence North 89 degrees 42 minutes 45 seconds East 1064.11 feet to a point being the Northeast corner of said Phase VI; thence along the East line of said Phase VI South 33 degrees 03 minutes 45 seconds East 255.00 feet to the point of beginning according to survey and calculations by McDaniel Engineering & Surveying Co., Inc. on February 22, 2008 and revised on April 10, 2008 (Job No 10354).



# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

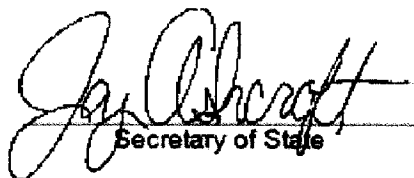
WHEREAS,

***PFMW FLORISSANT LLC***  
***LC001665127***

filed its Articles of Organization with this office on the 28th day of August, 2019, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of August, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 28th day of August, 2019.

  
Secretary of State





## State of Missouri

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

LC001665127  
Date Filed: 8/28/2019  
John R. Ashcroft  
Missouri Secretary of State

### Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is  
PFMW FLORISSANT LLC

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

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

FORMED FOR ANY PURPOSE OF PURPOSES FOR WHICH INDIVIDUALS LAWFULLY MAY ASSOCIATE THEMSELVES

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

<u>John Clancy</u>	<u>8903 Page Ave</u>	<u>Overland MO 63114</u>
<small>Name</small>	<small>Street Address: May not use PO Box unless street address also provided</small>	<small>City/State/Zip</small>

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

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

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

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

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

<u>Name</u>	<u>Address</u>	<u>City/State/Zip</u>
<u>Clancy, John</u>	<u>4503 Marburg Avenue</u>	<u>Cincinnati OH 45209</u>

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

New Series:

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

New Series:

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

New Series:

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

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

Name and address to return filed document:

Name: Hamilton COO

Address: Email: suzanne@Planetgyms.com

City, State, and Zip Code: \_\_\_\_\_

LLC-1 (08/2013)

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

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

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

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

**All organizers must sign:**

John Clancy

*Organizer Signature*

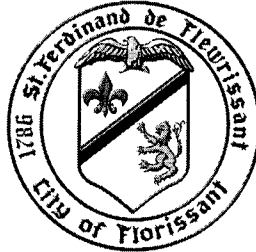
JOHN CLANCY

*Printed Name*

08/28/2019

*Date of Signature*

1 **MEMORANDUM**



6 **CITY OF FLORISSANT**

7 To: Planning and Zoning Commissioners

Date: June 12, 2014

8 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B Jearls, Jr. -P.E.  
9 Director of Public Works  
10 Deputy City Clerk  
11 Applicant  
12 File  
13

14 Subject: Request recommended approval for a Special Use at **175 Flower Valley**  
15 **Shopping Center (Planet Fitness)** to allow for a Fitness Center over 2000 s.f. in a 'B-3'  
16 Extensive Business District.  
17

18 **STAFF REPORT**  
19 **CASE NUMBER PZ-091719-2**

20  
21 **I. PROJECT DESCRIPTION:**  
22

23 This is a request for Request recommended approval of a Special Use Permit to allow for  
24 a Fitness Center over 2000 s.f. in an existing B-3 Zoning District. The proposal of  
25 Fitness Centers over 2000 s.f. is a Special Use under section 405.125 of the Zoning Code.  
26

27 **II. SITE CONDITIONS:**

28 The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and  
29 16,470 s.f. built in 1971 according to County records. The original tenant space was 36'-  
30 8"x 57'-7" gross s.f. The site contains about 454 parking spaces for both the former Shop  
31 & Save and the adjacent Shopping Center, accounting for cart corral spaces used by the  
32 grocer.  
33

34 **III. SURROUNDING PROPERTIES:**

35 The property to the West side of 3 Flower Valley is 1 Flower Valley in a 'B-3' Zoning  
36 District and an Outlot near the highway is the McDonald's restaurant at 3165 N Highway  
37 67, in the 'B-3' Extensive Business District. The properties to the East and adjacent  
38 include 3300 and 3315 N Highway 67 in the 'B-3' Extensive Business District. 3 Flower  
39 Valley Shopping Center surrounds the Shop & Save building at 175 Flower Valley

Shopping Center. The property to the North is an Apartment complex in St Louis County.

#### IV. STAFF ANALYSIS:

1. The application is accompanied by a (Site) Plan C100 dated 8/29/19 and Proposed Floor Plan dated 8/21/19 by MT Studio and a 3 sign package by Atlantic Sign Company dated 8/26/19.
2. Parking: Under the New Parking Ordinance, parking is 4/1000 for the adjacent Retail Center and for Proposed Fitness Center is calculated as follows:
  - a.  $3.33 / 1000$  GFA of office, consultation, retail sales, tanning, beauty service and non-public eating area; Tanning and Massage area 3085 s.f. x  $3.33 / 1000$  GFA = 10.
  - b. 1 space for every 100 SF gross floor area for exercise, exercise machines and aerobics areas:  $19,345/100 = 193$
  - c. 2 spaces for every 100 SF of swimming pool. (none)
  - d. Use applicable ratios for other uses at these facilities found in this table.
    - i. Gross Floor Area Retail remaining  $11319 - 3085 = 8234$  s.f. x  $4/1000 = 33$  spaces.
  - e. Parking required for Fitness Center by Zoning Code = 236
  - f. Parking required for the adjacent Retail Center
    - i. Parking required for the adjacent Retail Center should be calculated and is 16,470 s.f. per county records.

Staff researched addresses in the Shopping Center as to existing uses in the adjacent Retail Center, specifically restaurants that exist there and determine if there is any affect. The Privilege Lounge will have an affect: The Privilege Lounge calculations for parking are:

129 Flower Valley SC  
Cocktail Lounge 1 space for every 3 seats  $80/3 = 26$   
2 spaces for every 3 employees max. shift, say 4  
Total for Cocktail Lounge required = 30

125 Flower Valley SC and patio  
Cocktail Lounge 1 space for every 3 seats  $130/3 = 43$   
2 spaces for every 3 employees max. shift, say 4  
Total for 125 Flower Valley SC = 47

Total Privilege Lounge parking required 77

      - i. Therefore, this use increases parking required by  $21 + 39 = 60$  spaces more than Retail space.

Total parking required for the adjacent Retail Center is therefore  $16,470 \times 4/1000 + 60 = 125$  which assumes no impact by smaller non retail uses.

Total Parking Required for existing retail center and Planet Fitness  
 $125 + 236 = 361$  spaces.

Total provided Spaces currently provided as shown on the plan C100: 482

3. Landscape should be addressed by the Owner:

- a. Existing Landscaped islands with a tree required 30 vs 15 existing.
- b. Frontage Trees @ 50' o.c. 11 required vs 7 existing.
- c. Building Plantings @ 5' of building perimeter,  $2805/5 = 561$  required, existing unknown.

1. Front Elevation: The drawing Proposed Elevation shows three elevations-existing, demo and new:

- a. Existing façade is brick except the towers. The brick is shown in b/w.
- b. Demo shows tower and new window area removals.
- c. New elevations keeps some existing brick, other materials are unidentified, but email confirms that the materials meet the City masonry ordinance of being a nominal 4" wythe brick or at least 1" natural cut stone, except for EIFS at the top.
- d. The use of non-masonry, currently not permitted on exterior walls in this zoning district was approved by the P&Z Commission under a motion to approve a Site Development Plan in 1990 presented by Wetterau, Inc. The elevations included a portion of the elevations to be EIFS towers and roof fascia of the former Shop & Save.
- e. Similarly, the proposed elevations indicate a central tower built of masonry with sign area of EIFS.
- f. Flanking sides of the elevation appear to also be EIFS along with an EIFS cornice.
- g. Section 500.040 of the Building Code contains an exception for buildings so constructed prior to March 1, 1992, therefore the flanking areas do not necessarily need to consist of masonry, if the P&Z Commission so recommends: 500.040- ... 4. *Any buildings legally existing on or for which building permits have been legally issued prior to March 1, 1992, or any reconstruction thereof or any alterations and expansion thereof if approved by the Planning and Zoning Commission.*

4. Sign Package:

- a. Sign A- The front building sign is an illuminated wall sign 5'-1" tall and 15'-6 7/8" wide open letter sign equal to 51.9 s.f.
- b. Sign B- Has the same configuration as sign A, but is not determined as to size (TBD).
- c. Sign C- Is a proposed face change on the existing Shopping Center sign that would take the place of the former Shop & Save sign, also with an undescribed area. The existing Shopping Center sign was approved by Special Use Permit, ord. no. 5289.

133 VI. STAFF RECOMMENDATIONS:

134 The total number of parking spaces on the two parcels will easily meet the required  
135 parking spaces as proposed, based upon uses while considering the ½ of Shop & Save  
136 space vacant. When the other ½ of Shop & Save space is filled, parking may be  
137 calculated again to see if there are enough spaces. Currently, there appear to be 482-  
138 361= 121 extra parking spaces.

139  
140  
141 (end report)

142 *OK*  
143 **Suggested Motion for 175 Flower Valley Shopping Center (Planet Fitness):**

- 144 *recommended.*  
145 5. I move to ~~recommended~~ approval for a Special Use at **175 Flower Valley Shopping**  
146 **Center (Planet Fitness)** to allow for a Fitness Center over 2000 s.f. in a 'B-3'  
147 Extensive Business District, as depicted by the attached(Site) Plan C100 dated  
148 8/29/19 and Proposed Floor Plan dated 8/21/19 by MT Studio and sign package by  
149 Atlantic Sign Company dated 8/26/19, subject to the regulations of the B-3  
150 "Extensive Business District" with the following additional requirements:

- 151 *Sign 'B', the* *51.9*  
152 1. Highway facing sign shall be limited to ~~100~~ s.f. as permitted by the City Sign  
153 Code regulations, chapter 520.

154  
155  
156  
157  
158  
159  
160 (end suggested motion)



**ASC**  
 Atlantic Sign Company  
 2328 Florence Avenue  
 Cincinnati, OH 45206  
 (513) 241-6775  
 Fax (513) 241-5060

FILE NAME  
 W0110192 - PLANET FITNESS - FLOIRBANT, MO  
 CUSTOMER  
 PLANET FITNESS  
 LOCATION  
 175 FLOWER VALLEY SHOPPING CENTER  
 FLOIRBANT, MO 63031  
 DRAWN BY  
 KEITH SARNA  
 DATE  
 8/26/19  
 PAGE  
 1 OF 5  
 SALES REP  
 WILLIAM YUSKO  
 PROJECT MGR.  
 AMBER CASSEDDY



**RECOMMENDED APPROVAL**  
 PLANNING & ZONING  
 CHAIRMAN

APPROVED

SIGN. *[Signature]* DATE: *9-16-19*





Atlantic Sign Company  
2328 Florence Avenue  
Cincinnati, OH 45206  
(513) 241-6775  
Fax (513) 241-5060

FILE NAME  
W08101802 - PLANET FITNESS - FLORISSANT, MO

CUSTOMER  
PLANET FITNESS

LOCATION  
175 FLOWER VALLEY SHOPPING CENTER  
FLORISSANT, MO 63031

DRAWN BY  
KEITH SARNA

DATE  
8/26/19

PAGE  
2 OF 5

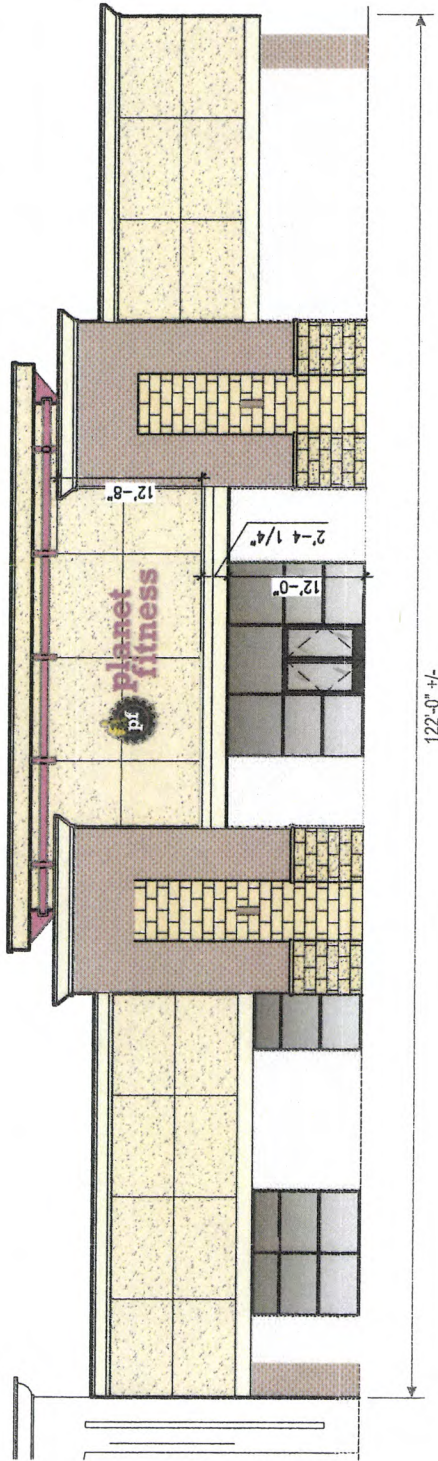
SALES REP  
WILLIAM YUSKO

PROJECT MGR.  
AMBER CASSEDDY

This drawing and all other documents prepared by Atlantic Sign Company are the property of Atlantic Sign Company and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Atlantic Sign Company.



**A FRONT ELEVATION DRAWING**  
QTY: 1 SCALE: 3/32" = 1'-0"



No wall sign shall extend beyond the building line more than eighteen (18) inches; except that if the sign is illuminated, the light reflectors may project six (6) feet beyond the building line. No wall sign shall exceed forty (40) square feet in area and such sign shall be made of incombustible materials and shall be safely and adequately attached to such buildings. Under unusual or special circumstances, the Building Commissioner may permit the erection of signs up to one hundred (100) square feet in area not otherwise permitted, but the applicant shall first obtain approval of the Planning and Zoning Commission for erection and maintenance of such non-conforming signs. The fact that a non-conforming sign was constructed prior to the applicant's learning of the restrictions in sign areas shall not be considered an unusual or special circumstance.

The following regulations shall govern all signs on property used for commercial purposes:

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

APPROVED

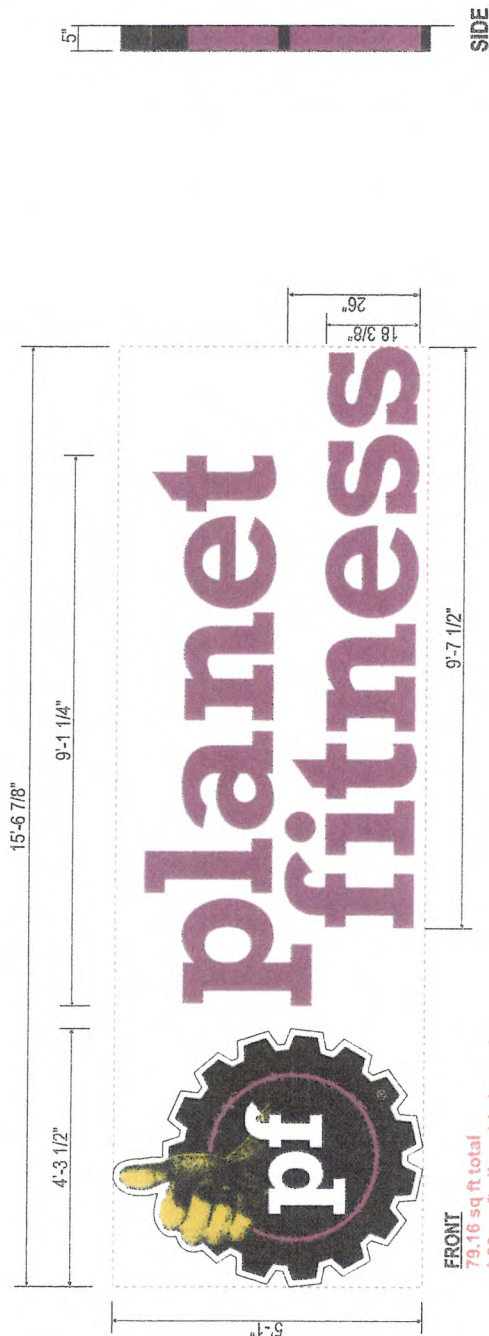


Atlantic Sign Company  
2328 Florence Avenue  
Cincinnati, OH 45206  
(513) 241-6775  
Fax (513) 241-5060

FILE NAME W01 00102 - PLANET FITNESS - FLORESANT, MO
CUSTOMER PLANET FITNESS
LOCATION 115 FLOWER VALLEY SHOPPING CENTER FLORESANT, MO 63033
DRAWN BY KEITH SARNA
DATE 8/28/19
PAGE 3 OF 5
SALES REP WILLIAM YUSKO
PROJECT MGR AMBER CASSEDDY
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**A** DESCRIPTION: QTY (1) SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTERS  
QTY: 1  
SCALE: 1/2" = 1'-0"



#### FRONT

79.16 sq ft total  
+ 80 sq ft allowable by code

#### SIGN DETAILS

- 5" ALUMINUM RETURNS - PAINT PMS 2415C MULBERRY FOR LETTERS & BLACK FOR LOGO
- ALUMINUM BACKS - PIP WHITE
- 1" TRIM CAP - PAINT PMS 2415C MULBERRY FOR LETTERS
- ACRYLIC FACES W/ 1st SURFACE VINYL GRAPHICS - ORACAL 8800 SERIES 422 MULBERRY FOR LETTERS & FLEX FACE W/ FULL-COLOR DIGITAL PRINT FOR LOGO
- WHITE LED ILLUMINATION
- MOUNTING TO BE DETERMINED BY FINAL WALL CONSTRUCTION DETAILS
- ALL WALL PENETRATIONS TO BE SEALED W/ SILICONE

COLOR SPECS			PANTONE	TRANSLUCENT VINYL	PAINT
			2415C	ORACAL 8800 SERIES 422 MULBERRY	AKZO NOBEL GRIP GUARD 490-D6
			108C	AVERY UC900 A9113-T	AKZO NOBEL GRIP GUARD 423-A5
			BLACK C	AVERY UC900 A9081-T	AKZO NOBEL GRIP GUARD 509-H4

NIGHT VIEW - FACE LIT NO HALO ILLUMINATION



APPROVED





Atlantic Sign Company

2328 Florence Avenue  
Cincinnati, OH 45206  
(513) 241-6775  
Fax (513) 241-5060

FILE NAME  
W09101002 - PLANET FITNESS - FLORENCE, MO

CUSTOMER  
PLANET FITNESS

LOCATION  
185 FLOWER VALLEY BUSINESS CENTER  
FLORENCE, MO 63031

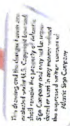
DRAWN BY  
KEITH SARRIA

DATE  
8/28/09

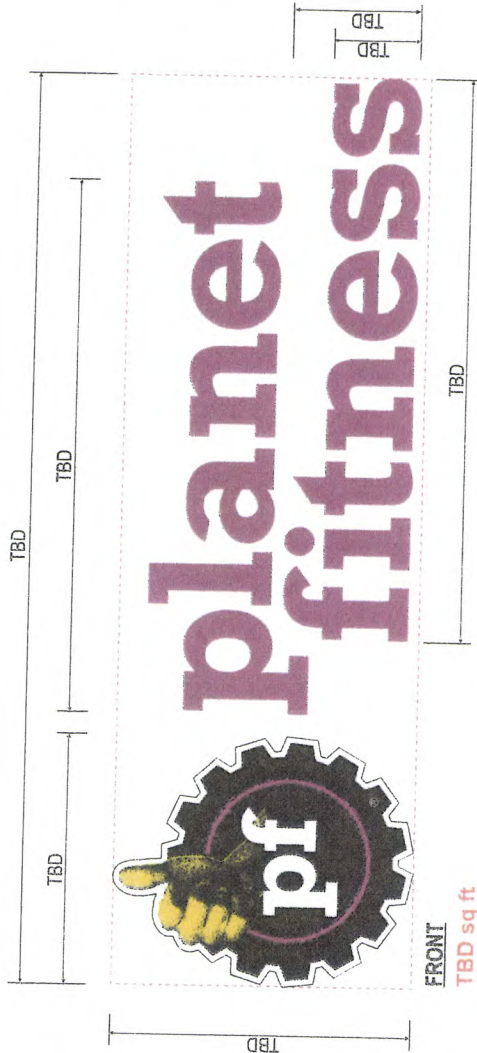
PAGE  
4 OF 5

SALER  
WILLIAM YUSKO

PROJECT MGR.  
AMBER CASSEIDY



**B** DESCRIPTION: QTY (1) SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTERS  
QTY: 1  
SCALE: NTS






FRONT

TBD sq ft

SIDE

#### SIGN DETAILS

- 5" ALUMINUM RETURNS - PAINT PMS 2415C MULBERRY FOR LETTERS & BLACK FOR LOGO
- ALUMINUM BACKS - P/P WHITE
- 1" TRIM CAP - PAINT PMS 2415C MULBERRY FOR LETTERS
- ACRYLIC FACES W/ 1st SURFACE VINYL GRAPHICS - ORACAL 8800 SERIES 422 MULBERRY FOR LETTERS & FLEX FACE W/ FULL-COLOR DIGITAL PRINT FOR LOGO
- FLEX FACE RETAINER & CLIP SYSTEM FOR LOGO
- WHITE LED ILLUMINATION
- MOUNTING TO BE DETERMINED BY FINAL WALL CONSTRUCTION DETAILS  
ALL WALL PENETRATIONS TO BE SEALED W/ SILICONE

COLOR SPECS					
	PANTONE	TRANSLUCENT VINYL	PAINT		
	2415C	ORACAL 8800 SERIES 422 MULBERRY	AKZO NOBEL GRIP GUARD 490-D8		
	108C	AVERY UC900 A9113-T	AKZO NOBEL GRIP GUARD 429-A5		
	BLACK C	AVERY UC900 A9081-T	AKZO NOBEL GRIP GUARD 509-H4		

NIGHT VIEW - FACE LIT NO HALO ILLUMINATION



**ELEVATION/LOCATION NEEDED**

APPROVED





Atlantic Sign Company

2328 Florence Avenue

Cincinnati, OH 45206

(513) 241-6775

Fax (513) 241-5060

FILE NAME  
W0110182 - PLANET FITNESS - FLORENCE, MO

CUSTOMER  
PLANET FITNESS

LOCATION  
15 FLOWER VALLEY SHOPPING CENTER  
FLORENCE, MO 63031

DRAWN BY  
KEITH SARMA

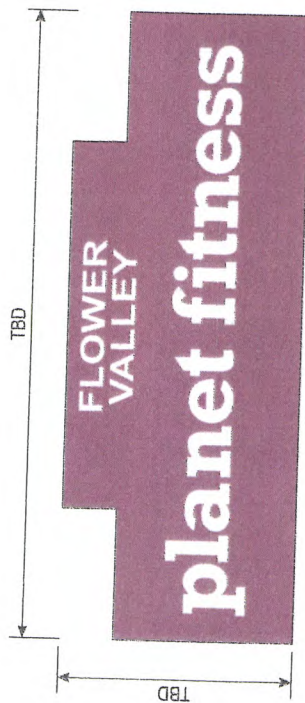
DATE  
8/26/19

PAGE  
5 OF 5

SALES REP  
WILLIAM YUSKO

PROJECT MGR  
AMBER CASSEIDY

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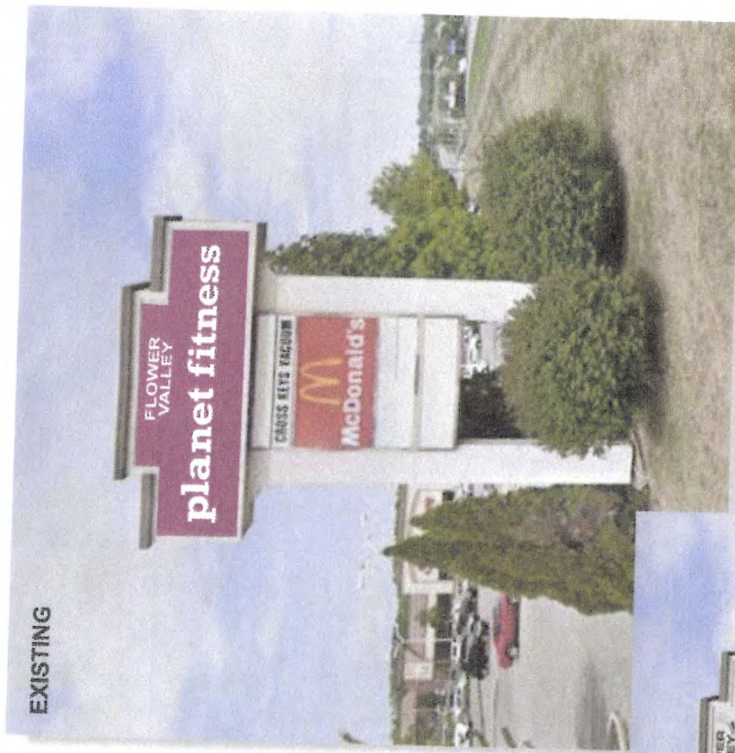
NEW ID PANELS FOR D/F ILLUMINATED PYLON SIGN SCALE: NTS  
MANUFACTURE & INSTALL (2) NEW TENANT PANELS

FACES: WHITE POLY FACES  
VINYL: SEE COLOR PALETTE  
ILLUMINATION: TBD

\*NOTE: SURVEY REQUIRED

COLOR SPECS			PARTONE	TRANSLUCENT VINYL	PAINT
	2415C	ORACAL 8300 SERIES 422 MULBERRY		AKZO NOBEL GRIP GUARD 490-DS	
	108C	AVERY UC900 A9115-T		AKZO NOBEL GRIP GUARD 425-A5	
	BLACK C	AVERY UC900 A8001-T		AKZO NOBEL GRIP GUARD 505-H4	

EXISTING



PROPOSED



APPROVED

1 INTRODUCED BY COUNCILMAN SIAM  
2 OCTOBER 14, 2019

3  
4 BILL NO. 9541

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE THE RE-PAINTING OF MASONRY FOR**  
7 **3230 PARKER ROAD.**  
8

9 Whereas, section 500.040 states that “Re-painting for reasons other than for maintenance  
10 of current painted surfaces upon the approval of the Director of Public Works and requests to  
11 change the color or texture of the existing brick or masonry surface, may not be done without the  
12 review and recommendation from Planning and Zoning Commission and approval of City  
13 Council.”; and

14 Whereas, Idea Architects is proposing to re-paint the brick on the building located at 3230  
15 Parker Road for reasons other than for maintenance; and

16 Whereas, The City Council believes finds that it is appropriate under these circumstances  
17 to allow for the repainting of 3230 Parker Road.

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

21  
22 Section 1: Idea Architects is hereby authorized to re-paint the brick on the building  
23 located at 3230 Parker Road in accordance with rendered elevations SD03 dated 2/27/19 as  
24 attached hereto.

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

27 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
28

29 \_\_\_\_\_  
30 Jeff Caputa  
31 President of the Council  
32 City of Florissant

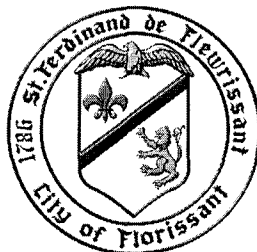
33 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
34

35 \_\_\_\_\_  
36 Timothy J. Lowery  
37 Mayor, City of Florissant

38 ATTEST:

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

## MEMORANDUM



### **CITY OF FLORISSANT- BUILDING DIVISION**

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

**Memo To:** Council Members

**Date:** October 8, 2019

**Through:** Mayor Timothy J. Lowery  
Todd Hughes, P.E., Director of Public Works

**From:** Philip E. Lum- AIA, Building Commissioner

**Cc:** John Hessel, Karen Goodwin

**Subject:** Agenda Item Request: 3230 Parker Road- Brick Stain

At the meeting of June 17, 2019 the Planning & Zoning Commission approved a remodeling of the Shopping Center at 3230 Parker Road PZ-061719-4 as presented by Brian Ivy, Idea Architects. The approval stipulated obtaining approval of brick stain from City Council.

This Shopping Center is zoned 'B-3' Extensive Business District. Under this section of the Zoning Code, P&Z has the authority to approve remodeling projects under 405.125, para. J.

The masonry code, section 500.040, City Council has the authority to approve the staining of brick under 500.040, para C, 3. Refer to the attached Staff report to P&Z.

Therefore, the petitioner seeks approval from City Council at the next available Council Meeting, solely for approval of the brick stain compatible with the color scheme previously approved 6/7/19 by P&Z for the face-lift of this shopping center.

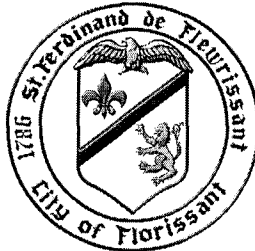
Staff Comments on plans:

Drawing SD-03: Before/After Elevations.

Drawing A201, A401 and A802: highlights, indicating where stain is proposed on the building.

NawKaw Brochure materials: This company has been the leader in the brick stain industry for a generation. Depending on labor, they can stain brick and mortar to a dead match at about the cost of another layer of brick veneer. The petitioner proposes to stain both brick and mortar, but not using different colors, similar to their project on Howdershell.

1  
2  
3  
**MEMORANDUM**



4  
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7  
8  
**CITY OF FLORISSANT- Building Division**

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

9 To: Planning and Zoning Commissioners Date: November 1, 2018  
10  
11 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
12 Director Public Works  
13 Deputy City Clerk  
14 Applicant  
15 File  
16  
17 Subject: Request Approval of changes to allow for **Façade Improvements at 3230**  
18 **Parker Road** in an existing 'B-3' Zoning District.  
19

20  
21  
22  
**STAFF REPORT**  
**CASE NUMBER PZ-061719-4**

23  
24  
25  
26  
**I. PROJECT DESCRIPTION:**

The request before the commission is for Approval of changes to allow for **Façade Improvements at 3230 Parker Road** in an existing 'B-3' Zoning District.

27  
28  
29  
30  
**BUILDING:**

The existing structure on the property has brick and glass exterior walls and shingle mansard and is in need of the proposed update.

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32  
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35  
**II. SURROUNDING PROPERTIES:**

The commercial properties flanking this site is to the West 3220 Parker Road and 3254 Parker Road both are in the 'B-3' District, the properties to the South are 3295, 3305 and 3025 Steed, located in the 'R-4' Single Family Dwelling District.

36  
37  
38  
39  
**III. STAFF ANALYSIS:**

The plans include replacement of the shingle mansard roof area with EIFS and metal faced parapet structures and EIFS tower. The proposed changes are:

1. Include 2 new towers with proposed EIFS.

2. Color of gray/red.

Attached Rendered Elevations show the overall facility and color scheme from Parker. All structure proposed is mansard replacement and 2 main towers. Construction proposed is **EIFS on tower structures**, EIFS and standing seam metal in gray color for the parapet area, individual letter sign areas to create a uniform design.

Masonry Ordinance:

The only items that could possibly be construed as "walls" to be covered with masonry are the tower supports. The detail on 8 and 13/A201 indicates that there is a structural column within the tower supports framed and covered with 2" EIFS.

This proposal seeks to include stone exterior with EIFS parapet, which is consistent with the masonry ordinance:

*SECTION 500.040: FRAME CONSTRUCTION IN "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" AND "M-3" ZONING DISTRICTS*

A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located in an "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" or "M-3" zoning district shall have exterior finished walls composed of one hundred percent (100%) masonry on all sides of structure, except as otherwise permitted by this Section. There shall be no exposed non-masonry surfaces in the first (1st) three (3) feet above grade except doors and windows.

Exceptions:

1. Accessory buildings if otherwise permitted by ordinance and approved by the planning and zoning commission;
2. Buildings specifically excepted from such requirement under provisions of a special permit or a "B-5" zoning ordinance granted by the Council in accordance with provisions of Chapter 405 of the Code;
3. Tilt-up construction is allowed on buildings of twenty thousand (20,000) square feet or greater provided that the front tilt-up face of the building shall be constructed with traditional masonry material unless otherwise determined by the City Council. "Traditional masonry" is defined as hand-laid in place traditional block back-up, brick, stone or any other masonry material as a face. Decorative and/or embossed tilt-up panels may be required on all other portions of the building. Tilt-up construction is the process of forming, pouring and curing Portland cement concrete panels on the job site and tilting/raising them up into place usually as the exterior wall of a building or structure. Tilt-up is different than pre-cast panels which are constructed off site.
4. Any buildings legally existing on or for which building permits have been legally issued prior to March 1, 1992, or any reconstruction thereof or any alterations and expansion thereof if approved by the Planning and Zoning Commission.

B. "Masonry", as used in this Section, shall be defined as exposed face brick or natural building stone which is used as a facing component which is applied over exterior wall back-up construction. Face brick shall be prismatic units in a variety of sizes, colors and shapes. Brick shall be manufactured from clay, shale or similar naturally occurring earthy substances and subjected to firing in a kiln. Brick shall be solid masonry units, having a minimum thickness of three and five-eighths (3 5/8) inches and meeting all the requirements of ASTM Designation C-216, Standard Specification for Facing Brick. Ceramic glazed facing brick are specifically excluded. Natural building stone shall include stone that is sawed, cut, split or otherwise finished or shaped having a minimum thickness of one (1) inch. Natural building stone shall include granite, limestone, marble, slate, soapstone, sandstone or other natural stones of similar characteristics and physical properties. Molded, cast or otherwise artificially aggregated units composed of fragments are specifically excluded. Materials specifically excluded from the definition of exposed masonry construction shall include, but shall not be limited to: all hollow masonry units (i.e., structural clay tile, facing tile, customized architectural concrete masonry units, hollow brick units, etc.), all concrete masonry units, glass blocks, plastic and/or composite blocks, metal panels, plastic panels, plaster exterior insulation-finish system, precast concrete panels or any composition and all cast-in-place concrete walls, tilt-up concrete panels.



- 97 C. *Restrictions On Use Of Masonry.*  
98 1. *Masonry shall not be painted, but clear sealers may be applied if approved by the Building*  
99 *Commissioner.*  
100 2. *Any masonry that was lawfully painted may only be repainted for maintenance purposes and*  
101 *only with written permission from the Director of Public Works. In cases where there is a need to*  
102 *perform maintenance on a painted area, the Director of Public Works or their designee may review*  
103 *and approve any repainting for maintenance reasons, provided that there is no change in color or*  
104 *texture.*  
105 3. *Repainting for reasons other than for maintenance of current painted surfaces upon the*  
106 *approval of the Director of Public Works and requests to change the color or texture of the existing*  
107 *brick or masonry surface may not be done without the review and recommendation from Planning*  
108 *and Zoning Commission and approval of City Council.*  
109 4. *Nothing contained herein shall excuse or authorize the unlawful painting or repainting of brick*  
110 *or masonry surfaces.*  
111 5. *Exemption for Landmark and Historic Homes: All buildings listed on the National Register of*  
112 *Historic Places, designated Florissant landmarks or structures eligible to be designated Florissant*  
113 *landmarks which were painted prior to the adoption of this Section would be excluded from its*  
114 *provisions. (Code 1980 §6-8; CC 1990 §5-5; Ord. No. 4926 §1, 7-11-88; Ord. No. 5318, 1-27-92;*  
115 *Ord. No. 6224, 1-25-99; Ord. No. 7437 §1, 8-20-07; Ord. No. 7671 §1, 1-13-10)*  
116

117 Consistency with the ordinance dictates that the portion of the towers below the roof line  
118 deemed to be columns and therefore need not be entirely masonry. If they are deemed to  
119 be column surrounds, then the lower 36" needs to be masonry and act as a plinth for  
120 weathering per the ordinance. The detail suggests the column surrounds are engaged to  
121 the front wall.  
122

## 123 **VI. STAFF RECOMENDATIONS:**

124

### 125 **Suggested Motion**

126 I move to recommend approval of improvements of **3230 Parker Rd** in a 'B-3'  
127 Extensive Business District subject to the conditions set forth below with these  
128 conditions being part of the record:  
129

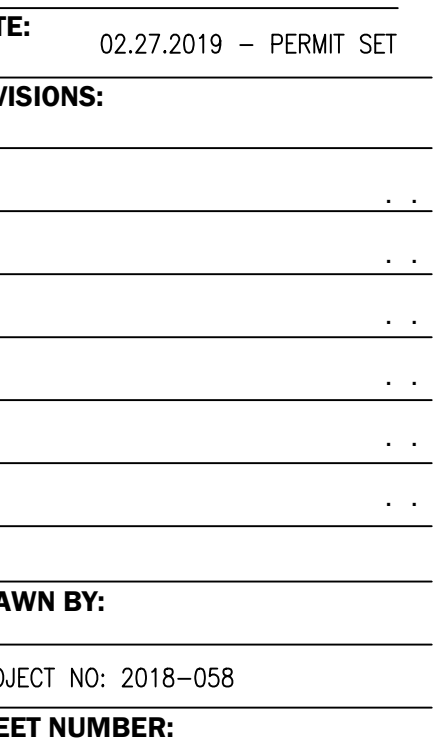
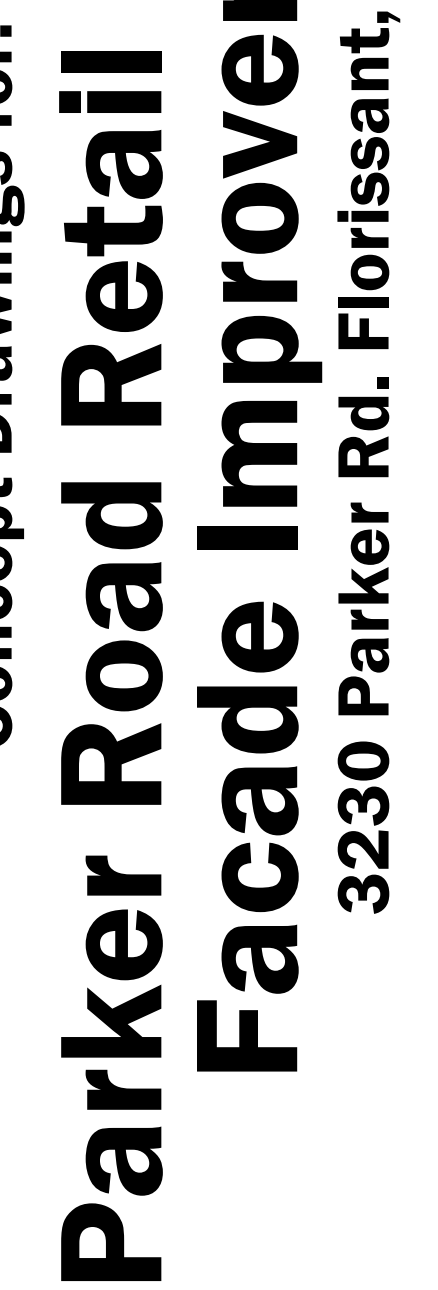
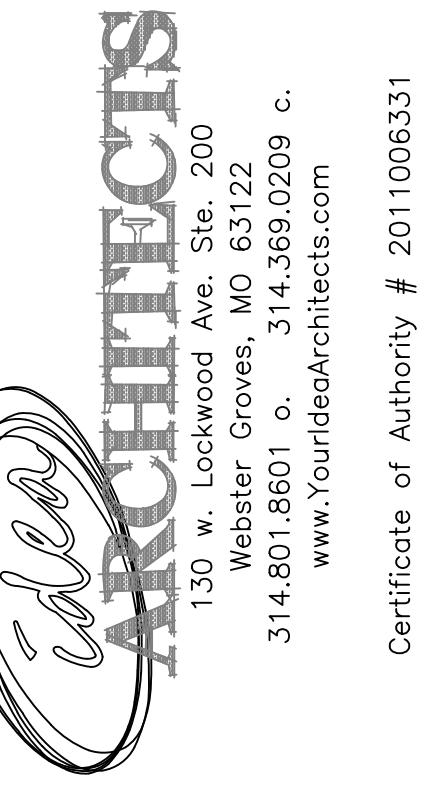
- 130 **1. Plans for permits will be consistent with Rendered Elevations SD 03**  
131 **dated 2/27/19, plan details 8 & 13/A201, A401, A801 and A802 all dated**  
132 **6/4/19, attached.**

- 133 **a. The lower 36" portion of the tower column surrounds are to be**  
134 **covered with masonry, per section 500.040 of the city code.**  
135

- 136 **2. PROJECT COMPLETION.**

137 Construction shall start within 90 days of the issuance of building permits for  
138 the project and shall be developed in accordance of the approved final  
139 construction plans within 6 months of start of construction.  
140

141  
142 (End of report and suggested motion)  
143





INTRODUCED BY CAPUTA  
OCTOBER 28, 2019

SUBSTITUTE BILL NO. 9547

ORDINANCE NO.

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

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

Section 1: Title II, Chapter 245 “Parks and Recreation, Article 1, Section 245.180, “Fees for use”, is hereby deleted in its entirety and replace with the following:

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

<b>1. JJE/JFK FACILITY FEES</b>	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>Gymnasium</b>		
3 & under	Free	Free
Youth (4-17)	\$0	\$6
Adult	\$0	\$9
Senior	\$0	\$6
<b>Fitness Center and Indoor Pool</b>		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior	\$3	\$6
<b>Facility Memberships yr/6mo</b>	<b>1 yr/6mo.</b>	<b>1</b>
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150

Senior	\$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
<b>2. Ice Rink</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$2	\$4
Adult	\$3	\$5
Senior	\$2	\$4
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$20	\$35
Adult	\$30	\$50
Senior	\$20	\$35
Family	\$40	\$70
<b>3. Outdoor Pools</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$4	\$8
Adult	\$5	\$10
Senior	\$4	\$8
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$60	\$140
Adult	\$85	\$200
Senior	\$60	\$140
Family *	\$120	\$275

<b>* Family Membership includes 4 persons</b>	<b>Add \$20 per person</b>	<b>Add \$30 per person</b>
<b>4. Outdoor Pool Rental (Minimum 2 hour rental)</b>		
<b>Per hour</b>	<b>\$350</b>	<b>\$400</b>
<b>Damage Deposit</b>	<b>\$150</b>	<b>\$150</b>
<b>5. JJE Indoor Pool Rental (per hour)</b>	<b>\$100</b>	<b>\$150</b>
<b>Damage Deposit</b>	<b>\$100</b>	<b>\$100</b>
<b>6. JJE Ice Rink Rental (per hour)</b>	<b>\$175</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$150</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$150</b>	<b>Same as resident</b>
<b>7. JJE (1/2) Arts &amp; Crafts Room or JFK Arts &amp; Crafts Room (5 hour rental)</b>	<b>\$175</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$100</b>	<b>Same as resident</b>
<b>Additional Hourly Rate</b>	<b>\$35</b>	<b>Same as resident</b>
<b>8. JJE (Entire) Arts &amp; Crafts Room (5 hour rental)</b>	<b>\$300</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$100</b>	<b>Same as resident</b>
<b>Additional Hourly Rate</b>	<b>\$60</b>	<b>Same as resident</b>
<b>9. JJE Rooms 1 &amp; 2 or JFK Small Room (5 hour rental)</b>	<b>\$85</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$100</b>	<b>Same as resident</b>
<b>Additional Hourly Rate</b>	<b>\$15</b>	<b>Same as resident</b>
<b>10. JJE Gymnasium (7 hour rental)</b>		
<b>1 - 499 people</b>	<b>\$600</b>	<b>Same as resident</b>
<b>500 - 1,000 people</b>	<b>\$700</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$300</b>	<b>Same as resident</b>
<b>Additional Hourly Rate</b>	<b>\$80</b>	<b>Same as resident</b>
<b>11. JFK Gymnasium (7 hour rental)</b>	<b>\$600</b>	<b>Same as resident</b>
<b>Damage Deposit</b>	<b>\$300</b>	<b>Same as resident</b>

<b>Additional Hourly Rate</b>	\$80	Same as resident
<b>12. Athletic Field Rental</b>		
Without lights (per hour)	\$20	Non-Profit-\$12
With lights (per hour)	\$30	Non-Profit-\$20
Without lights (per day)	\$120	Same as resident
With lights (per day)	\$180	Same as resident
Damage Deposit	\$100	Same as resident
<b>Pay Gate Rentals</b>		
Without lights (per hour)	\$100	Non-Profit-\$60
With lights (per hour)	\$150	Non-Profit-\$100
Additional \$.10 fee for each paid admission for non-profit organizations		
Additional \$.20 fee for each paid admission for all other renters		
Damage Deposit	\$100	Same as resident
<b>13. Practice Permits</b>		
Spring/Summer permit	\$60	Same as resident
Fall permit	\$50	Same as resident
<b>14. Theatre</b>		
<b>a. Rehearsals - 4 hour minimum</b>		
1. Technical	\$135	\$190
2. Non-technical (no lights or sound)	\$110	\$160
3. Dance School - 8 hour minimum	\$285	\$420
<b>b. Performances - 4 hour minimum *</b>		
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 six 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	\$50	\$75

between rehearsal/performance dates)		
g. Microphone Maintenance Fee (per total rental 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)	\$25	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
<b>15. Nature Lodge</b>		
<b>a. Top Floor (4 hour rental)</b>		
1. Weekday	\$225	Same as resident
2. Weekend (Friday - Sunday)	\$225	Same as resident
<b>b. Bottom Floor (4 hour rental)</b>		
1. Weekday	\$175	Same as resident
2. Weekend (Friday - Sunday)	\$175	Same as resident
<b>c. Entire Facility (5 hour rental)</b>		
1. Weekday	\$350	Same as resident
2. Weekend (Friday - Sunday)	\$350	Same as resident
Deposit	\$200	Same as resident
Additional Hourly Rate	\$50	Same as resident
<b>16. Showmobile (per day rental)</b>		
Non-holiday	\$650	Same as resident
Holiday	\$700	Same as resident
<b>17. Craft Show or Special Event</b>		
Rate per table, per day	\$20	\$30
<b>18. Tennis Court</b>		
Daytime (without lights)	Free	\$2
With Lights	Free	\$4
<b>19. Basketball Courts (Outside)</b>	Free	\$2
<b>20. Picnic Permits (Pavilion or Gazebo Rental)</b>		
	<b>Pavilions/Veach Pavilion</b>	
Monday - Thursday	\$40/\$55	N/A
Friday - Sunday or Holiday	\$60/\$75	N/A
Damage Deposit	N/A	N/A
<b>21. Classes (maximum hourly charge for session classes)</b>	\$15	\$20

<b>22. Summer Camp (six week program)</b>		
One child	\$300	\$550
Each succeeding child	\$225	\$450
<b>23. Skate Rental</b>	\$2.00	\$2.00
<b>24. Skate Sharpening</b>	\$5	\$5
<b>25. Photo ID Cards</b>		
3 and Under	Free	Free
(Youth) 4-17	\$3	Same as resident
Adult	\$4	Same as resident
Senior	\$3	Same as resident
<b>26. Photo ID Replacement Card</b>	\$5	\$5
<b>27. 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.</b>		
<b>28. These fees may not be reduced or waived except as follows:</b>		
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 <b>with the exception of theatre rentals.</b>		

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Caputa  
President of the Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



INTRODUCED BY CAPUTA  
OCTOBER 14, 2019

BILL NO. 9547

ORDINANCE NO.

**AN 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.**

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

Section 1: Title II, Chapter 245 “Parks and Recreation, Article 1, Section 245.180, “Fees for use”, is hereby deleted in its entirety and replace with the following:

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

<b>1. JJE/JFK FACILITY FEES</b>	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>Gymnasium</b>		
3 & under	Free	Free
Youth (4-17)	\$0	\$6
Adult	\$0	\$9
Senior	\$0	\$6
<b>Fitness Center and Indoor Pool</b>		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior	\$3	\$6
<b>Facility Memberships</b> <b>yr/6mo</b>	<b>1 yr/6mo.</b>	<b>1</b>
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150
Senior	\$65/\$40	\$230/\$125
Family *	\$130/\$75	\$355/\$185
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	
<b>* Family Membership includes 4 persons</b>	Add \$20 per person	Add \$30 per person
<b>2. Ice Rink</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$2	\$4
Adult	\$3	\$5
Senior	\$2	\$4

<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$20	\$35
Adult	\$30	\$50
Senior	\$20	\$35
Family	\$40	\$70
<b>3. Outdoor Pools</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$4	\$8
Adult	\$5	\$10
Senior	\$4	\$8
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$60	\$140
Adult	\$85	\$200
Senior	\$60	\$140
Family *	\$120	\$275
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
<b>4. Outdoor Pool Rental (Minimum 2 hour rental)</b>		
Per hour	\$350	\$400
Damage Deposit	\$150	\$150
<b>5. JJE Indoor Pool Rental (per hour)</b>	\$100	\$150
Damage Deposit	\$100	\$100
<b>6. JJE Ice Rink Rental (per hour)</b>	\$175	Same as resident
Damage Deposit	\$150	Same as resident
Damage Deposit	\$150	Same as resident
<b>7. JJE (1/2) Arts &amp; Crafts Room or JFK Arts &amp; Crafts Room (5 hour rental)</b>	\$175	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$35	Same as resident
<b>8. JJE (Entire) Arts &amp; Crafts Room (5 hour rental)</b>	\$300	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$60	Same as resident
<b>9. JJE Rooms 1 &amp; 2 or JFK Small Room (5 hour rental)</b>	\$85	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$15	Same as resident
<b>10. JJE Gymnasium (7 hour rental)</b>		
<b>1 - 499 people</b>	\$600	Same as resident
<b>500 - 1,000 people</b>	\$700	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident

<b>11. JFK Gymnasium (7 hour rental)</b>	\$600	Same as resident
<b>Damage Deposit</b>	\$300	Same as resident
<b>Additional Hourly Rate</b>	\$80	Same as resident
<b>12. Athletic Field Rental</b>		
Without lights (per hour)	\$20	Non-Profit-\$12
With lights (per hour)	\$30	Non-Profit-\$20
Without lights (per day)	\$120	Same as resident
With lights (per day)	\$180	Same as resident
Damage Deposit	\$100	Same as resident
<b>Pay Gate Rentals</b>		
Without lights (per hour)	\$100	Non-Profit-\$60
With lights (per hour)	\$150	Non-Profit-\$100
Additional \$.10 fee for each paid admission for non-profit organizations		
Additional \$.20 fee for each paid admission for all other renters		
Damage Deposit	\$100	Same as resident
<b>13. Practice Permits</b>		
Spring/Summer permit	\$60	Same as resident
Fall permit	\$50	Same as resident
<b>14. Theatre</b>		
<b>a. Rehearsals - 4 hour minimum</b>		
<b>1. Technical</b>	\$135	\$190
<b>2. Non-technical (no lights or sound)</b>	\$110	\$160
<b>3. Dance School - 8 hour minimum</b>	\$285	\$420
<b>b. Performances - 4 hour minimum *</b>		
<b>1. Regular</b>	\$155	\$230
<b>2. Lectures</b>	\$135	\$190
<b>3. Dance Schools - 8 hour minimum</b>	\$285	\$420
<b>* Plus twenty percent (20%) of the box office receipts above six hundred dollars (\$300.00) per performance</b>		
<b>Deposit</b>	<b>50% of total rental cost</b>	
<b>c. Damage Deposit</b>	\$300	\$300
<b>d. Top ticket price for City</b>	Competitive	Competitive
<b>e. Additional half hour rate</b>	\$30	\$55
<b>f. "Dark Day" Rate (when space is occupied between rehearsal/performance dates)</b>	\$50	\$75
<b>g. Microphone Maintenance Fee (per total rental period)</b>	\$25	\$50
<b>h. Scene Shop Rental Rate</b>	\$100	Same as resident
<b>i. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)</b>	\$25	Same as resident
<b>j. Art Gallery Reception Fee (4 hours)</b>	\$50	Same as resident
<b>k. Technical Theatre Workshop Course (per class)</b>	\$20	Same as resident

<b>15. Nature Lodge</b>		
<b>a. Top Floor (4 hour rental)</b>		
1. Weekday	\$225	Same as resident
2. Weekend (Friday - Sunday)	\$225	Same as resident
<b>b. Bottom Floor (4 hour rental)</b>		
1. Weekday	\$175	Same as resident
2. Weekend (Friday - Sunday)	\$175	Same as resident
<b>c. Entire Facility (5 hour rental)</b>		
1. Weekday	\$350	Same as resident
2. Weekend (Friday - Sunday)	\$350	Same as resident
Deposit	\$200	Same as resident
Additional Hourly Rate	\$50	Same as resident
<b>16. Showmobile (per day rental)</b>		
Non-holiday	\$650	Same as resident
Holiday	\$700	Same as resident
<b>17. Craft Show or Special Event</b>		
Rate per table, per day	\$20	\$30
<b>18. Tennis Court</b>		
Daytime (without lights)	Free	\$2
With Lights	Free	\$4
19. Basketball Courts (Outside)	Free	\$2
<b>20. Picnic Permits (Pavilion or Gazebo Rental)</b>		
<b>Pavilions/Veach Pavilion</b>		
Monday - Thursday	\$40/\$55	N/A
Friday - Sunday or Holiday	\$60/\$75	N/A
Damage Deposit	N/A	N/A
21. Classes (maximum hourly charge for session classes)	\$15	\$20
<b>22. Summer Camp (six week program)</b>		
One child	\$300	\$550
Each succeeding child	\$225	\$450
23. Skate Rental	\$2.00	\$2.00
24. Skate Sharpening	\$5	\$5
<b>25. Photo ID Cards</b>		
3 and Under	Free	Free
(Youth) 4-17	\$3	Same as resident
Adult	\$4	Same as resident
Senior	\$3	Same as resident
26. Photo ID Replacement Card	\$5	\$5
<b>27. 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.</b>		
<b>28. These fees may not be reduced or waived except as follows:</b>		
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.		

20  
21       Section 2: Except as herein amended Section 245.180 shall remain in full force and  
22 effect.

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

25  
26 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

27  
28  
29 \_\_\_\_\_  
30 Jeff Caputa  
31 President of the Council

32 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

33  
34 \_\_\_\_\_  
35 Timothy J. Lowery  
36 Mayor

37 ATTEST:

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

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: October 10, 2019

Mayor's Approval:

Agenda Date Requested: 1

14-Oct-19

Description of request: Repeal of section 245.610 Fees and Charges and replace with the updated attached section 245.610 Fees for Use.

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

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: \_\_\_\_\_

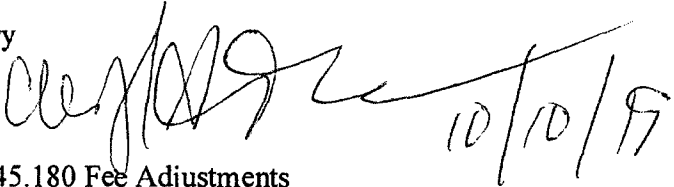
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**CITY OF FLORISSANT  
PARKS AND RECREATION DEPARTMENT  
Memorandum**

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**Date:** October 10, 2019  
**To:** Mayor Timothy J. Lowery  
**From:** Cheryl A. Thompson   
**Subject:** Fee Ordinance Section 245.180 Fee Adjustments 10/10/19

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I respectfully submit the attached schedule of fees for council approval. The following is an explanation of fees that are being requested for increases for the 2020 fiscal year and would go into effect December 1, 2019. Please note numbers listed coincide with numbers on the ordinance.

- #1 - Increase non-resident fees for use of the gym by \$1.  
Increase of Fitness Center and Indoor pools fees \$1 across the board.  
Increase in Facility Memberships by \$5 across the board.
- #3 – Increase fees for Outdoor Pool daily fees by \$1 for residents only – due to the fact we already charge the non-residents at least one half more than residents staff feels that this current rate is appropriate, given the fact a non-resident can go to another municipality often cheaper than what is being charged already.
- #9 – Increase in the small room rental rates by \$10 to make it more consistent with other room rental rates.
- #12 – All field charges have been adjusted to what was already being charged with an increase of \$10 per option.
- #13 – Same as field rental charges, increase by \$10 over what is currently being charged and these fees had previously not been listed in the fee ordinance.
- #14 – Increase for all rental fees and additional fees added as needed to help cover operational costs.
- # 20 – Due to the fact the Veatch Pavilion is much larger than all other pavilions staff is proposing a higher fee for use of this pavilion.
- # 22 – Summer Camp's length for the program will be increased from 6 weeks to 8 weeks an additional this program has been very undercharged. Thus asking for an increase to cover additional weeks of the program and to more closely reflect the cost of the program.

Please advise if additional information is needed. Thank you for your consideration on this matter.

1. JJE/JFK FACILITY FEES	RESIDENT	NON-RESIDENT
<b>Gymnasium</b>		
3 & under	Free	Free
Youth (4-17)	\$0	\$6
Adult	\$0	\$9
Senior	\$0	\$6
<b>Fitness Center and Indoor Pool</b>		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior	\$3	\$6
<b>Facility Memberships</b>	<b>1 yr/6mo.</b>	<b>1 yr/6mo</b>
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150
Senior	\$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
<b>2. Ice Rink</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$2	\$4
Adult	\$3	\$5
Senior	\$2	\$4
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$20	\$35
Adult	\$30	\$50
Senior	\$20	\$35
Family	\$40	\$70
<b>3. Outdoor Pools</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$4	\$8
Adult	\$5	\$10
Senior	\$4	\$8
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$60	\$140
Adult	\$85	\$200
Senior	\$60	\$140
Family *	\$120	\$275
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
<b>4. Outdoor Pool Rental (Minimum 2 hour rental)</b>		
Per hour	\$350	\$400
Damage Deposit	\$150	\$150
<b>5. JJE Indoor Pool Rental (per hour)</b>		
Damage Deposit	\$100	\$100
<b>6. JJE Ice Rink Rental (per hour)</b>		
	\$175	Same as resident
Damage Deposit	\$150	Same as resident
Damage Deposit	\$150	Same as resident
<b>7. JJE (1/2) Arts &amp; Crafts Room or JFK Arts &amp; Crafts Room</b>		
	\$175	Same as resident



(5 hour rental)		
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$35	Same as resident
8. 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
9. 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
10. JJE Gymnasium (7 hour rental)		
1 - 499 people	\$600	Same as resident
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Damage Deposit	\$300	Same as resident
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11. JFK Gymnasium (7 hour rental)	\$600	Same as resident
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12. Athletic Field Rental		
Without lights (per hour)	\$20	Non-Profit-\$12
With lights (per hour)	\$30	Non-Profit-\$20
Without lights (per day)	\$120	Same as resident
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Pay Gate Rentals		
Without lights (per hour)	\$100	Non-Profit-\$60
With lights (per hour)	\$150	Non-Profit-\$100
Additional \$.10 fee for each paid admission for non-profit organizations		
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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 six 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 rental	\$25	\$50

period)		
h. Scene Shop Rental Rate	\$100	Same as resident
i. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)	\$25	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
<b>15. Nature Lodge</b>		
<b>a. Top Floor (4 hour rental)</b>		
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1. Weekday	\$175	Same as resident
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<b>16. Showmobile (per day rental)</b>		
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<b>18. Tennis Court</b>		
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<b>20. Picnic Permits (Pavilion or Gazebo Rental)</b>	<b>Pavilions/Veach Pavilion</b>	
Monday - Thursday	\$40/\$55	N/A
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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.		

Updated 10/19

## TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 6431

FROM Twinkle Ent, Inc dba Subway Sandwich Shop  
TO Dan Asewe, LLC dba Subway  
FOR operation of a restaurant  
ADDRESS 62 Grandview Plaza S/C  
Ward 7 Zoning      Date Filed 10-21-19 Accepted By A Moore

### TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now DAN ASEWE and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 60 GRANDVIEW PLAZA, FLORISSANT, MO in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

Dan Asewe

Individual's Name

FOR:

Dan Asewe LLC

Company, Corporation, Partnership

10/21/19  
City Council  
Pessel & Mayor

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

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

( ) I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE Dan Asewe

ADDRESS 12106 Natural Bridge Rd, Bridgeton MO 63044

Telephone No. 405-204-8429 Email address danasewe@hotmail.com

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

Dan Asewe  
PETITIONER SIGNATURE

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

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

X [Signature]  
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☒

**INDIVIDUAL:**

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

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

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

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

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers DAN ASEWE LLC

Telephone numbers & email addresses 405-204-8429 - danasewe@hotmail.com

Business name/address/phone DAN ASEWE LLC - 12106 NATURAL BRIDGE

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

Date of incorporation/LLC 8-23-19

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

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

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

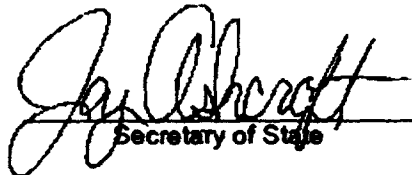
WHEREAS,

*Dan Asewe LLC*  
*LC001664421*

filed its Articles of Organization with this office on the 23rd day of August, 2019, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 23rd day of August, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 23rd day of August, 2019.

  
Secretary of State





# State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC001664421

Date Filed: 8/23/2019

John R. Ashcroft

Missouri Secretary of State

## Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

Dan Asewe LLC

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

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

To run a Restaurant.

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

Saleetha Connors

3950 N Kingshighway

Saint Louis MO 63115

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

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

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

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

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

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

Name

Address

City/State/Zip

Asewe, Dan O

12106 Natural Bridge Rd Apt D

Bridgeton MO 63044

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

New Series:

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

New Series:

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

New Series:

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

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

Name and address to return filed document:

Name: Dan O Asewe

Address: Email: danasewe@hotmail.com

City, State, and Zip Code: \_\_\_\_\_

LLC-1 (08/2013)

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

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

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

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

**All organizers must sign:**

Dan O Asewe  
*Organizer Signature*

DAN O ASEWE  
*Printed Name*

08/23/2019  
*Date of Signature*





# CITY OF FLORISSANT

*Honorable Thomas P. Schneider, Mayor*

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number 6431 which authorized a Special Permit:

TO: Twinkle Ent, Inc dba Subway

FOR: operation of a restaurant

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

DAN ASEWE

PRINT - NAME OF APPLICANT

Dan Aswe

SIGNATURE OF APPLICANT

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant, MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Drive  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

HEALTH DEPARTMENT  
#1 St. Ferdinand Drive  
Florissant, MO 63031  
314 / 839-7654  
Fax: 314 / 839-7656

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

INTRODUCED BY COUNCILMAN MCKAY  
AUGUST 14, 2000

BILL NO. 7321

ORDINANCE NO. 6431

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO TWINKLE ENTERPRISES, INC. D/B/A SUBWAY SANDWICH SHOP FOR THE OPERATION OF A RESTAURANT AT 62 GRANDVIEW PLAZA SHOPPING CENTER.**

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

WHEREAS, an application has been filed by Twinkle Enterprises, Inc. d/b/a Subway Sandwich Shop for the location and operation of a sit-down, carry-out restaurant on the property hereinafter described and known as 62 Grandview Plaza Shopping Center; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 24th day of July, 2000 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

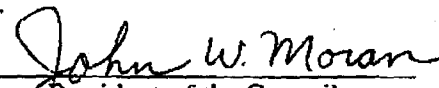
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: A Special Use Permit is hereby granted to Twinkle Enterprises, Inc. d/b/a Subway Sandwich Shop to locate and operate a sit-down, carry-out restaurant at 62 Grandview Plaza Shopping Center.

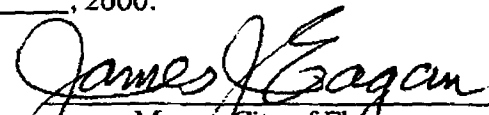
Section 2: That when the named permittee discontinues the operation of said business, the Special Use Permit herein authorized shall no longer be in force and effect.

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

Adopted this 14th day of August, 2000.

  
President of the Council  
City of Florissant

Approved this 15 day of August, 2000.

  
Mayor, City of Florissant

ATTEST:

  
Acting City Clerk

# CITY OF FLORISSANT

955 rue St. Francois  
Phone: 314-921-5700

## APPLICATION FOR LIQUOR LICENSE

### TYPE OF LICENSE REQUESTED:

- ( ) Full Liquor by the Drink ( ☒ ) Full Package Liquor ( ) Consumption of Liquor  
( ) Malt Liquor & Wine by the Drink ( ) Malt Liquor & Wine Package ( ) Tasting  
( ) Full Liquor by Drink (Non-Profit)

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

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

### TYPE OF OPERATION:

- ( ) Individual ( ) Partnership ( ) Corporation - Attach list of officers, addresses, phone no. ( ☒ ) Limited Liability Corp  
(Attach list of Partners)

Name of Business MINI MARKET 4

Business Address 1763 N. NEW FLORISSANT RD. Phone 314-223-3008  
FLORISSANT, MO 63033

Names of Applicant, Corporation, or LLC MA UMIYA LLC

Address of Owner 461 OLDE COURT RD. ST. CHARLES, MO 63303 Phone 314-223-3008  
Street City State Zip

Name of Managing Officer JIGNASHA PATEL

Home Address 461 OLDE COURT RD. ST. CHARLES, MO 63303 Years at address 12 YRS  
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 08/31/1976 INDIA Cell Phone 314-223-3008

Managing Officer Driver's License N Social Security Number\* 2  
(Provide a copy of driver's license) \* Social Security Number will be used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 20 18 Paid? ( ☒ ) Yes ( ) No (Attach most recent copy)

Managing Officer Register Voter of Missouri? ( ☒ ) Yes ( ) No (Attach a Voter Registration Certificate)

Have you ever been arrested?: NO What Charge?  
Where? Disposition?

Citizen of U.S.A.? ( ☒ ) Yes ( ) No Naturalized? ( ☒ ) Yes Date 07/17/2009 ( ) No  
If Naturalized, Give Number: Dist. US DISTRICT COURT EASTERN MISSOURI  
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO  
If so, give details

Have you previously held a liquor license of any type? NO  
If so, when and where

Have you ever had a liquor license suspended or revoked? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any municipal or county ordinance violation? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? NO  
If so, give details \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store or tavern? YES  
If so, state name JEN MARKET

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

MA UMIYA LLC

Trade Name

J. J. Patel

Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

JIWASHA PATEL, of lawful age, being first duly sworn upon \_\_\_\_\_ oath  
(Individual or Managing Officer)

deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking 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 relating to the conduct of said business, that he is in all respects qualified in law to receive such license, and that the answers and statements set out in the above application are true.

J. J. Patel  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 22nd day of October, 2019.



ROSANNA SMITH  
My Commission Expires  
June 7, 2023  
St. Charles County  
Commission #15635994

Rosanna Smith  
Notary Public

My Commission Expires: 6/7/23  
Packet Page 132 of 154

NOTE: APPLICATION MUST BE SWORN TO BEFORE A 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: 10/21/2019

Name (1): JIGNASHA PATEL

Name (2):

Name (3):

Date Of Birth: 11/11/76

SSN: xxx-xx-1002

Control Number: 4879849

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

# CERTIFICATE OF REGISTRATION

STATE

OF

MISSOURI



COUNTY

OF

ST. CHARLES

This is to certify that **Jignasha J. Patel**, is an active registered voter in  
Precinct **016 Montclair** of **03 Frontier** Township of St. Charles County,  
having

registered on **07/16/2009**. We further certify that the following  
information was given, under oath, by the applicant:

Current Address:

**461 Olde Court Rd.; St. Charles, MO 63303**

Age or Birth Date: **08/31/1976**

Birth Place: **India**

U. S. Citizen: **Yes**

Prepared by the office of the  
St. Charles County Election Authority  
in St. Peters, Missouri, on this day **October 22, 2019**.

Attest:

A handwritten signature in black ink, appearing to read "HMB", is written over the printed name of the Director of Elections.

Director of Elections

**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 INFORMATION**

OWNER OF PROPERTY WALPERT PROPERTIES PHONE 314-567-1221  
ADDRESS 12295 OLIVE BLVD. CITY ST. LOUIS STATE MO ZIP 63141

NAME OF BUSINESS MINI MARKET PHONE 314-838-4014  
ADDRESS 1763 N. NEW FLORISSANT CITY FLORISSANT STATE MO ZIP 63303

BUSINESS HOURS M-THURSDAY 9:00AM - 12AM  
SAT FRI-SATURDAY 9:00AM - 1:30AM SUNDAY 10AM - 12AM  
OWNER/MANAGER JIGNASHA PATEL PHONE 31  
HOME ADDRESS 461 OLDE COURT RD. CITY ST. CHARLES STATE MO ZIP 63303

**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**

NAME JAGDISH PATEL ADDRESS 461 OLDE COURT RD.  
CITY & STATE ST. CHARLES, MO ZIP 63303 PHONE 314  
HAS KEY: YES (☒) NO (☐)

**CONTACT #2**

NAME TRIKAM PATEL ADDRESS 2012 MONTCLAIR MANOR DR.  
CITY & STATE ST. CHARLES, MO ZIP 63303 PHONE 314-496-2924  
HAS KEY: YES (☒) NO (☐)

ARE THERE LIGHTS LEFT ON AFTER BUSINESS 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 (☐)

IF YES, WHERE IS IT LOCATED: BEHIND COUNTER

CAN IT BE SEEN FROM THE OUTSIDE? YES (☐) NO (☒)

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.**

## SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

### CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certificate 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 JIGNASHA PATEL  
SOC. SEC. NO. 1100 \_\_\_\_\_ PLACE OF BIRTH INDIA  
DATE OF BIRTH \_\_\_\_\_ SEX FEMALE  
PHONE NUMBER 314-603-7006  
ADDRESS 461 OLDE COURT RD., ST. CHARLES, MO 63303  
LAST PREVIOUS ADDRESS 461 OLDE 12844 POLO PARK, ST. LOUIS, MO 63146  
NO. OF YRS. 5 YRS.
2. FULL NAME MANISHA PATEL  
SOC. SEC. NO. 5507 \_\_\_\_\_ PLACE OF BIRTH INDIA  
DATE OF BIRTH 6 \_\_\_\_\_ SEX FEMALE  
PHONE NUMBER 314-221-2400  
ADDRESS 2012 MONTCLAIR MANOR DR., ST. CHARLES, MO 63303  
LAST PREVIOUS ADDRESS 12844 POLO PARK, ST. LOUIS, MO 63146  
NO. OF YRS. 5 YRS
3. FULL NAME ASHA PATEL  
SOC. SEC. NO. 5107 \_\_\_\_\_ PLACE OF BIRTH INDIA  
DATE OF BIRTH 10/10/11 \_\_\_\_\_ SEX FEMALE  
PHONE NUMBER \_\_\_\_\_ 4  
ADDRESS 489 OLDE COURT RD., ST. CHARLES, MO 63303 - 12 YRS  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. 12 YRS
4. FULL NAME MOUNALI PATEL  
SOC. SEC. NO. 1100 \_\_\_\_\_ PLACE OF BIRTH INDIA  
DATE OF BIRTH \_\_\_\_\_ 2 \_\_\_\_\_ SEX FEMALE  
PHONE NUMBER 211 \_\_\_\_\_ 6  
ADDRESS 497 OLDE COURT RD., ST. CHARLES, MO 63303 - 12 YRS  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. 12 YRS



# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

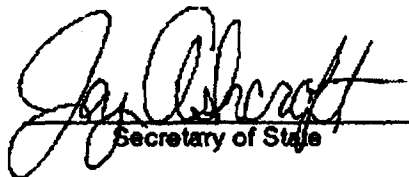
WHEREAS,

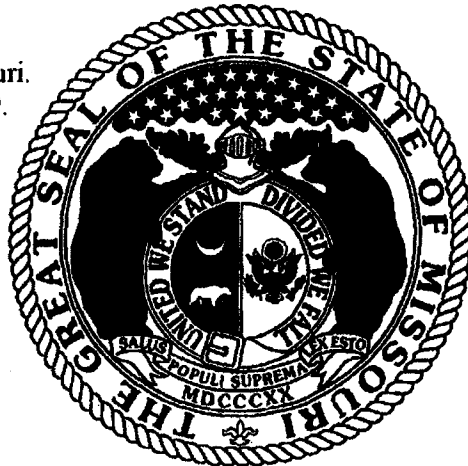
**MA UMIYA LLC**  
**LC001673080**

filed its Articles of Organization with this office on the 21st day of October, 2019, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 21st day of October, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 21st day of October, 2019.

  
Secretary of State





## State of Missouri

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

**LC001673080**  
**Date Filed: 10/21/2019**  
**John R. Ashcroft**  
**Missouri Secretary of State**

### Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is  
MA UMIYA LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "LC," "LLC," or "LLC")

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

TO OWN AND OPERATE LIQUOR AND FOOD STORE AND TO PERFORM ANY AND ALL ACTIVITIES AS PERMITTED BY THE STATE OF MISSOURI

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

<u>jignasha j patel mrs</u>	<u>461 olde court rd</u>	<u>st charles MO 63303</u>
<small>Name</small>	<small>Street Address: May not use PO Box unless street address also provided</small>	<small>City/State/Zip</small>

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

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

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

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

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

<small>Name</small>	<small>Address</small>	<small>City/State/Zip</small>
<u>PATEL, JIGNASHA</u>	<u>461 OLDE COURT RD</u>	<u>ST CHARLES MO</u> <u>63303</u>

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

New Series:

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

New Series:

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

New Series:

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

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

Name and address to return filed document:

Name: RAJESH VORA, CPA

Address: Email: ARTI@RAJVORACPA.COM

City, State, and Zip Code: \_\_\_\_\_

LLC-1 (08/2013)



# State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

**X001374991**  
**Date Filed: 10/21/2019**  
**Expiration Date: 10/21/2024**  
**John R. Ashcroft**  
**Missouri Secretary of State**

## Registration of Fictitious Name

(Submit with filing fee of \$7.00)  
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☒ New Registration ☐ Renewal ☐ Amendment ☐ Correction  
Charter number Charter number Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: MINI MARKET 4

Business Address: 1763 N NEW FLORISSANT RD

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: FLORISSANT, MO 63033

### Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
MA UMIYA LLC	LC001673080	461 olde court rd	st charles, MO	63303	

All owners must affirm by signing below

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

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

MA UMIYA LLC - JIGNASHA PATEL

Owner's Signature or Authorized Signature of Business Entity

MA UMIYA LLC - JIGNASHA PATEL

Printed Name

10/21/2019

Date

Name and address to return filed document:

Name: ma umiya llc

Address: Email: jagdish405@hotmail.com

City, State, and Zip Code: \_\_\_\_\_

## Page 1 of 1

**Receipt Number:** U18.41299

Receipt Year: 2018

**Date Received:** 12/11/2018

**St. Charles County** Michelle D. McBride 201 North Second Street, Suite 134 Saint Charles, MO 63301-2889

BALANCE REMAINING	0.00
CHARGES	474.71
PAID	490.00
CHANGE	-15.29

## **ASSET PURCHASE AGREEMENT**

THIS ASSET PURCHASE AGREEMENT ("Agreement") is made and entered into this 18th day of October 2019, by and between Jay Nguyen, a Missouri company (the "Seller"), and Ma Umiya LLC, a Missouri limited liability company (the "Buyer").

### **WITNESSETH:**

**WHEREAS**, Seller desires to sell to Buyer all of the assets, property, equipment and inventory it owns and uses in the operation of the J & N Market Convenience Store, 1763 N. New Florissant, Florissant, Missouri 63033 (the "Store"), and Buyer desires to acquire from Seller all of such assets, property, inventory and equipment.

**NOW, THEREFORE**, for and in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the parties hereto agree as follows.

### **ARTICLE I SALE AND PURCHASE**

**1.01 Sale of Assets, Inventory and Intangibles.** On the Closing Date (as hereinafter defined), Seller shall sell to Buyer, and Buyer shall acquire from Seller, all of the assets, property and equipment listed on Exhibit A hereto. In addition, Seller shall sell to Buyer, and Buyer shall purchase from the Seller, all of the non-expired inventory listed on Exhibit B hereto and Intangibles identified in 1.03 herein.

**1.02 Purchase Price.** At closing Buyer shall pay to Seller the sum of Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) (the "Purchase Price"). In addition, Buyer shall pay to Seller, the sum equal to the Seller's cost of the Inventory, as identified in Exhibit B hereto, on hand at the Store at Closing (the "Inventory Cost"). The Inventory Cost shall be calculated as follows:

Tobacco and Beer — at retail price less 15%  
Liquor and Wine — at retail price less 32%  
Grocery and General Merchandise — at retail less 40%  
All full boxes of liquor will be counted for inventory at actual cost price.

At the time of executing this Agreement, Buyer shall give Seller a check for \$10,000. which amount shall be considered the "Escrow Deposit" and applied to the Purchase Price at Closing or returned to Seller in the event that this Agreement does not close because of the failure of the contingencies set forth in qq 1.05 and 1.06.

was omitted. The invalidity or unenforceability of any provision of this Agreement to any person or circumstance shall not affect the validity or enforceability of such provision as it may apply to any other persons or circumstances.

**7.11 Waiver.** The failure in one or more instances of a party to insist upon performance of any of the terms, conditions and covenants set forth in this Agreement, or the failure of a party to exercise any right or privilege conferred by this Agreement, shall not be construed thereafter as waiving their right to insist upon the performance of such terms, conditions and covenants or the right to exercise such rights and privileges, which rights shall continue and remain in full force and effect as if no forbearance had occurred.

**7.12 Attorney Fees.** In the event it becomes necessary for either party to file a suit to enforce this Agreement or any provision contained herein, and either party prevails in such action, then such party shall be entitled to recover, in addition to all other remedies or damages, reasonable attorney fees and court costs incurred in such suit.

**7.13 Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original instrument, but all of which together will constitute for all purposes one and the same instrument.

**7.14 Agreement to cooperate.** Following Closing, Seller and Buyer shall cooperate fully with each other to the end that the acquired assets and title hereto and the full opportunity of Buyer to use such shall be fully and effectively transferred to, and vested in Buyer. Such cooperation shall include the execution and delivery of such instruments, consents, notices, acknowledgements, applications and other documents, as may be reasonably requested by either party hereto.

**IN WITNESS WHEREOF,** the parties hereto have executed this Agreement as of the date first above written.

Buyer: J.S. Patel

Seller: Jay Nguyen

By: \_\_\_\_\_  
Jignasha Patel

By: \_\_\_\_\_  
Jay Nguyen

Title: A Member

Title: Its Sole Member

Date: 10-18-19

Date: 10-18-19

**LEASE**

**BY AND BETWEEN**

**LCRF LLC,  
A MISSOURI LIMITED LIABILITY COMPANY  
("Landlord")**

**AND**

**MA UMIYA, LLC, A MISSOURI LIMITED LIABILITY COMPANY**

**("Tenant")**

T JP  
L RW

**SIGNATURE PAGE**

This Lease consisting of 29 pages including the page on which these signatures appear, and Exhibits A, B, C, D, & E attached hereto, entered into as of this 22<sup>ND</sup> day of October 2019,

LANDLORD:

**LCRF, LLC**

By: LCRF Holdings, Inc., its managing member

By: Robert A. Walpert  
Robert A. Walpert, President

TENANT:

**MA UMIYA, LLC, A MISSOURI LIMITED LIABILITY COMPANY**

By: J. S. Patel

Name: Jignasha Patel

Title: Managing Member

T JP  
L JP



1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 OCTOBER 28, 2019

3  
4 BILL NO. 9550

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 6431 FROM TWINKLE ENTERPRISES, INC. D/B/A**  
8 **SUBWAY SANDWICH SHOP TO DAN ASEWE, LLC D/B/A SUBWAY**  
9 **FOR THE OPERATION OF A RESTAURANT AT 62 GRANDVIEW**  
10 **PLAZA SHOPPING CENTER.**

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

15 WHEREAS, Twinkle Enterprises, Inc. was granted Special Use Permit no. 6431 for the  
16 location of a restaurant located at 62 Grandview Plaza Shopping Center, and

17 WHEREAS, an application has been filed by Dan Asewe, LLC d/b/a Subway to transfer  
18 the Special Use Permit authorized by Ordinance No. 6431 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
20 October 28th, 2019 that the ground sign would be substantially identical fashion as set out  
21 herein; and

22 WHEREAS, Dan Asewe, llc d/b/a Subway has accepted the terms and conditions set out  
23 in Ordinance No. 6431.

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

27  
28  
29 Section 1: The Special Use Permit authorized by Ordinance No. 6431 is hereby  
30 transferred from Twinkle Enterprises, Inc. d/b/a Subway Sandwich Shop to Dan Asewe, LLC  
31 d/b/a Subway for the operation of a restaurant at 62 Grandview Plaza Shopping Center.

32 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
33 6431 shall remain in full force and effect.

34 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
35 ceases operation for a period of more than ninety (90) days.

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

39

40 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

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\_\_\_\_\_  
Jeff Caputa  
Council President

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48 Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

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55 ATTEST:

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58 \_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
59 City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE  
2 OCTOBER 28, 2019  
3

4 BILL NO. 9551

ORDINANCE NO.

5  
6 **AN ORDINANCE APPROVING THE COMMUNITY DEVELOPMENT**  
7 **BLOCK GRANT (CDBG) FY2020 ANNUAL ACTION PLAN FOR THE CITY**  
8 **OF FLORISSANT, MISSOURI AND AUTHORIZING AND DIRECTING THE**  
9 **MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES**  
10 **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
11

12 **WHEREAS**, the Mayor and City Council Members of the City of Florissant, Missouri being  
13 first duly assembled at a regular City Council meeting on the 23<sup>rd</sup> day of September 2019, and

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

17 **WHEREAS**, the City of Florissant must submit the CDBG Consolidated and Annual Action  
18 Plan to the United States Department of Housing and Urban Development (HUD) no later than  
19 January 1, 2020; and

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

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

33 PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
34

35 \_\_\_\_\_  
36 Jeff Caputa  
37 President of the Council  
38 City of Florissant  
39

40 Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.  
41

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

46 ATTEST:  
47

48 \_\_\_\_\_  
49 Karen Goodwin, MPPA/MMC/MRCC  
50 City Clerk

INTRODUCED BY COUNCIL AS A WHOLE  
OCTOBER 28, 2019

BILL NO. 9552

ORDINANCE NO.

**AN ORDINANCE APPROPRIATING THE COMMUNITY  
DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2019  
FISCAL YEAR FOR THE CITY OF FLORISSANT.**

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

Section 1: The appropriation of the 2019 Fiscal Year Community Development Block  
Grant (CDBG) Funds for the City of Florissant is hereby approved.

Section 2: The expenditures of the Community Development Budget for the 2019 fiscal  
year are hereby approved as follows:

**CDBG 2019 ACTUAL  
Financial Summary**

FY2019 CDBG Program

**Community Development Block Grant Resources**

Entitlement Amount Actual	\$248,515.00
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<b>Total FY Actual Funding</b>	<b>\$248,515.00</b>
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Proposed Uses of CDBG Funds

**Housing Programs**

Home Improvement Program – Acct # 05-5.05.19000	\$173,515.00
Home Improvement Program Mechanical – Acct # 05-5.05.19020	\$ 60,000.00
Project I.M.P.A.C.T. – Acct # 05-5.05.70000	\$ 5,000.00

**Public Services**

Mortgage, Rental & Utility Assistance (MRU Assist) Acct # 05-5.05.71000	\$ 10,000.00
--	--------------

<b>Total</b>	<b>\$248,515.00</b>
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Section 3: This ordinance shall be in full force and effect immediately upon its passage  
and approval.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Jeff Caputa  
President of the Council

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

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Timothy J. Lowery  
Mayor

---

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: October 22, 2019

Mayor's Approval:

Agenda Date Requested:

28-Oct-19

Description of request: Appropriation of 2019  
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			
	Y/N		Y/N

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

Back up materials  
attached:

Minutes	
Maps	
Memo	YES
Draft Ord.	YES

Back up materials  
needed:

Minutes	
Maps	
Memo	
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: \_\_\_\_\_

KGR 10/22/2019

*Oct 22 2019*  
*10/23/19*  
*KL*

# MEMORANDUM

**To:** MAYOR LOWERY & FLORISSANT CITY COUNCIL  
**From:** M. Carol O'Mara, Director Community Development  
**Re:** Appropriation of 2019 Community Development Block Grant Funds: CDBG  
**Date:** October 22, 2019

This is a request for approval of an ordinance for the appropriation of 2019 CDBG Funding:

These funds have already been approved / allocated but need to be added to the budget for expenditure.

## CDBG 2019 ACTUAL Financial Summary

FY2019 CDBG Program

### Community Development Block Grant Resources

Entitlement Amount Actual	\$248,515.00
---------------------------	--------------

<b>Total FY Actual Funding</b>	<b>\$248,515.00</b>
--------------------------------	---------------------

### Proposed Uses of CDBG Funds

#### Housing Programs


Home Improvement Program – Acct # 05-5.05.19000	\$173,515.00
Home Improvement Program Mechanical – Acct # 05-5.05.19020	\$ 60,000.00
Project I.M.P.A.C.T. – Acct # 05-5.05.70000	\$ 5,000.00

#### Public Services

Mortgage, Rental & Utility Assistance (MRU Assist) Acct # 05-5.05.71000	\$ 10,000.00
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<b>Total</b>	<b>\$248,515.00</b>
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 10-23-19

1 INTRODUCED BY COUNCILMAN CAPUTA  
2 OCTOBER 28, 2019

3  
4 BILL NO. 9553

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF \$10,000 FROM**  
7 **CAPITAL IMPROVEMENT FUND ACCOUNT NO. 03-5-03-33000**  
8 **“CAPITAL ADDITIONS – MATERIALS” TO ACCOUNT NO. 03-5-**  
9 **03-30010 “EQUIPMENT REPAIRS-VEHICLES” FOR THE PUBLIC**  
10 **WORKS DEPARTMENT VEHICLE REPAIRS.**  
11

12  
13 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
14 COUNTY, MISSOURI, AS FOLLOWS:  
15

16 Section 1: There is hereby authorized a transfer of \$10,000 from Capital Improvement Fund  
17 Account No. 03-5-03-33000 “Capital Additions – Materials” to Account No. 03-5-03-30010  
18 “Equipment Repairs-Vehicles” for the Public Works Department vehicle repairs.  
19

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

22 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
23

24 \_\_\_\_\_  
25 Jeff Caputa  
26 President of the Council  
27

28 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
29

30 \_\_\_\_\_  
31 Timothy J. Lowery  
32 Mayor  
33

34 ATTEST:

35 \_\_\_\_\_  
36 Karen Goodwin, MPPA/MMC/MRCC,  
City Clerk



# FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

Date: 10/23/2019

Mayor's Approval:

Agenda Date Requested:

10/28/2019

Description of request: Transfer of funds within Capital Improvement Fund

Transfer of Funds from 03-5-03-33000 to 03-5-03-30010

(See Attached Memo)

Department: Public Works

Recommending Board or Commission: N/A

Type of request:

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

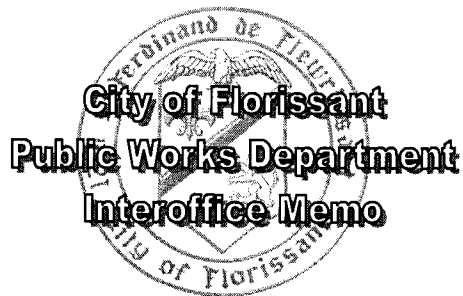
Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_



72 10-23-19

Memo To: City Council

Date: October 23, 2019

Thru: Mayor Timothy J. Lowery

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

Copy: Kimberlee Johnson


Subject: **Budget Transfer for Building and Equipment Maintenance – Capital Improvement Fund**

Due to higher than forecasted expenditures the Equipment Repairs – Vehicles account need more money to cover anticipated repair costs.

**Therefore, I respectfully request that \$10,000 be transferred from Capital Improvement Fund Account 03-5-03-33000 – Capital additions – Materials to be transferred to Account 03-5-03-30010 –Equipment Repairs - Vehicles.**

Thank you in advance.

Respectfully submitted,

  
\_\_\_\_\_  
Todd M Hughes, P.E.