



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall**

**955 rue St. Francois**

**Monday, June 14, 2021**

**7:00 PM**

**Karen Goodwin, MMC/MRCC**



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

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

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

- City Council Meeting minutes of May 24, 2021

### ***IV. HEARING FROM CITIZENS***

### ***V. COMMUNICATIONS***

### ***VI. PUBLIC HEARINGS***

21-06-014 (Ward 3) Application Staff Rpt Plans	Request to approve the rezoning of 130 Howdershell from R-4 "Residential Zoning District" to a B-5 "Planned Commercial District for the location of a utility substation. (Planning and Zoning Commission recommended approval on 5/17/21)	Roxanne Young
21-06-015 (Ward 4) Application Staff Rpt Plans	Request to amend an existing B-5 "Planned Commercial District" to allow for changes in the recorded development plan to include an addition, exterior changes and signage located at 3500 Patterson Road. (Planning and Zoning Commission recommended approval on 5/17/21)	Leonard Aweber

### ***VII. OLD BUSINESS***

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

9684	Ordinance authorizing a special use permit to Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a B-3 "Extensive Business District" for the property located at 8 & 9 Mullanphy Gardens Shopping Center.	2 <sup>nd</sup> Reading Harris
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**VIII. NEW**

**IX. BUSINESS**

**A. BOARD APPOINTMENTS**

**B. REQUESTS**

Animal (Ward 6) Application	Request to approve animal permit to keep chickens for Sara Weber located at 534 Aubuchon St. (Recommended approval by the Health Department)	Sara Weber
Liquor (Ward 6) Application	Request for a Full Liquor by the Drink license for Boykins Family LLC d/b/a FlyZone located at 620 N. Hwy 67.	Corwyn & Madeline Boykins

**C. BILLS FOR FIRST READING**

9688 Memo	Ordinance approving the Community Development Block Grant (CDBG) FY2021-FY2025 5-Year Consolidated Plan and the FY2021 Annual Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development.	Council as a Whole
9689	Ordinance to approve the rezoning of 130 Howdershell from R-4 “Residential Zoning District” to a B-5 “Planned Commercial District for the location of a utility substation.	Eagan
9690	Ordinance to amend an existing B-5 “Planned Commercial District” to allow for changes in the recorded development plan to include an addition, exterior changes and signage located at 3500 Patterson Road.	Caputa
9691 Memo	Ordinance authorizing the mayor of the City of Florissant to enter into a program agreement for the federal funding for project number STP-5622 (603) for the improvement of rue St. Denis street phase II.	Council as a Whole

**X. COUNCIL ANNOUNCEMENTS**

**XI. MESSAGE FROM THE MAYOR**

**XII. ADJOURNMENT**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JUNE11, 2021 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, JUNE 14, 2021.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

May 24, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, May 24, 2021 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

Councilman Manganelli moved to approve the City Council Minutes of May 10, 2021, seconded by Parson. Motion carried.

The next item on the Agenda was *Special Presentation*.

Tim Green brought forward a legislative update regarding Medicaid Expansion, the Federal Reimbursement Allowance (FRA), Wayfair taxes, and Senate Bill 262. Mr. Green stated not funding the Medicaid Expansion will have an impact of \$1.4 billion. He informed the Council the Federal Reimbursement Allowance was not renewed for 2021 and will have an impact of \$4 billion. Tim Green stated Wayfair taxes was passed on the Federal level, but Missouri did not. Senate Bill 262 will gradually add 12.5 cents to State Fuel Tax starting on October 1, 2021.

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

The City Clerk reported that Public Hearing 21-05-013 for the request to authorize a special use permit to Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a B-3 "Extensive Business District" for the property located at 8 & 9 Mullanphy Gardens Shopping Center. The Chair declared the Public Hearing to be open.

Ronald Hampp, 1590 Ashby Rd., stated the old State Farm business area will be a joint fitness center with two personal trainers wanting 2,750 sq. ft total gym. Mr. Hampp stated this would be a one-on-one training facility by appointment only. He informed the Council the facility would hold free weights, aerobic area, and cardio area with a potential of 4-5 people maximum in each plyometrics class.

Everything Fitness should be open Monday through Saturday between 6 am and 8 pm and no parts of the training would take place outside the facility.

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

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

Councilman Mulcahy moved Bill No. 9682 an Ordinance authorizing an amendment to Special Use Permit No. 7321 to allow for the expansion of Clement Olympic Motors located at 1760, 1780, and 1790 N. Hwy 67 be read for a second time, seconded by Eagan.

Councilman Mulcahy moved to amend Section 1 by adding new subsection 6 requiring the installation the of a 6 ft vinyl privacy fences along the property adjacent to the Police Station, seconded by Caputa. Motion carried.

Councilman Mulcahy moved that Bill no. 9682 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9682 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9682 to have passed and become Ordinance No. 8693.

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

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

Councilman Mulcahy introduced Bill No. 9685 an Ordinance authorizing an amendment to Title XIII-B “Parking Prohibited in certain locations at all times” by adding portions of St. Denis Street was read for the first time.

Councilman Mulcahy moved that Bill No. 9685 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9685 was read for a second time. Councilman Mulcahy moved that Bill No. 9683 be read for a third time, seconded by Siam. On roll call the Council voted: Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes. Having received a unanimous vote of all members present Bill No. 9685 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.



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

64 Whereupon the Chair declared Bill No. 9685 was passed and became Ordinance No. 8694.

65 Councilman Mulcahy introduced Bill No. 9686 an Ordinance authorizing an amendment to Title  
66 XIII-B “Parking Prohibited in certain locations at all times” by adding portions of St. Charles Street was  
67 read for the first time. Councilman Mulcahy stated there has been issues with parking on both sides of  
68 the street and preventing Fire Department vehicles from making it through the street.

69 Councilman Mulcahy moved that Bill No. 9686 be read for a second time, seconded by Pagano.  
70 Motion carried and Bill No. 9686 was read for a second time. Councilman Mulcahy moved that Bill No.  
71 9686 be read for a third time, seconded by Pagano. On roll call the Council voted: Mulcahy yes, Pagano  
72 yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes. Having  
73 received a unanimous vote of all members present Bill No. 9686 was read for a third and final time and  
74 placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

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

77 Whereupon the Chair declared Bill No. 9686 was passed and became Ordinance No. 8695.

78 Councilman Siam introduced Bill No. 9687 an Ordinance authorizing an amendment to Title XIII-  
79 B “Parking Prohibited in certain locations at all times” by adding portions of Yearling was read for the  
80 first time. Councilman Siam stated the parking on the curve causes issues with the visibility on the street.

81 Councilman Siam moved that Bill No. 9687 be read for a second time, seconded by Schildroth.  
82 Motion carried and Bill No. 9687 was read for a second time. Councilman Siam moved that Bill No.  
83 9687 be read for a third time, seconded by Parson. On roll call the Council voted: Mulcahy yes, Pagano  
84 yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes. Having  
85 received a unanimous vote of all members present Bill No. 9687 was read for a third and final time and  
86 placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

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

89 Whereupon the Chair declared Bill No. 9687 was passed and became Ordinance No. 8696.

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

91 Councilman Siam stated the Ward 9 clean up was postponed to another date. Mr. Siam stated his  
92 excitement for being back in person.

Councilman Parson stated Ward 8 needs more residents for Neighborhood Watch and asked any interested parties to reach out. Mr. Parson asked residents to take time to remember soldiers and sailors who lost their lives defending their country.

Councilwoman Pagano reminded residents of the 270 project and to practice patience while driving through the area.

Councilman Mulcahy thanked the volunteers of the Ward 6 clean up event.

Councilman Caputa reminded residents to lock up firearms in their homes, join their Neighborhood Watch, and wished everyone a happy and safe Memorial Day while remembering what the holiday is represents.

Councilman Eagan reminded the residents of the TEAM food pantry needing donations of food and monetary donations. Mr. Eagan asked residents to join the St. Patrick's Day Event page on Facebook.

Councilman Manganeli welcomed Councilman Mulcahy to his first in person council meeting. He thanked the residents and various businesses who helped participate in the Ward 2 clean up.


Councilman Harris thanked the citizens, city staff, and the other organizations involved in the vaccinations in Florissant.

The next item was *Mayor Announcements*.

Mayor Lowery thanked residents for their donations to Mayor for Meals and the donations totaling 645 meals. Mayor Lowery stated on Wednesday, May 26<sup>th</sup> would be a plaque dedication for late Police Officer Reif who died in the line of duty at 619 St. Francois St. He stated the first Wednesday Night Out would be held at the VFW post right after the plaque dedication. The Memorial Day event would take place on Monday, May 31 at 1pm. On June 18, a food truck event would be taking place at the Knights of Columbus grounds (50 rue St. Francois) co-host by the City of Florissant. Mayor Lowery stated the Music under the Stars would be taking place at St. Ferdinand Park and the 4<sup>th</sup> of July ceremony would be at the Eagan Center.

The Council President stated that the next regular City Council Meeting will be Monday, June 14, 2021 at 7:00 pm.

Councilman Schildroth moved to adjourn the meeting, seconded by Pagano. Motion carried. The meeting was adjourned at 7:54 p.m.



Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

125    The following Bills were signed by the Mayor:

126            Bill No. 9682            Ord. 8693

127            Bill No. 9685            Ord. 8694

128            Bill No. 9686            Ord. 8695

129            Bill No. 9687            Ord. 8696

# **CITY OF FLORISSANT**

## **Public Hearing**



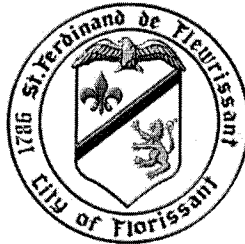
**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 14, 2021 at 7:00 p.m. on the following proposition:**

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

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

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1 **MEMORANDUM**



6 **CITY OF FLORISSANT**

7 To: Planning and Zoning Commissioners Date: May 12, 2021  
8 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.  
9 Director of Public Works  
10 Applicant  
11 Deputy City Clerk  
12 File

13  
14 Subject: Request **recommended approval** of a Rezoning of 130 Howdershell (Ameren) from  
15 an 'R-4' to a 'B-5' Planned Commercial District, to coincide with adjacent property located at  
16 2096 Charbonier an existing 'B-5' Zoning District.  
17

18 **STAFF REPORT**  
19 **CASE NUMBER PZ-051721-1**

20  
21  
22 **PROJECT DESCRIPTION:**

23  
24 The request before the commission is for recommended approval of a Rezoning from an 'R-  
25 4' to a 'B-5' Planned Commercial District, to coincide with adjacent property located at 2096  
26 Charbonier an existing 'B-5' Zoning District. with survey submitted:  
27

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

30 **SURROUNDING PROPERTIES**

31 The property to the north is a 2096 Charbonier, in a 'B-5' Zoning District and the property to the  
32 South is 150 Howdershell (QuikTrip) located in a 'B-5' Zoning District.  
33

34  
35 **BUILDING DESIGN:**

36 New substation work is allowed per the zoning and building code for the public utility.  
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38 **PARKING AND DRIVEWAYS:**

39 There are no parking spaces required or proposed for substations.

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**WALKWAYS:**

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

**LANDSCAPING:**

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

**STORMWATER AND SEWER CONCEPT:**

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

**SITE LIGHTING:**

None proposed.

**SIGNAGE:**

None proposed.

**STAFF RECOMENDATIONS:**

**SUGGESTED MOTION**

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

**1. PERMITTED USES**

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

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

No new building proposed.

**3. PERFORMANCE STANDARDS**

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

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

The above Final Site Development Plan shall include the following:

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

- 87  
88 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to  
89 the property in question.  
90  
91 d. Location and size of parking areas and internal drives.  
92  
93 e. Building and parking setbacks.  
94  
95 f. Curb cut locations.  
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97 g. Existing proposed contours at intervals of not more than two (2) feet.  
98  
99 h. Preliminary storm water and sanitary sewer facilities.  
100  
101 I. Identification of all applicable cross-access and cross-parking agreements.  
102

103 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

104 The above Final Site Development Plan shall adhere to the following specific  
105 design criteria:  
106

107 a. Structure Setbacks.

- 108 (1) No building proposed, excludes retaining walls less than 2' ht. any  
109 light standards shall be located within forty (40) feet of the right-of-  
110 way.  
111 (2) The setbacks shall be as set forth by Section 405.135 of the Zoning  
112 Code or as approved by the Planning and Zoning Commission.  
113

114 b. Parking, Loading and Internal Drives Setbacks.

- 115 (1) Parking, loading spaces, internal drives and roadways shall be located  
116 in accordance with the City Parking code, section 405.225.  
117 (2) All of the setbacks for the Preliminary Development Plan are approved  
118 but may be modified with the approval of the Planning and Zoning  
119 Commission.  
120

121 c. Minimum Parking/Loading Space Requirements.

- 122 (1) Parking regulations shall be as required by Section 405.225 of the  
123 Florissant Zoning Code, except as otherwise varied herein. Parking  
124 spaces shall comply with the Florissant parking requirements.  
125

126 d. Road Improvements, Access and Sidewalks.

- 127 (1) St. Louis County Department of Highways shall approve any new  
128 work in the right-of-way. The property owner shall comply with all  
129 requirements for roadway improvements as specified by the Director  
130 of Public Works and St. Louis County Department of Highways in  
131 approving new work.  
132



133 e. Lighting Requirements.

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

- 136  
137 (1) None proposed.  
138 (3) All lot lighting shall be directed downward and inward to reduce glare  
139 onto the adjacent properties and roads.  
140

141 f. Sign Requirements.

142 All signage shall comply with the City of Florissant sign ordinance.  
143

144 g. Landscaping and Fencing.

- 145 (1) Landscaping shall be in accordance with Section 405.225 of the  
146 Florissant Zoning Code  
147 (2) Any modifications to the landscaping plan shall be reviewed and  
148 approved by the Planning and Zoning Commission.  
149

150 h. Storm Water.

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

- 153 (1) Written approval of any required storm water detention by the  
154 Metropolitan St. Louis Sewer District shall be filed with the  
155 Department of Public Works.  
156  
157 (2) The Director of Public Works shall review storm water plans form  
158 compliance with storm water regulations. Water flow will have no  
159 adverse affect to neighboring properties or roads.  
160

161 i. Miscellaneous Design Criteria.

- 162 (1) All applicable parking, circulation, sidewalks, and all other site design  
163 features shall comply with the Florissant City Code.  
164  
165 (2) The minimum yard requirements shall be as set forth in the City Code  
166 for the 'B-5' Planned Commercial District.  
167  
168 (3) All storm water and drainage facilities shall be constructed, and all  
169 landscaping shall be installed, prior to occupancy of the building,  
170 unless remitted by the Director of Public Works due to weather related  
171 factors.  
172  
173 (4) Unless and except to the extent otherwise specifically provided herein,  
174 the Final Site Development Plan shall comply and be in accordance  
175 with all other ordinances of the City of Florissant.  
176

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

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The Building Commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the Building Commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the Building Commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the Building Commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval of an amendment to the Planning and Zoning commission.

**12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

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

**13. GENERAL DEVELOPMENT CONDITIONS.**

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

**7. PROJECT COMPLETION**

None proposed.



# **CITY OF FLORISSANT**

## **Public Hearing**

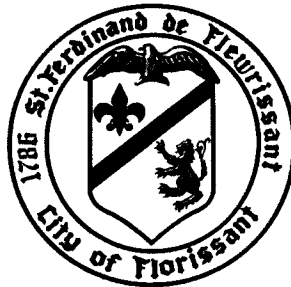


**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 14, 2021 at 7:00 p.m. on the following proposition:**

**To amend an existing 'B-5' Planned Commercial District to allow for changes in the recorded development plan to include an addition, exterior changes, and signage at 3500 Patterson Road (Huck's). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN.

DATE: 5-24-21

Address of Property:

3500 Patterson RD. Florissant Mo. 63031

Council Ward 4 Zoning 'B-5'

Initial Date Petitioner Filed 5-12-21  
(Staff to complete Ward, Zoning & Date filed)

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

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

1) Comes Now Leonard Aweber - copartner Martine Bayley  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Owner

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 2.4 acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as Hucks convenient store

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

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

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

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

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

PETITIONER(S) SIGNATURE (S) Leonard Aweber

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

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

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

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

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

ADDRESS P.O. Box 385 Carmichael IL 62821  
STREET CITY STATE ZIP CODE

PHONE 618 382-2334  
BUSINESS

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

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

Leonard Aweber  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Phone Number \_\_\_\_\_ Email \_\_\_\_\_
- (3) Business address \_\_\_\_\_ *No.*
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners \_\_\_\_\_ *Martin + Bayley Inc. CA*
- (2) Phone Number *618-382-2334* Email \_\_\_\_\_
- (3) Business address *1145 S Main cam: Ph. 62921*
- (4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_
- (5) Date of Incorporation \_\_\_\_\_
- (6) Missouri Corporate Number \_\_\_\_\_
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. *NO.*
- (8) Name in which business is operated *Martin + Bayley - HUCKS*
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Hucks Covertence Store  
Address 3500 Pattenson RD. Florissant MO. 63031  
Property Owner Martin + Bayley Inc.  
Location of property 3500 Pattenson RD Florissant MO. 63031  
Dimensions of property 1.20 Acres  
Property is presently zoned B-5 per ordinance # \_\_\_\_\_  
Current & Proposed Use of Property Hucks Covertence Store.  
Type of Sign Road Sign Height ~~10~~  
Type of Construction Remodel Number Of Stories one  
Square Footage of Building 3550 Total Number of Curb Cuts 0  
Number of Parking Spaces 33 Sidewalk Length 0  
Landscaping: No. of Trees 10 Diameter \_\_\_\_\_  
No. of Shrubs 50 Size \_\_\_\_\_  
Fence: Type 0 Length \_\_\_\_\_ Height \_\_\_\_\_

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

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

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



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

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

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

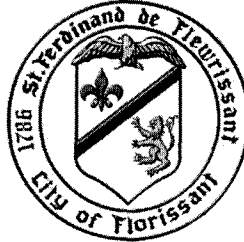
A Tract of Land part of Section 11 - 14 Township  
47 North Range 63 East St Louis County MO,

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

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

Site plan provided

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: May 12, 2021

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: **3500 Patterson (Huck's Convenience Store)-** Request recommended  
18 approval to amend a 'B-5' Planned Commercial District to allow for an  
19 addition, exterior changes and signage in an existing B-5 Zoning District.  
20

21  
22  
23  
**STAFF REPORT**  
**CASE NUMBER PZ-051721-2**

24 **I. PROJECT DESCRIPTION:**

25 This is a request for **recommended approval** to amend a 'B-5' to allow for changes to  
26 the recorded development plan in an existing B-5, to allow for an addition, exterior  
27 changes and signage.

28  
29 The proposed project consists of a cooler addition, update of the existing exterior of the  
30 building and signage. There is no compliance with the masonry ordinance currently, the  
31 existing building does not currently comply with the masonry ordinance, some of the  
32 proposed materials (proposed face brick) meets City Code Section 500.040, but not  
33 cultured stone or metal panels. The owner and contractor have been informed that  
34 painting of masonry is illegal in the district. Review of the current request is to review  
35 the exterior materials and civil engineering to establish an ordinance other than the record  
36 development plan from the County.

37  
38 **II. EXISTING SITE CONDITIONS:**

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

### **III. SURROUNDING PROPERTIES:**

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

### **IV. STAFF ANALYSIS:**

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

#### **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.*

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

*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 masonry on all sides of the structure, except as otherwise permitted by this Section. There shall be no exposed non-masonry surfaces in the first three (3) feet above grade except doors and windows.*

#### *B. 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[1];*

*[1]Editor's Note: See Ch. 405, Zoning 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 precast 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.*

*C. "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*

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

96 *D. Restrictions On Use Of Masonry.*

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

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

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

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

109 *5. Exemption For Landmark And Historic Homes. All buildings listed on the National Register of Historic*  
 110 *Places, designated Florissant landmarks or structures eligible to be designated Florissant landmarks*  
 111 *which were painted prior to the adoption of this Section would be excluded from its provisions.*  
 112

113 Staff has the following comments on the petitioner's Submissions: Submission is now  
 114 completed to allow review for a 'B-5' amendment. Plans are needed to correct the  
 115 County established Setbacks in the current development plan, which included a separate  
 116 signage setback of 20 feet. A landscape plan and photometric is requested.  
 117

118 The plans received show glazed brick on the building to be removed entirely, since  
 119 glazed brick does not comply with the masonry ordinance. The, the existing building has  
 120 zero % masonry as defined by the ordinance.  
 121

122 Materials information was received:  
 123 Glen Gery modular brick- complying with the masonry ordinance.  
 124 Glen Gery Stone- a cultured stone non compliant to the masonry ordinance.  
 125 Western States Metal Wall panels- a pan metal with wood grain finish, non compliant  
 126 with the masonry ordinance.  
 127

128 Tabberson Architects Construction set dated 4/29/21 includes:  
 129 T1: Proposed front and rear elevations include replacement of wall fascia panels with  
 130 Western States metal pan materials, coverage of towers with cultured stone, replacement  
 131 of glazed brick with compliant brick.  
 132 D1 and D2 rendered elevations.  
 133 AB1, AB2, AB3 and AB4: As built plans and elevations.  
 134 AD1: Demo Plan indicates removal of all glazed brick.  
 135 A1: Addition and Plan indicates replacement of glazed brick with Glen Gery products.  
 136 A2: Reflected Ceiling Plan  
 137 A3: Elevations with building height and metal fascia panels called out.  
 138 A4: Elevations with T8 metal fascia panels.  
 139 A5: Addition sections shows Glen Gery products.  
 140 A6: Front entry details show Glen Gery cultured stone veneer.  
 141 A7: ADA restroom details.

142 A8: Roof Plan shows existing RTU's and walk-in cooler units.  
 143 M1: Shows mechanical ground units to be moved to the roof and may then need roof  
 144 screening.  
 145 M2 and M3: Shows new hood and make-up air for Cluck's Chicken addition.  
 146 CaptiveAir Sheets 1, 2 and 3 show hood and fryer details.  
 147 E1: Lighting Plan  
 148 E2: Power Plan  
 149 P1, P2 and P3: Shows new plumbing and details.  
 150 S1 and S2: structural plans.  
 151 SC1 window and door schedules.  
 152  
 153 Civil Plan from TWM dated 4/14/21  
 154 Sheet 1 Site plan indicates incorrect setbacks, possibly from misinterpretation of zoning  
 155 codes. The 40' setback is not required from the private road as shown. A parking  
 156 setback of 10 feet should be removed. The 35' setback lines must be changed to a 40'  
 157 setback along Patterson and Greenway Chase and the setback for the private road must be  
 158 removed. All must be changed on the Final Development Plan and to be recorded at St.  
 159 Louis County.  
 160  
 161 Landscape is indicated on Sheet 1 including 8 trees shown and 50 shrubs, however, it  
 162 appears that 650 l.f. of frontage exists which would result in a total of frontage 13 trees.  
 163 Only 7 trees are mentioned in calculations on Sheet 1.  
 164  
 165 Parking calculations section 405.225. Per the parking code, for filling station and  
 166 convenience store area shall include 1 space for every employee on max. shift filling  
 167 station and 3.3 spaces per 1000 s.f. convenience store  
 168 TWM Sheet 1 indicates 12 required 23 provided.  
 169  
 170 Existing sign locations and tree locations are shown, which after some discussion with  
 171 Custom Sign, are proposed to be removed. Sign package from Custom Sign, &  
 172 Engineering, Inc. dated 12/4/2020 was received. The sign package addresses the ground  
 173 sign and the overall height of the sign.  
 174 A. Wall and Canopy sign "Hucks" 50 s.f.  
 175 B. Wall Sign "Godfather's" 85 s.f.  
 176 C. Wall Sign "Cluck's" 58 s.f.  
 177 D. Wall Sign "Fast \* Fresh" 37 s.f.  
 178 E. Wall Sign Ad Panel (metal changeable) 32 s.f.  
 179 F. Ground Sign is 25 feet in height, 7 feet wide at base 12 feet wide topper. The  
 180 heights of all signs appear to add up to be 21'-4" of the overall 25 feet height.  
 181  
 182 A new (Pylon) Ground sign is proposed 11 feet from the property line and 15 feet from  
 183 overhead electric lines. This sign is proposed as a replacement for the 2 existing post  
 184 signs and is situated to be seen driving both directions along Patterson Rd. Strict  
 185 adherence to the 40' front yard setback would put this sign behind the building.  
 186

Specifications were also received for cultured stone, brick and metal panels which are warranted for 40 years. The simulated stone spec contains no warranty, however, mfr. website states a 50 year warranty from mfr. defects: "All veneer **stone** products manufactured in **Glen-Gery's** Landmark Collection are warranted to be free from manufacturing defects for a period of fifty (50) years when used on structures conforming to local building codes and installed in accordance with the manufacturer's instructions."

## **VI. STAFF RECOMMENDATIONS:**

I move for recommend approval to amend a 'B-5' Planned Commercial District to allow for an addition, exterior changes and signage in an existing B-5 Zoning District with the following restrictions to regulate the property as part of the record:

### **1. PERMITTED USES**

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

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

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

### **3. PERFORMANCE STANDARDS**

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

### **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setback 40 feet along Patterson and Greenway Chase.

- 234  
235 f. Curb cut locations.  
236  
237 g. Existing proposed contours at intervals of not more than two (2) feet.  
238  
239 h. Existing storm water and sanitary sewer facilities.  
240  
241 I. Identification of all applicable cross-access and cross-parking agreements.  
242

243 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**  
244

245 The above Final Site Development Plan shall adhere to the following  
246 specific design criteria:  
247

248 a. Structure Setbacks.  
249

- 250 (1) No new building, excluding retaining walls and light standards shall be  
251 located within forty (40) feet of the right-of-way.  
252 (2) The setbacks shall be as approved by the Planning and Zoning  
253 Commission.  
254

255 b. Parking, Loading and Internal Drives Setbacks.  
256

- 257 (1) Parking, loading spaces, internal drives and roadways shall be located  
258 in accordance with the plans attached.  
259  
260 (2) All of the setbacks depicted on the Preliminary Development Plan are  
261 hereby corrected to be 40' from Patterson and Greenway Chase and  
262 may be modified only by amendment.  
263

264 c. Minimum Parking/Loading Space Requirements.  
265

- 266 (1) Parking regulations shall be as required by 405.225 of the Florissant  
267 Zoning Code, except as otherwise varied herein. There shall be a  
268 minimum of 23 parking spaces. Parking spaces shall comply with the  
269 Florissant parking requirements.  
270

271 d. Road Improvements, Access and Sidewalks.  
272

- 273 (1) The Director of Public Works, the Missouri Department of  
274 Transportation (MODOT) and St. Louis County Department of  
275 Highways shall approve any new work in the North Highway 67 right-  
276 of-way. The property owner shall comply with all requirements for  
277 roadway improvements as specified by the Director of Public Works  
278 and MODOT in approving new work.  
279

280 e. Lighting Requirements.

281  
282 Lighting of the property shall comply with the following standards and  
283 requirements:

- 284  
285 (1) All lot lighting shall be directed downward and inward to reduce glare  
286 onto the adjacent properties and roads.

287  
288 f. Sign Requirements.

20' from the property  
line, and aligned with  
proposed location

- 289  
290 (1) There shall be one Ground Sign F located as shown on Custom Sign  
291 package attached, located as shown on TWM Sheet 1, dated 4/14/21.  
292 (2) There shall be wall and canopy signs as shown on attached Custom  
293 Sign package attached, dated 4/14/21. and price signs on canopy.  
294 (3) All other signage shall comply with the City of Florissant sign  
295 ordinance.  
296

297 g. Landscaping and Fencing.

- 298  
299 (1) Landscaping shall be in accordance with the Landscape and Screening  
300 code of the City of Florissant, section 405.245 and shall include 13  
301 frontage trees and 50 shrubs.  
302 (2) Any modifications to the landscaping plan shall be reviewed and  
303 approved by the Planning and Zoning Commission.  
304

305 h. Storm Water.

306  
307 Existing Storm Water and drainage facilities shall remain. All such systems  
308 shall comply with the following standards and requirements:

- 309  
310 (1) Written approval of any required below ground storm water detention  
311 by the Metropolitan St. Louis Sewer District shall be filed with the  
312 Department of Public Works at the discretion of the Public Works  
313 Director.  
314 (2) The Public Works Director shall review the storm water plans to assure  
315 that storm water flow will have no adverse affect the neighboring  
316 properties or roads.  
317

318 i. Miscellaneous Design Criteria.

- 319  
320 (1) Existing paving shall remain. Any new applicable parking, circulation,  
321 sidewalks, and all other site design features shall comply with the  
322 Florissant City Code.  
323  
324 (2) The minimum yard requirements shall be as shown on the Final  
325 Development Plan approved by the Building Commissioner.



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- (4) All dumpsters shall be contained within a trash enclosure constructed of material to match the new building materials with self-closing gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches or 80% minimum opacity. The trash enclosure shall remain located as shown on the preliminary site plan.
  - (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
  - (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls or rooftop screens or other equipment shall be properly screened as required by section 405.245 of the Florissant Municipal Code.
  - (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

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

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

- 353  
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371
- 1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
  - 2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
  - 3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
  - 4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may

372 approve said changes conditionally and the owner shall submit to  
373 Planning & Zoning for ratification of a minor change.

- 374 5. Determination of major changes: If the Building Commissioner  
375 determines that an amendment to the 'B-5' is not required but the changes  
376 are major in nature, then the owner shall submit an application for review  
377 and approval of an amendment.  
378

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

380 Submit Final Development Plan for approval prior to recording per City Code  
381 Section 405.135.  
382

383 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 384 a. Unless, and except to the extent, otherwise specifically provided herein,  
385 development shall be effected only in accordance with all ordinances of  
386 the City of Florissant.  
387  
388 b. The Department of Public Works shall enforce the conditions of this  
389 ordinance in accordance with the Final Site Development Plan approved  
390 by the Planning & Zoning Commission and all other ordinances of the  
391 City of Florissant.  
392

393  
394 **7. PROJECT COMPLETION.**  
395

396 Construction shall start within 90 days of the issuance of building  
397 permits, and the development shall be completed in accordance of the Final  
398 Development Plan, within 1 year from start of construction.  
399

400  
401 (End of report and suggested motion)

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



PLANNING & ZONING ACTION:

Address of Property:

3500 Patterson RD. Florissant Mo. 63031

Council Ward 4 Zoning 'B-5'

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

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

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

1) Comes Now Leonard Aueben - copartner Martint Beyley  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

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

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

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

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

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

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

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

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

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

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

PETITIONER(S) SIGNATURE (S) Leonard Aweber

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

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

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

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

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

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

PHONE 618 382-2334  
BUSINESS

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

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

Leonard Aweber  
Signature of Petitioner(s) or Authorized Agent

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



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

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

(a) If an individual:

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

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Phone Number \_\_\_\_\_ Email \_\_\_\_\_
- (3) Business address \_\_\_\_\_ NO.
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners \_\_\_\_\_ Martin + Bayher Inc. CA
- (2) Phone Number 618-382-2334 Email \_\_\_\_\_
- (3) Business address 1145 S Main cam: Ph. 62821
- (4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_
- (5) Date of Incorporation \_\_\_\_\_
- (6) Missouri Corporate Number \_\_\_\_\_
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_ NO.
- (8) Name in which business is operated \_\_\_\_\_ Martin + Bayher - HUCKS
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Hucks coventene store  
Address 3500 Patterson RD. Florissant MO. 63031  
Property Owner Martin + Bayley INC.  
Location of property 3500 Patterson RD Florissant MO. 63031  
Dimensions of property 1.20 Acres  
Property is presently zoned B-5 per ordinance # \_\_\_\_\_  
Current & Proposed Use of Property Hucks coventene store.  
Type of Sign Road Sign Height ~~10~~  
Type of Construction Remodel Number Of Stories one  
Square Footage of Building 3550 Total Number of Curb Cuts 0  
Number of Parking Spaces 33 Sidewalk Length 0  
Landscaping: No. of Trees 10 Diameter \_\_\_\_\_  
No. of Shrubs 50 Size \_\_\_\_\_  
Fence: Type 0 Length \_\_\_\_\_ Height \_\_\_\_\_

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

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

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

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

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

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

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

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

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

Site plan provided

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

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

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

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

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

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

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

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

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

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

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

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

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

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

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

4) Are all setbacks shown? \_\_\_\_\_ Yes / No

5) Are building square footages shown? \_\_\_\_\_ Yes / No

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

7) Is off street loading shown? \_\_\_\_\_ Yes / No

8) Parking:

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

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

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

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

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

9) Are there any signs? \_\_\_\_\_ Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

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

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

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



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

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

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

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: May 12, 2021

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: **3500 Patterson (Huck's Convenience Store)-** Request recommended  
18 approval to amend a 'B-5' Planned Commercial District to allow for an  
19 addition, exterior changes and signage in an existing B-5 Zoning District.  
20

21  
22  
23  
**STAFF REPORT**  
**CASE NUMBER PZ-051721-2**

24 **I. PROJECT DESCRIPTION:**

25 This is a request for **recommended approval** to amend a 'B-5' to allow for changes to  
26 the recorded development plan in an existing B-5, to allow for an addition, exterior  
27 changes and signage.  
28

29 The proposed project consists of a cooler addition, update of the existing exterior of the  
30 building and signage. There is no compliance with the masonry ordinance currently, the  
31 existing building does not currently comply with the masonry ordinance, some of the  
32 proposed materials (proposed face brick) meets City Code Section 500.040, but not  
33 cultured stone or metal panels. The owner and contractor have been informed that  
34 painting of masonry is illegal in the district. Review of the current request is to review  
35 the exterior materials and civil engineering to establish an ordinance other than the record  
36 development plan from the County.  
37

38 **II. EXISTING SITE CONDITIONS:**

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

### **III. SURROUNDING PROPERTIES:**

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

### **IV. STAFF ANALYSIS:**

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

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.*

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

*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 masonry on all sides of the structure, except as otherwise permitted by this Section. There shall be no exposed non-masonry surfaces in the first three (3) feet above grade except doors and windows.*

*B. 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[1]; [1]Editor's Note: See Ch. 405, Zoning 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 precast 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.*

*C. "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.

*D. Restrictions On Use Of Masonry.*

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

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

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

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

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

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

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

Materials information was received:

Glen Gery modular brick- complying with the masonry ordinance.

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

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

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

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

D1 and D2 rendered elevations.

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

AD1: Demo Plan indicates removal of all glazed brick.

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

A2: Reflected Ceiling Plan

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

A4: Elevations with T8 metal fascia panels.

A5: Addition sections shows Glen Gery products.

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

A7: ADA restroom details.



## Product Information:

**Brand:** Glen-Gery

**Type:** Manufactured Stone

**Color:** Granite

**Style:** Manufactured Stone

**Plant:** Landmark

**Series/Collection:** Landmark Collection

### Project Gallery

### Technical Information

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

**Safety Data Sheet:** [Landmark SDS](#)

### Profile Measurements

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

Rectangular, sand face and smooth face

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**



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

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

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

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

**PART 1 GENERAL**

**1.1 SUMMARY**

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

**1.2 REFERENCES**

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

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

**1.3 SYSTEM DESCRIPTION**

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

**1.4 SUBMITTALS**

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

**1.5 QUALITY ASSURANCE**

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



**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

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

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

**1.6 DELIVERY, STORAGE, AND HANDLING**

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

**1.7 PROJECT CONDITIONS**

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

**1.8 WARRANTY**

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

**PART 2 PRODUCTS**

**2.1 MANUFACTURED STONE VENEER**

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



**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

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

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

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

4. Landmark Stone Accessories:

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

**C. Proprietary Products System Testing:**

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

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

## 2.2 RELATED MATERIALS

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

## 2.3 MORTAR MIXES

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

## PART 3 EXECUTION

### 3.1 MANUFACTURER'S INSTRUCTIONS

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

### 3.2 EXAMINATION

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

### 3.3 PREPARATION

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

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

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

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

#### 3.4 MANUFACTURED STONE VENEER INSTALLATION

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

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

**3.5 FIELD QUALITY REQUIREMENTS**

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

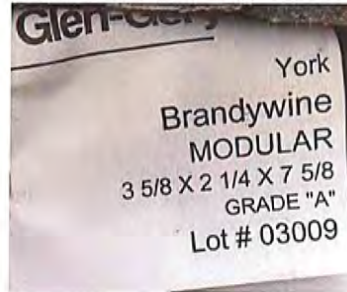
**3.6 CLEANING**

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

**3.7 PROTECTION**

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

**END OF SECTION**



## Product Information:

**Brand:** Glen-Gery

**Type:** Facebrick

**Color:** Burgundy

**Style:** Handmade

**Plant:** York

**Series/Collection:** Craftsman Handmade Series

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

Project Gallery	Sizes	Technical Information
<p>Test Report: <a href="#">Brandywine Handmade Test Report</a></p> <p>Cleaning Document: <a href="#">Brandywine Handmade Cleaning Document</a></p> <p>Product Profile: <a href="#">Handmade Product Profile</a> <a href="#">Glen-Gery Handmade Brick Guide Specification</a></p> <p>Safety Data Sheet: <a href="#">Brick Safety Data Sheet</a></p>		

### Unit Specifications

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

### Dimensional Tolerances

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

### Finishes

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





# TECHNICAL PROFILE



Revised 1/2019

## Glen-Gery Handmade Brick Guide Specification

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

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

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

Confirm and edit guide specifications to ensure conformance to local building

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

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

### SECTION 04 21 00 HANDMADE UNIT MASONRY

#### PART 1: GENERAL

##### 1.1 RELATED DOCUMENTS

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

##### 1.2 SUMMARY

A. Handmade brick masonry units and accessories including:

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

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

B. Related Sections

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

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

## 1.3 REFERENCES

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

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

## 1.4 SUBMITTALS

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

*NOTE TO SPECIFIER: Delete LEED Submittals if not required.*

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

## 1.5 QUALITY ASSURANCE

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

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



A. Manufacturer Qualifications:

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

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

B. Installer Qualifications:

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

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

1. Testing and reports shall be completed by an independent laboratory.
  - a. Test reports for each type of Handmade Facing Brick and Building Brick shall be submitted to the Architect/Engineer for review.
  - b. Test reports shall indicate:
    - 1) Compressive strength
    - 2) 24-hour cold water absorption
    - 3) 5-hour boil absorption
    - 4) Saturation coefficient
    - 5) Initial rate of absorption
    - 6) Efflorescence

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

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

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

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

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

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

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



tooling of joints; and aesthetic qualities of workmanship.

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

## 1.6 DELIVERY, STORAGE, AND HANDLING

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

## 1.7 PROJECT CONDITIONS

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

D. Hot Weather Requirements:

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

## PART 2: PRODUCTS

### 2.1 MASONRY UNITS, GENERAL

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

### 2.2 MANUFACTURERS

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

### 2.3 HANDMADE MASONRY UNITS

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

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

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

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

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

- C. Handmade Facing Brick specified and shown on drawings shall be *[Add brick product name(s) here]* as manufactured by the Glen-Gery Corporation.
  1. Handmade Facing Brick: ASTM C 216, Grade SW
    - a. Type FBA
    - b. Size (actual dimensions listed)

*NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.*

1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long

2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8-1/2" (215.9 mm) long

*NOTE TO SPECIFIER: Delete first paragraph and subparagraphs below if no Building Brick are required. Building Brick are typically utilized in concealed locations and have no requirements related to appearance.*

D. Building (Common) Brick: ASTM C 62, Grade SW

a. Size (actual dimensions listed)

*NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.*

1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long

2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8 1/2" (215.9 mm) long

*NOTE TO SPECIFIER: Insert value if required. Note that the compressive strength of Handmade facing bricks does not typically exceed 4,000 psi.*

E. Minimum Compressive Strength: *[add minimum strength when required]*

F. Provide brick similar in texture, color and physical properties to those available for inspection at the Architect/Engineer's office and/or as supplied on the approved sample panel.

G. Shapes: Special shapes are required to be used per architectural detail(s).

## 2.4 EMBEDDED FLASHING MATERIALS

*NOTE TO SPECIFIER: Delete flashing options not required for project or if referenced in specification Division 7.*

A. Metal Flashing:

1. Stainless Steel: ASTM A 240/A 240M, Type 304, 0.016" (0.40 mm) thick.
2. Copper: ASTM B 370, Temper H00, cold-rolled copper sheet, 16-oz./sq. ft. (4.9-kg/sq. m) weight or 0.0216" (0.55 mm) thick or ASTM B 370, Temper H01, high-yield copper sheet, 12-oz./sq. ft. (3.7-kg/sq. m) weight or 0.0162" (0.41 mm) thick.
3. Fabricate continuous flashings in sections 96" (2400 mm) long minimum, but not exceeding 12' (3.7 m). Provide splice plates at joints of formed, smooth metal flashing.
4. Fabricate through-wall flashing with snaplock receiver on exterior face where indicated to receive counterflashing.
5. Fabricate through-wall flashing with drip edge *[where]* *[unless otherwise]* indicated. Fabricate by extending flashing 1/2" (13 mm) out from wall, with outer edge bent down 30 degrees *[and hemmed]*.
6. Fabricate through-wall flashing with sealant stop *[where]* *[unless otherwise]* indicated. Fabricate by bending metal back on itself 3/4" (19 mm) at exterior face of wall and down into joint 1/4" (6 mm) to form a stop for retaining sealant backer rod.



## B. Flexible Flashing:

1. Copper-Laminated Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet bonded between 2 layers of glass-fiber cloth. Use only where flashing is fully concealed in masonry.
2. Asphalt-Coated Copper Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet coated with flexible asphalt. Use only where flashing is fully concealed in masonry.
3. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than [0.030" (0.76 mm)] [0.040" (1.02 mm)].
4. EPDM Flashing: Sheet flashing product made from ethylene-propylene-diene-monomer, complying with ASTM D 4637, 0.040" (1.0 mm) thick.

## 2.5 EXPANSION JOINTS

*NOTE TO SPECIFIER: Delete expansion joint types not required.*

- A. Compressible Filler: pre-Handmade filler strips complying with ASTM D 1056, Type 2, Class A, Grade 1 formulated from [neoprene] [urethane] [or] [PVC].
- B. Backer Rod: Non-gassing polyethylene or flexible polyurethane foam rod 25% wider than width of joint to be filled.

## 2.6 ACCESSORIES

- A. Weepholes/Vents:

*NOTE TO SPECIFIER: Delete weephole types not required. Wicks are not recommended for weeps or vents in Glazed Brick applications.*

1. Rope Wicks: Cotton Sash Cord, 12" long with end laid in cavity
2. Aluminum Weep/Vents (painted)
3. Vinyl Weep/Vents

## 2.7 MASONRY CLEANERS

- A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by manufacturer of Handmade masonry units being cleaned.

*NOTE TO SPECIFIER: Contact a Glen-Gery representative to determine cleaning solution and procedure for brick specified. Verify acceptability of cleaner for cleaning masonry with pigmented mortar joints. Delete solution(s) not recommended.*

1. Diedrich Technologies, Inc.
  - a. 202 New Masonry Detergent
  - b. 202V Vana-Stop®

## 2.8 MORTAR AND GROUT

*NOTE TO SPECIFIER: Delete mortar not required. Add Project specific requirements.*

### A. Mortar

1. Mortar shall conform to ASTM C 270 Standard Specification for Mortar for Unit Masonry under the guidelines provided in BIA Technical Notes #8 Series.
  - a. Type [N] [or] [S]

2. Mortar shall conform to ASTM C 1330 – Standard Specification for Preblended Dry Mortar Mix for Unit Masonry.

a. Type *[M]* *[or]* *[S]*

B. Grout

1. Grout shall conform to ASTM C 476 – Standard Specification for Grout for Masonry.

2. Use grout of type indicated or, if not otherwise indicated, of type *[fine]* *[or]* *[coarse]* that will comply with TMS 602/ACI 530.1/ASCE 6 requirements.

## PART 3: EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates and foundations as well as rough-in and built-in construction have been properly prepared.
- B. Verify reinforcing dowels are properly placed.
- C. If substrate, foundation or reinforcement preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### 3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Cleaning Reinforcement:
  - 1. Remove mud, loose rust, ice and other coatings from reinforcement which would interfere with bond.
- C. Wetting of Brick: Wet brick before laying if initial rate of absorption exceeds 30 g/30 sq. in. (30 g/194 sq. cm) per minute when tested per ASTM C 67. Allow units to absorb water so they are damp but not wet at time of laying.

### 3.3 INSTALLATION

- A. Install in accordance with Handmade facing brick manufacturer's instructions.
- B. Select and arrange Handmade facing brick units for exposed unit masonry to produce a uniform blend of color and texture.
- C. Comply with tolerances in TMS 602/ACI 530.1/ASCE 6.

### 3.4 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Lay masonry in bond pattern as indicated on drawings or general notes.
  - 1. Reference BIA Technical Note #30 for additional requirements.
- C. Lay all Handmade brick plumb and true to lines.
- D. Where fresh mortar joins partially set mortar, remove loose brick and mortar. Wet brick if required before laying fresh masonry.
- E. Do not tooth unless specifically approved by the Architect/Engineer.
- F. When adjustment is necessary to be made after mortar begins to harden, remove hardened mortar and replace with fresh mortar.
- G. Keep cavity/airspace clean of mortar droppings and other materials during construction.

## 3.5 MORTAR BEDDING AND JOINTING

- A. Lay Handmade facing brick with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

*NOTE TO SPECIFIER: Delete joint profiles not required.*

- B. Tool exposed joints when thumbprint hard to joint profile listed below:
  - 1. Joint Profile: Tool mortar joints to a concave appearance.
  - 2. Joint Profile: Tool mortar joints to a concave V-shaped appearance.
  - 3. Joint Profile: Tool mortar joints to a concave grapevine appearance.
- C. When pointing, rake mortar joints to a depth of not less than 1/2" (12 mm). Fill solidly with pointing mortar. Tool mortar joints.

## 3.6 FLASHING

- A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
- B. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
- C. Carry flashing vertically as detailed, but not less than 6" (150 mm) above horizontal plane.
- D. Lap flexible flashing a minimum of 6" (152 mm)
- E. Seal all flashing laps with compatible lap cement.
- F. Extend head and sill flashings not less than 6" (150 mm) beyond edges of openings and turn up to form watertight pan; seal with mastic.
- G. All discontinuous flashing shall be turned up minimum 1" into the head joint at flashing ends to form an end dam.
- H. Project flashing from face of wall approximately 1/4" (6 mm) to form a drip. Flexible flashing shall be cut back to the face of the wall after inspection, if the drip is deemed objectionable by Architect or if the flashing is subject to UV degradation.

## 3.7 WEEPHOLES

- A. Install specified *[weep holes]* *[or]* *[open head joints]* in head joints of the first brick course immediately above through wall flashing by placing weeps 24" (610 mm) on center for standard modular Handmade facing bricks and 27" (685 mm) for Handmade Oversized facing bricks unless otherwise indicated.
- B. Keep airspace/cavity free from mortar.

## 3.8 EXPANSION JOINTS

- A. Keep clean from all mortar and debris.
- B. Install expansion joint materials in Handmade unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.
  - 1. Provide vertical and horizontal pressure-relieving joints where indicated by inserting a compressible filler of width required for installing backer rod and sealant specified in Division 07 Section "Joint Sealants," but not less than 1/2" (12.7 mm).



## 3.9 REINFORCED HANDMADE UNIT MASONRY INSTALLATION

- A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.
  - 1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
  - 2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and other temporary loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.
- C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.
  - 1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.

## 3.10 CLEANING

*NOTE TO SPECIFIER: Some Handmade bricks should not be cleaned. Consult Glen-Gery for recommended procedures.*

- A. In progress cleaning: Clean Handmade unit masonry as work progresses by dry brushing to remove mortar fins and spears before tooling.
  - 1. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
- B. Final cleaning: After mortar has set and cured, clean exposed masonry as follows:
  - 1. Cut out all defective mortar joints and holes in exposed masonry and provide new mortar.
  - 2. Clean preselected sample wall area. Do not proceed with cleaning until approved by Architect.
  - 3. Clean Handmade brick in accordance with manufacturer's written instructions.
  - 4. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
  - 5. If a pressure washer is used to wet or rinse Handmade unit masonry, limit the pressure at the pump to 100 psi.
  - 6. Protect adjacent stone and nonmasonry surfaces from contact with cleaner.
  - 7. All cleaning practices and products used shall be in accordance with cleaning products manufacturer's printed instructions.

*For further information contact:*  
Glen-Gery Technical Services  
433 South Pottsville Pike  
Shoemakersville, PA 19555  
(610) 562-3076



info@glen-gery.com  
www.glen-gery.com

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*Seller warrants title to said goods and that the goods supplied shall meet applicable specifications where such are designated in the Buyer's order. Should the said goods fail to conform to the foregoing warranty, Seller will, at its option replace the same, F.O.B. job site or refund the portion of purchase price paid for such non-conforming goods. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH OF THESE WARRANTIES. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.*



# WESTERN STATES METAL ROOFING



(855) 426-7836

[PAINTEDRUSTEDROOFING.COM](http://PAINTEDRUSTEDROOFING.COM)

- Metal Wall And Soffit Panels That Look Like Reclaimed Wood.
- Proprietary Wood Grain Paint Finish.

## T-8 PLANKWALL<sup>®</sup>

RECLAIMED WOOD METAL SERIES

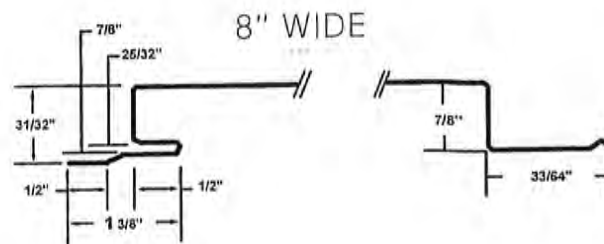
- **Save Up To 75% In Material Cost When Compared To Real Reclaimed Lumber**
- **Easy To Install With Concealed Fasteners - Vertical or Horizontal Installation**
- **No Maintenance - No Need To Stain, Paint, Or Seal**
- **Limited 40 Year Paint Warranty**
- **Free Samples. Visit [PaintedRustedRoofing.Com](http://PaintedRustedRoofing.Com)**



# T-8 PLANKWALL®

## RECLAIMED WOOD METAL SERIES

Four distinct distressed wood patterns were chosen to mix and match on the same wall and soffit. This creates a visually stunning design that will turn your project from ordinary to extraordinary. Eliminates repetitive patterns.



## SPECIFICATIONS

- **Material Type:** T-8 PlankWall® Metal Soffit and Flush Wall Panel
- **Panel Height:** 1"
- **Overall Width:** 8" Standard
- **Available Gauges:** 24
- **Substrate:** AZ50 Minimum (aka Galvalume®/Zincalume®)
- **Finishes:** Cool Tech 500® PVDF (aka Kynar 500®/Htlar 5000®)
- **Fasteners:** Concealed fastener system for wall, soffit, and fascia.
- **Panel Length:** 1' to 45'
- **Installation:** Over a solid substrate.

## FEATURES & BENEFITS

- **Authentic Wood Grain Patterns** - Designed to mimic the look of real reclaimed wood, our T-8 PlankWall® panels are available in four different types of wood grain patterns. When used in conjunction with each other in our four part wall and soffit system, these distinct patterns will give your project a unique distressed wood look. Each grain pattern replicates wood lines from different wood types and offers an attractive distressed or reclaimed wood look for lasting curb appeal.
- **Product Applications** - Wall panels, soffits, or fascia.
- **Easy Installation** - Tongue-and-groove engagement and concealed fasteners improve appearance and strength while also making it easier to install over any solid substrate. Vertical or horizontal installation.
- **No Maintenance** - When compared to real wood, with T-8 PlankWall®, there is no need to stain, paint, or seal metal panels after installation.
- **Rot Resistant** - Real wood absorbs moisture and is vulnerable to decay causing it to rot. Painted metal panels are waterproof and do not rot.
- **Pest & Termite Resistant** - Bugs, pests, termites, and birds cannot penetrate through metal materials making a metal wall panel system your best defense against unwanted creatures.
- **Durable** - 24 Gauge metal wall substrate coated with Galvalume® and/or Zincalume® will have an exceptionally long life expectancy.
- **Sustainable** - Metal cladding is made from recycled content and is recyclable at the end of its life as a wall panel. In contrast, most shingle tear-off waste ends up as part of the building-related waste stream - up to 20 billion pounds per year.
- **Warranty** - Since each panel is made using a premium specialty Cool Tech 500® paint print, we offer a 40 year limited warranty for each patterned T-8 PlankWall® panel. See website for warranty details.
- **Fire Resistant** - Metal soffits and wall panels are non-combustible.
- **Lightweight** - Lightens the load in installation and reduces the load bearing weight on support walls and beams.
- **Stylish** - Mix and match panel patterns on the same wall and soffit to break up the monotony of the grain patterns and to give each wall a unique rustic look with a modern twist.



Distressed Wood® - Pattern A



Distressed Wood® - Pattern B

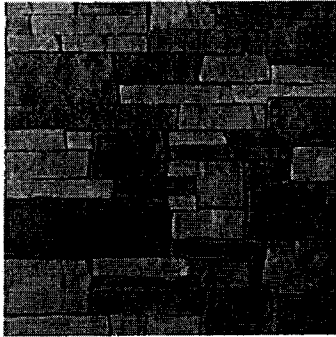


Distressed Wood® - Pattern C



Distressed Wood® - Pattern D

MARTIN



### Product Information:

Brand: Glen-Gery  
Type: Manufactured Stone  
Color: Granite  
Style: Manufactured Stone  
Plant: Landmark  
Series/Collection: Landmark Collection

#### Project Gallery

#### Technical Information

Product Profile: [Landmark Evaluation](#)  
[Manufactured Stone Installation Instructions](#)  
[Landmark Stone Specification](#)  
Safety Data Sheet: [Landmark SDS](#)

#### Profile Measurements

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

Rectangular, sand face and smooth face

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**



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

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

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

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

**PART 1 GENERAL**

**1.1 SUMMARY**

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

**1.2 REFERENCES**

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



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

**1.3 SYSTEM DESCRIPTION**

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

**1.4 SUBMITTALS**

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

**1.5 QUALITY ASSURNACE**

**A. Qualifications:**

1. Installer Qualifications: Installer experienced in installing simulated stone and has specialized in installation of work similar to that required for this project.
2. Manufacturer Qualifications: Manufacturer capable of providing field service representation during construction and approving application method.

- B. Regulatory Requirements: [Specify applicable requirements of regulatory agencies].

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

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

**1.6 DELIVERY, STORAGE, AND HANDLING**

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

**1.7 PROJECT CONDITIONS**

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

**1.8 WARRANTY**

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

**PART 2 PRODUCTS**

**2.1 MANUFACTURED STONE VENEER**

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

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

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

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

4. **Landmark Stone Accessories:**

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

**C. Proprietary Products System Testing:**

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

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

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**2.2 RELATED MATERIALS**

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

**2.3 MORTAR MIXES**

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

**PART 3 EXECUTION**

**3.1 MANUFACTURER'S INSTRUCTIONS**

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

**3.2 EXAMINATION**

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

**3.3 PREPARATION**

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



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

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

### 3.4 MANUFACTURED STONE VENEER INSTALLATION

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

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**3.5 FIELD QUALITY REQUIREMENTS**

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

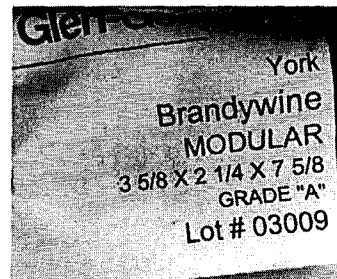
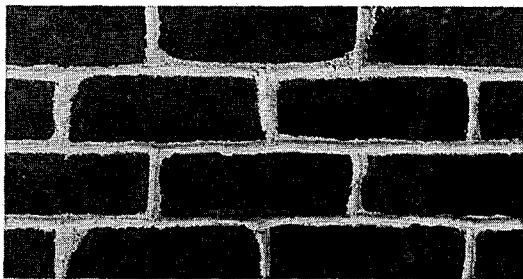
**3.6 CLEANING**

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

**3.7 PROTECTION**

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

**END OF SECTION**



## Product Information:

**Brand:** Glen-Gery

**Type:** Facebrick

**Color:** Burgundy

**Style:** Handmade

**Plant:** York

**Series/Collection:** Craftsman Handmade Series

### Project Gallery

### Sizes

### Technical Information

General Availability	T	H	L	
Oversize	4	2-3/4	8-1/2	in.
Special Order	T	H	L	
Modular	3-5/8	2-1/4	7-5/8	in.

### Project Gallery

### Sizes

### Technical Information

**Test Report:** [Brandywine Handmade Test Report](#)

**Cleaning Document:** [Brandywine Handmade Cleaning Document](#)

**Product Profile:** [Handmade Product Profile](#)  
[Glen-Gery Handmade Brick Guide Specification](#)

**Safety Data Sheet:** [Brick Safety Data Sheet](#)

### Unit Specifications

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

### Dimensional Tolerances

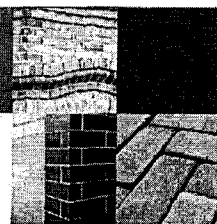
Glen-Gery handmade bricks are manufactured to provide a unique appearance resulting from nonuniformity in size. For this reason, ASTM C 216, Type FBS maximum permissible dimensional variations are not applicable. These bricks are manufactured as Type FBA brick. The product ordered will generally contain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

### Finishes

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



# TECHNICAL PROFILE



Revised 1/2019

## Glen-Gery Handmade Brick Guide Specification

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

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

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

Confirm and edit guide specifications to ensure conformance to local building

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

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

### SECTION 04 21 00 HANDMADE UNIT MASONRY

#### PART 1: GENERAL

##### 1.1 RELATED DOCUMENTS

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

##### 1.2 SUMMARY

A. Handmade brick masonry units and accessories including:

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

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

B. Related Sections

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

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

## 1.3 REFERENCES

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

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

## 1.4 SUBMITTALS

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

*NOTE TO SPECIFIER: Delete LEED Submittals if not required.*

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

## 1.5 QUALITY ASSURANCE

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

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

A. Manufacturer Qualifications:

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

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

B. Installer Qualifications:

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

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

1. Testing and reports shall be completed by an independent laboratory.
  - a. Test reports for each type of Handmade Facing Brick and Building Brick shall be submitted to the Architect/Engineer for review.
  - b. Test reports shall indicate:
    - 1) Compressive strength
    - 2) 24-hour cold water absorption
    - 3) 5-hour boil absorption
    - 4) Saturation coefficient
    - 5) Initial rate of absorption
    - 6) Efflorescence

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

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

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

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

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

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

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

tooling of joints; and aesthetic qualities of workmanship.

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

## 1.6 DELIVERY, STORAGE, AND HANDLING

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

## 1.7 PROJECT CONDITIONS

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

D. Hot Weather Requirements:

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

## PART 2: PRODUCTS

### 2.1 MASONRY UNITS, GENERAL

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

### 2.2 MANUFACTURERS

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

### 2.3 HANDMADE MASONRY UNITS

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

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

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

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

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

- C. Handmade Facing Brick specified and shown on drawings shall be *[Add brick product name(s) here]* as manufactured by the Glen-Gery Corporation.
1. Handmade Facing Brick: ASTM C 216, Grade SW
    - a. Type FBA
    - b. Size (actual dimensions listed)



*NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.*

1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long

2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8-1/2" (215.9 mm) long

*NOTE TO SPECIFIER: Delete first paragraph and subparagraphs below if no Building Brick are required. Building Brick are typically utilized in concealed locations and have no requirements related to appearance.*

**D. Building (Common) Brick: ASTM C 62, Grade SW**

**a. Size (actual dimensions listed)**

*NOTE TO SPECIFIER: Delete size options not required for project. Size availability varies by product and may be available in additional sizes not listed below. Verify availability with local suppliers.*

1) Modular Size: 3-5/8" (92.1 mm) thick, 2-1/4" (57.2 mm) high, 7-5/8" (193.7 mm) long

2) Handmade Oversized: 4" (101.6 mm) thick, 2-3/4" (95.2 mm) high, 8 1/2" (215.9 mm) long

*NOTE TO SPECIFIER: Insert value if required. Note that the compressive strength of Handmade facing bricks does not typically exceed 4,000 psi.*

**E. Minimum Compressive Strength:** *[add minimum strength when required]*

**F.** Provide brick similar in texture, color and physical properties to those available for inspection at the Architect/Engineer's office and/or as supplied on the approved sample panel.

**G. Shapes:** Special shapes are required to be used per architectural detail(s).

## **2.4 EMBEDDED FLASHING MATERIALS**

*NOTE TO SPECIFIER: Delete flashing options not required for project or if referenced in specification Division 7.*

**A. Metal Flashing:**

1. Stainless Steel: ASTM A 240/A 240M, Type 304, 0.016" (0.40 mm) thick.

2. Copper: ASTM B 370, Temper H00, cold-rolled copper sheet, 16-oz./sq. ft. (4.9-kg/sq. m) weight or 0.0216" (0.55 mm) thick or ASTM B 370, Temper H01, high-yield copper sheet, 12-oz./sq. ft. (3.7-kg/sq. m) weight or 0.0162" (0.41 mm) thick.

3. Fabricate continuous flashings in sections 96" (2400 mm) long minimum, but not exceeding 12' (3.7 m). Provide splice plates at joints of formed, smooth metal flashing.

4. Fabricate through-wall flashing with snaplock receiver on exterior face where indicated to receive counterflashing.

5. Fabricate through-wall flashing with drip edge *[where]* *[unless otherwise]* indicated. Fabricate by extending flashing 1/2" (13 mm) out from wall, with outer edge bent down 30 degrees *[and hemmed]*.

6. Fabricate through-wall flashing with sealant stop *[where]* *[unless otherwise]* indicated. Fabricate by bending metal back on itself 3/4" (19 mm) at exterior face of wall and down into joint 1/4" (6 mm) to form a stop for retaining sealant backer rod.

## B. Flexible Flashing:

1. Copper-Laminated Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet bonded between 2 layers of glass-fiber cloth. Use only where flashing is fully concealed in masonry.
2. Asphalt-Coated Copper Flashing: [5-oz./sq. ft. (1.5-kg/sq. m)] [7-oz./sq. ft. (2-kg/sq. m)] copper sheet coated with flexible asphalt. Use only where flashing is fully concealed in masonry.
3. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than [0.030" (0.76 mm)] [0.040" (1.02 mm)].
4. EPDM Flashing: Sheet flashing product made from ethylene-propylene-diene-monomer, complying with ASTM D 4637, 0.040" (1.0 mm) thick.

## 2.5 EXPANSION JOINTS

*NOTE TO SPECIFIER: Delete expansion joint types not required.*

- A. Compressible Filler: pre-Handmade filler strips complying with ASTM D 1056, Type 2, Class A, Grade 1 formulated from [neoprene] [urethane] [or] [PVC].
- B. Backer Rod: Non-gassing polyethylene or flexible polyurethane foam rod 25% wider than width of joint to be filled.

## 2.6 ACCESSORIES

### A. Weepholes/Vents:

*NOTE TO SPECIFIER: Delete weephole types not required. Wicks are not recommended for weeps or vents in Glazed Brick applications.*

1. Rope Wicks: Cotton Sash Cord, 12" long with end laid in cavity
2. Aluminum Weep/Vents (painted)
3. Vinyl Weep/Vents

## 2.7 MASONRY CLEANERS

- A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by manufacturer of Handmade masonry units being cleaned.

*NOTE TO SPECIFIER: Contact a Glen-Gery representative to determine cleaning solution and procedure for brick specified. Verify acceptability of cleaner for cleaning masonry with pigmented mortar joints. Delete solution(s) not recommended.*

1. Diedrich Technologies, Inc.
  - a. 202 New Masonry Detergent
  - b. 202V Vana-Stop®

## 2.8 MORTAR AND GROUT

*NOTE TO SPECIFIER: Delete mortar not required. Add Project specific requirements.*

### A. Mortar

1. Mortar shall conform to ASTM C 270 Standard Specification for Mortar for Unit Masonry under the guidelines provided in BIA Technical Notes #8 Series.
  - a. Type [N] [or] [S]

2. Mortar shall conform to ASTM C 1330 – Standard Specification for Preblended Dry Mortar Mix for Unit Masonry.

a. Type ~~[M]~~ ~~[S]~~ ~~[B]~~

B. Grout

1. Grout shall conform to ASTM C 476 – Standard Specification for Grout for Masonry.

2. Use grout of type indicated or, if not otherwise indicated, of type ~~[fine]~~ ~~[or]~~ ~~[coarse]~~ that will comply with TMS 602/ACI 530.1/ASCE 6 requirements.

## PART 3: EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates and foundations as well as rough-in and built-in construction have been properly prepared.
- B. Verify reinforcing dowels are properly placed.
- C. If substrate, foundation or reinforcement preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### 3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Cleaning Reinforcement:
  - 1. Remove mud, loose rust, ice and other coatings from reinforcement which would interfere with bond.
- C. Wetting of Brick: Wet brick before laying if initial rate of absorption exceeds 30 g/30 sq. in. (30 g/194 sq. cm) per minute when tested per ASTM C 67. Allow units to absorb water so they are damp but not wet at time of laying.

### 3.3 INSTALLATION

- A. Install in accordance with Handmade facing brick manufacturer's instructions.
- B. Select and arrange Handmade facing brick units for exposed unit masonry to produce a uniform blend of color and texture.
- C. Comply with tolerances in TMS 602/ACI 530.1/ASCE 6.

### 3.4 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Lay masonry in bond pattern as indicated on drawings or general notes.
  - 1. Reference BIA Technical Note #30 for additional requirements.
- C. Lay all Handmade brick plumb and true to lines.
- D. Where fresh mortar joins partially set mortar, remove loose brick and mortar. Wet brick if required before laying fresh masonry.
- E. Do not tooth unless specifically approved by the Architect/Engineer.
- F. When adjustment is necessary to be made after mortar begins to harden, remove hardened mortar and replace with fresh mortar.
- G. Keep cavity/airspace clean of mortar droppings and other materials during construction.

## 3.5 MORTAR BEDDING AND JOINTING

- A. Lay Handmade facing brick with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

*NOTE TO SPECIFIER: Delete joint profiles not required.*

- B. Tool exposed joints when thumbprint hard to joint profile listed below:
  - 1. Joint Profile: Tool mortar joints to a concave appearance.
  - 2. Joint Profile: Tool mortar joints to a concave V-shaped appearance.
  - 3. Joint Profile: Tool mortar joints to a concave grapevine appearance.
- C. When pointing, rake mortar joints to a depth of not less than 1/2" (12 mm). Fill solidly with pointing mortar. Tool mortar joints.

## 3.6 FLASHING

- A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
- B. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
- C. Carry flashing vertically as detailed, but not less than 6" (150 mm) above horizontal plane.
- D. Lap flexible flashing a minimum of 6" (152 mm)
- E. Seal all flashing laps with compatible lap cement.
- F. Extend head and sill flashings not less than 6" (150 mm) beyond edges of openings and turn up to form watertight pan; seal with mastic.
- G. All discontinuous flashing shall be turned up minimum 1" into the head joint at flashing ends to form an end dam.
- H. Project flashing from face of wall approximately 1/4" (6 mm) to form a drip. Flexible flashing shall be cut back to the face of the wall after inspection, if the drip is deemed objectionable by Architect or if the flashing is subject to UV degradation.

## 3.7 WEEPHOLES

- A. Install specified [*weep holes*] [*or*] [*open head joints*] in head joints of the first brick course immediately above through wall flashing by placing weeps 24" (610 mm) on center for standard modular Handmade facing bricks and 27" (685 mm) for Handmade Oversized facing bricks unless otherwise indicated.
- B. Keep airspace/cavity free from mortar.

## 3.8 EXPANSION JOINTS

- A. Keep clean from all mortar and debris.
- B. Install expansion joint materials in Handmade unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.
  - 1. Provide vertical and horizontal pressure-relieving joints where indicated by inserting a compressible filler of width required for installing backer rod and sealant specified in Division 07 Section "Joint Sealants," but not less than 1/2" (12.7 mm).

## 3.9 REINFORCED HANDMADE UNIT MASONRY INSTALLATION

- A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.
  - 1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
  - 2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and other temporary loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.
- C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.
  - 1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.

## 3.10 CLEANING

*NOTE TO SPECIFIER: Some Handmade bricks should not be cleaned. Consult Glen-Gery for recommended procedures.*

- A. In progress cleaning: Clean Handmade unit masonry as work progresses by dry brushing to remove mortar fins and spears before tooling.
  - 1. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
- B. Final cleaning: After mortar has set and cured, clean exposed masonry as follows:
  - 1. Cut out all defective mortar joints and holes in exposed masonry and provide new mortar.
  - 2. Clean preselected sample wall area. Do not proceed with cleaning until approved by Architect.
  - 3. Clean Handmade brick in accordance with manufacturer's written instructions.
  - 4. Do not use wire brushes, ice scrapers, other metal tools, or stiff brushes.
  - 5. If a pressure washer is used to wet or rinse Handmade unit masonry, limit the pressure at the pump to 100 psi.
  - 6. Protect adjacent stone and nonmasonry surfaces from contact with cleaner.
  - 7. All cleaning practices and products used shall be in accordance with cleaning products manufacturer's printed instructions.

For further information contact:  
Glen-Gery Technical Services  
433 South Pottsville Pike  
Shoemakersville, PA 19555  
(610) 562-3076



info@glengery.com  
www.glengery.com

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*Seller warrants title to said goods and that the goods supplied shall meet applicable specifications where such are designated in the Buyer's order. Should the said goods fail to conform to the foregoing warranty, Seller will, at its option replace the same, F.O.B. job site or refund the portion of purchase price paid for such non-conforming goods. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH OF THESE WARRANTIES. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.*

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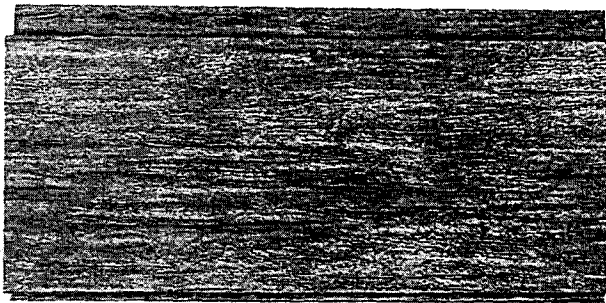
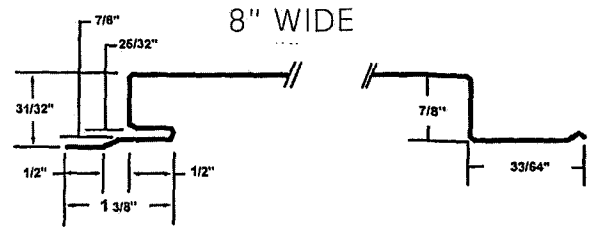
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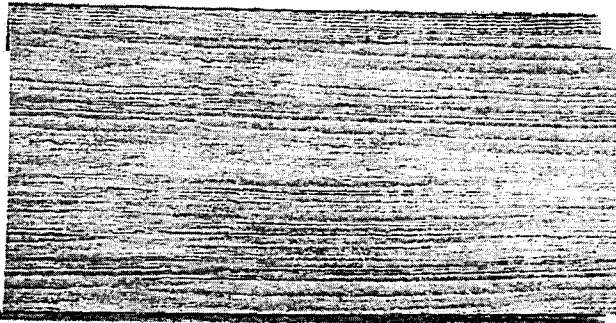
# T-8 PLANKWALL®

## RECLAIMED WOOD METAL SERIES

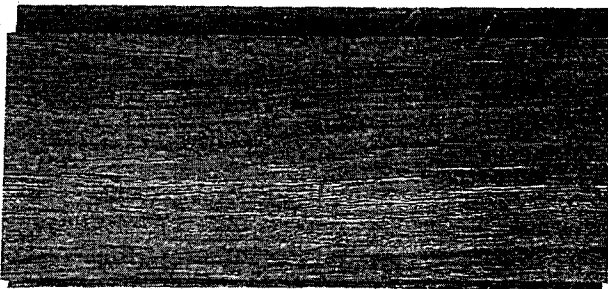
Four distinct distressed wood patterns were chosen to mix and match on the same wall and soffit. This creates a visually stunning design that will turn your project from ordinary to extraordinary. Eliminates repetitive patterns.



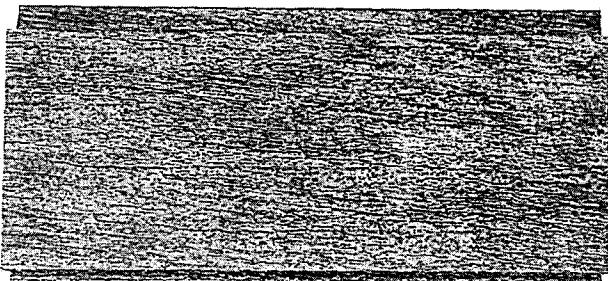
Distressed Wood® - Pattern A



Distressed Wood® - Pattern B



Distressed Wood® - Pattern C



Distressed Wood® - Pattern D

## SPECIFICATIONS

- **Material Type:** T-8 PlankWall® Metal Soffit and Flush Wall Panel
- **Panel Height:** 1"
- **Overall Width:** 8" Standard
- **Available Gauges:** 24
- **Substrate:** AZ50 Minimum (aka Galvalume®/Zincalume®)
- **Finishes:** Cool Tech 500® PVDF (aka Kynar 500®/Htlar 5000®)
- **Fasteners:** Concealed fastener system for wall, soffit, and fascia.
- **Panel Length:** 1' to 45'
- **Installation:** Over a solid substrate.

## FEATURES & BENEFITS

- **Authentic Wood Grain Patterns** - Designed to mimic the look of real reclaimed wood, our T-8 PlankWall® panels are available in four different types of wood grain patterns. When used in conjunction with each other in our four part wall and soffit system, these distinct patterns will give your project a unique distressed wood look. Each grain pattern replicates wood lines from different wood types and offers an attractive distressed or reclaimed wood look for lasting curb appeal.
- **Product Applications** - Wall panels, soffits, or fascia.
- **Easy Installation** - Tongue-and-groove engagement and concealed fasteners improve appearance and strength while also making it easier to install over any solid substrate. Vertical or horizontal installation.
- **No Maintenance** - When compared to real wood, with T-8 PlankWall®, there is no need to stain, paint, or seal metal panels after installation.
- **Rot Resistant** - Real wood absorbs moisture and is vulnerable to decay causing it to rot. Painted metal panels are waterproof and do not rot.
- **Pest & Termite Resistant** - Bugs, pests, termites, and birds cannot penetrate through metal materials making a metal wall panel system your best defense against unwanted creatures.
- **Durable** - 24 Gauge metal wall substrate coated with Galvalume® and/or Zincalume® will have an exceptionally long life expectancy.
- **Sustainable** - Metal cladding is made from recycled content and is recyclable at the end of its life as a wall panel. In contrast, most shingle tear-off waste ends up as part of the building-related waste stream - up to 20 billion pounds per year.
- **Warranty** - Since each panel is made using a premium specialty Cool Tech 500® paint print, we offer a 40 year limited warranty for each patterned T-8 PlankWall® panel. See website for warranty details.
- **Fire Resistant** - Metal soffits and wall panels are non-combustible.
- **Lightweight** - Lightens the load in installation and reduces the load bearing weight on support walls and beams.
- **Stylish** - Mix and match panel patterns on the same wall and soffit to break up the monotony of the grain patterns and to give each wall a unique rustic look with a modern twist.

MARTIN

# HUCK'S GREENWAY CHASE

3500 PATTERSON RD  
FLORISSANT, MO 63031

## BUILDING CODES

2018 International Building Code (IBC)  
2009 Uniform Plumbing Code  
2017 National Electrical Code  
2018 International Mechanical Code  
2018 International Energy Conservation Code  
2018 International Fire Code

## CONTACT INFORMATION

TABBERSON ARCHITECTS  
1937 W. ROYALE DRIVE  
MUNCIE, IN 47304-3229

## SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL GROSS EXISTING	3,310 sq ft
MAIN LEVEL GROSS ADDITION	350 sq ft
MAIN LEVEL GROSS TOTAL	3,660 sq ft

## OCCUPANCY CALCULATIONS

CLASSIFICATION: GROUP M- MERCANTILE

1,586 SQFT = FLOOR AREA

60 SQFT = PER PERSON

26 OCCUPANTS

898 SQFT = STORAGE/STOCK AREA

300 SQFT = PER PERSON

3 OCCUPANTS

OCCUPANT LOAD = 29 OCCUPANTS

## INDEX OF DRAWINGS

SHEET: DESCRIPTION:

T1 TITLE SHEET

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AB2 AS-BUILT ELEVATIONS  
AB3 AS-BUILT ELEVATIONS  
AB4 AS-BUILT ELECTRICAL LIGHTING

AD1 DEMOLITION FLOOR PLAN

A1 MAIN LEVEL FLOOR PLAN  
A2 REFLECTED CEILING PLAN  
A3 EXTERIOR BUILDING ELEVATIONS  
A4 EXTERIOR BUILDING ELEVATIONS  
A5 BUILDING SECTIONS  
A6 ENTRY TOWER SECTION/ DETAILS  
A7 BATHROOM DETAILS  
A8 ROOF PLAN

SC1 DOOR & WINDOW SCHEDULE

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M1 MECHANICAL PLAN  
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MECHANICAL DETAILS  
MECHANICAL DETAILS

E1 ELECTRICAL LIGHTING PLAN  
E2 ELECTRICAL POWER PLAN

P1 PLUMBING SUPPLY PLAN  
P2 PLUMBING WASTE PLAN  
P3 PLUMBING ISOMETRICS

TABBERSON

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

## SUBMITTAL LOG

PREVIOUS DRAWING RELEASES:  
05.21.20-DRAWING SET 1  
DESIGN DEVELOPMENT  
05.27.20-DRAWING SET 1.1  
REVIEW SET  
06.17.20-DRAWING SET 1.2  
CONSTRUCTION REVIEW  
06.22.20-DRAWING SET 2  
CONSTRUCTION REVIEW  
07.07.20-DRAWING SET 3  
CONSTRUCTION REVIEW  
09.09.20-DRAWING SET 4  
CONSTRUCTION SET

DRAWING SET 5:  
  
REVISED  
CONSTRUCTION  
SET  
  
APRIL 29, 2021

William Tabberson, AIA  
NCARB Certification No. 46816  
Indiana Certification No. 19700041

STATE OF MISSOURI  
WILLIAM  
TABBERTSON  
ARCHITECT  
A-1999137658  
REGISTERED ARCHITECT

04/29/2021

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TITLE  
PAGE

T1

DRAWING NUMBER:

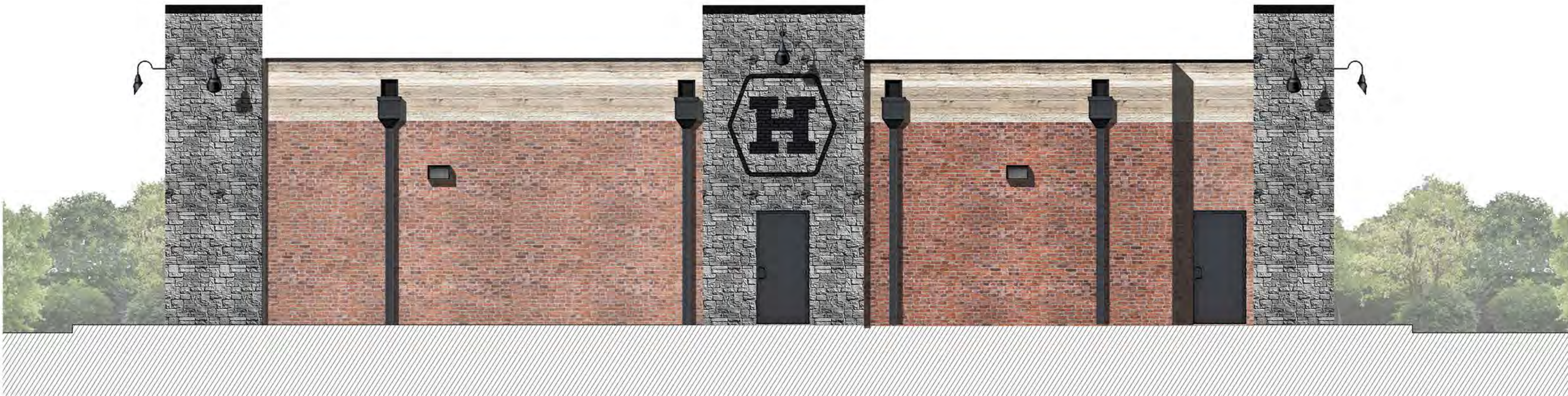
APRIL 29, 2021  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:





1  
D1 Exterior Elevation  
SCALE: NTS



2  
D1 Exterior Elevation  
SCALE: NTS

TABBERTSON

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabberson, AIA  
NCARB Certification No. 48418  
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09/09/2020

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AS-BUILT  
FLOOR PLAN

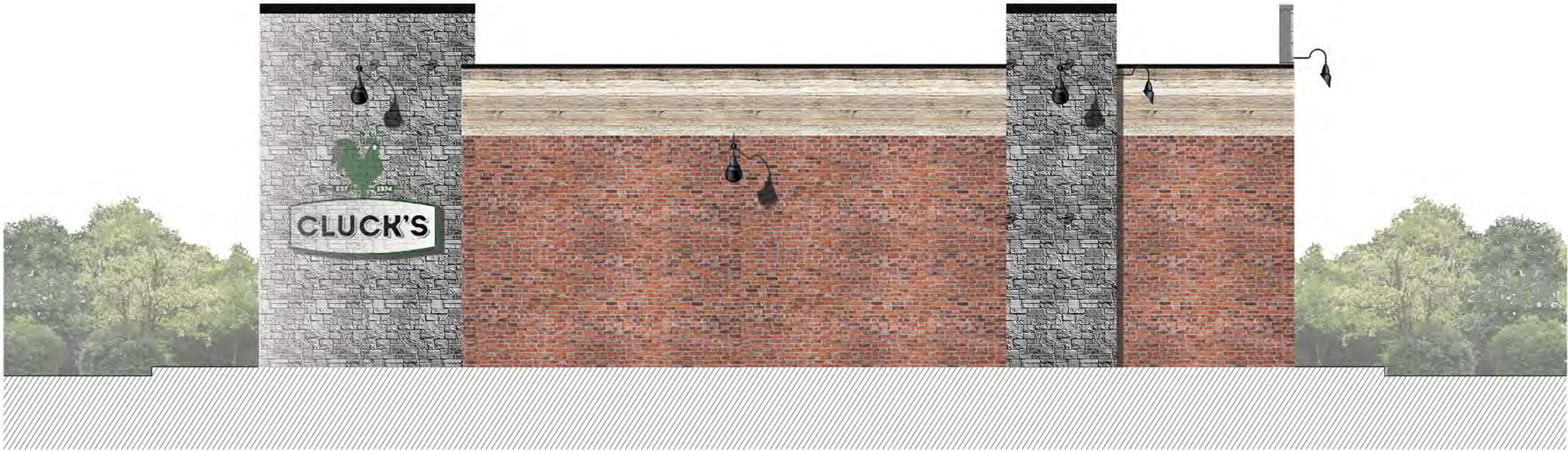
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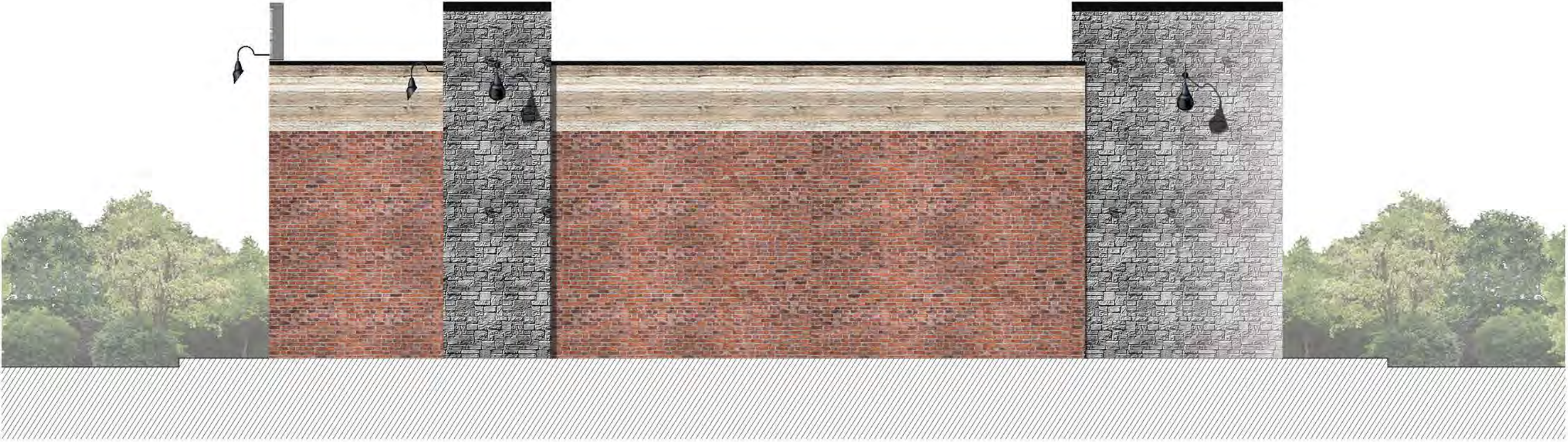
SEPT. 09, 2020  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:





1 Exterior Elevation  
D2 SCALE: NTS



2 Exterior Elevation  
D2 SCALE: NTS

TABBERTSON

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com

Huck's Greenway Chase

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3500 Patterson Rd  
Florissant, MO 63031

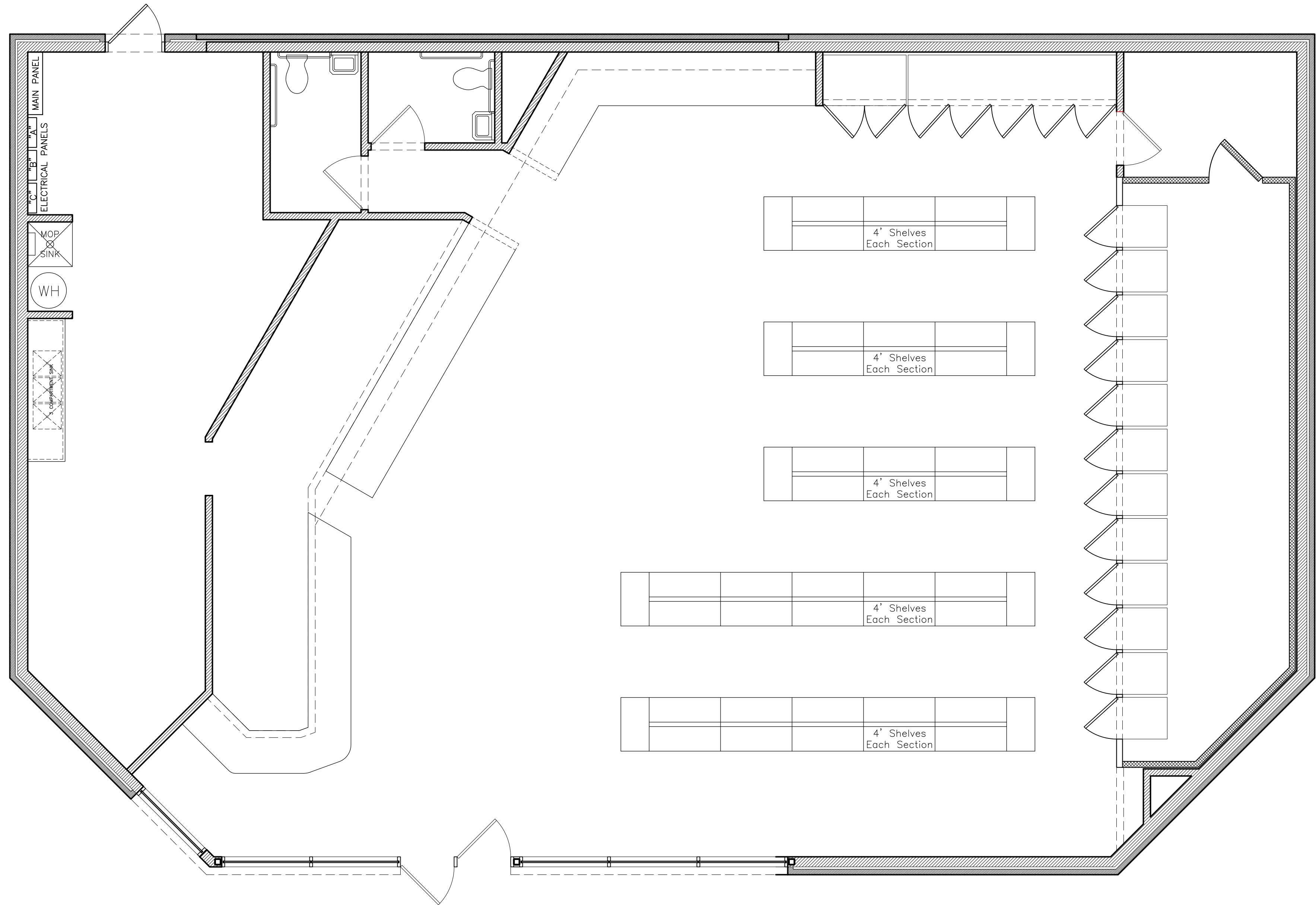
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NCARB Certification No. 48418  
Indiana Certification No. 19700041

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AS-BUILT  
FLOOR PLAN  
**D2**  
DRAWING NUMBER:

SEPT. 09, 2020  
DRAWING ISSUE DATE:  
PROJECT FILE NUMBER:

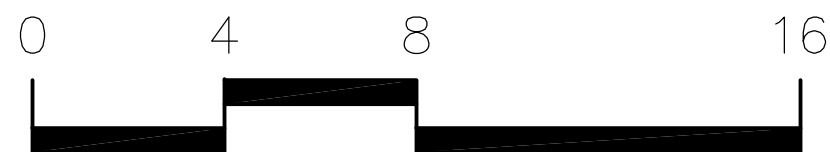




1  
AB1

**As-Built Floor Plan**


SCALE: 1/4" = 1'-0"



**Huck's Greenway Chase**

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabberson, AIA  
NCARB Certification No. 44418  
Indiana Certification No. 19700041



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AS-BUILT  
FLOOR PLAN

**AB1**

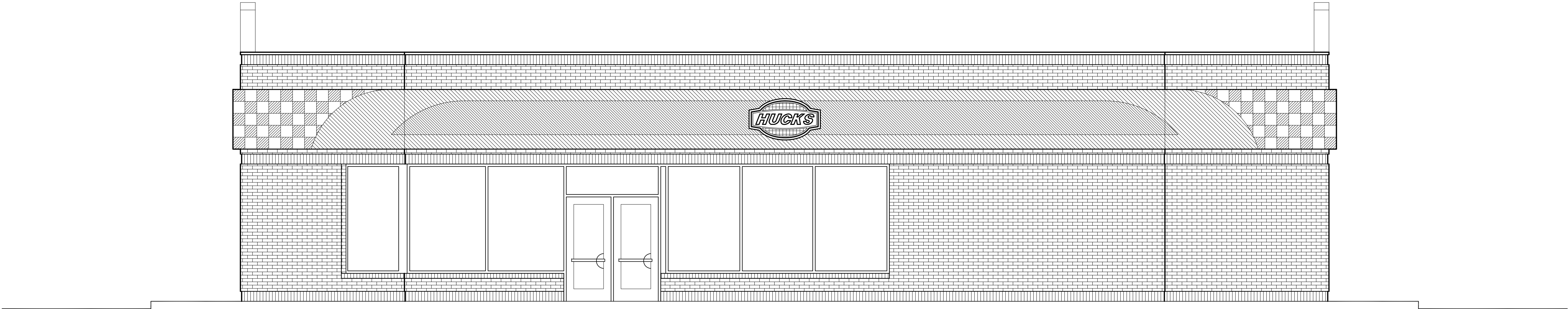
DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:

**TABBERSON**  
*Architects*

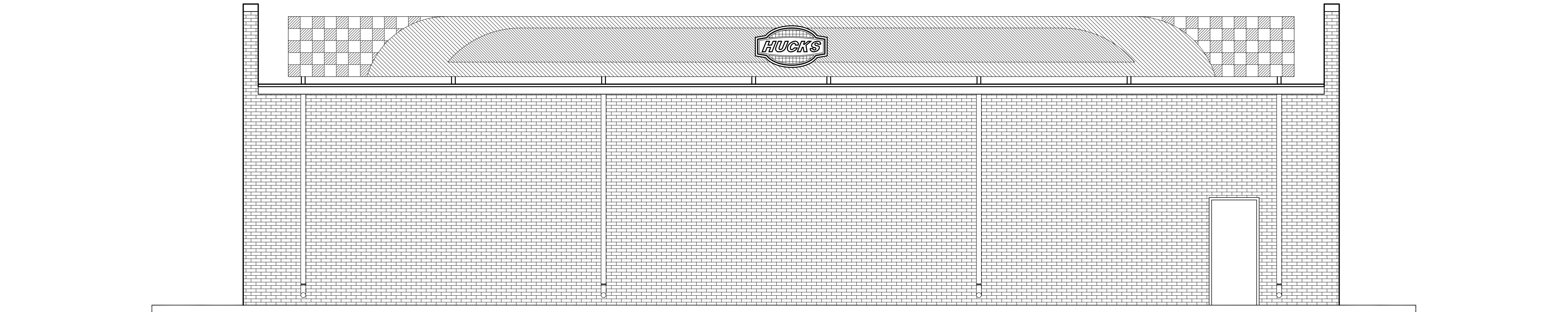
1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com



1  
AB2

As-Built Elevation

SCALE: 1/4" = 1'-0"



2  
AB2

As-Built Elevation

SCALE: 1/4" = 1'-0"

**TABBERSON**  
*Architects*  
1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com

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William Tabberson, AIA  
NCARB Certification No. 46818  
Indiana Certification No. 19700041

**STATE OF MISSOURI**  
**REGISTERED ARCHITECT**  
WILLIAM TABBERSON  
LICENSED  
A-1999137658

09/09/2020

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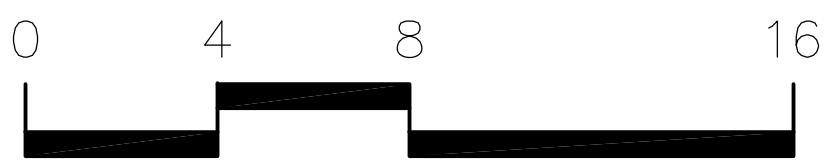
AS-BUILT  
ELEVATIONS

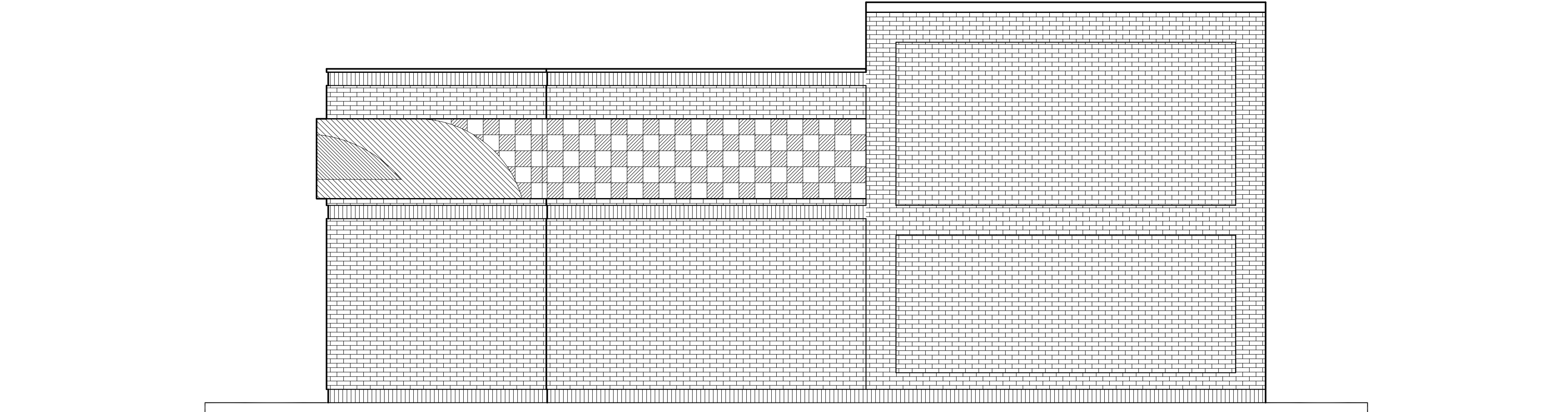
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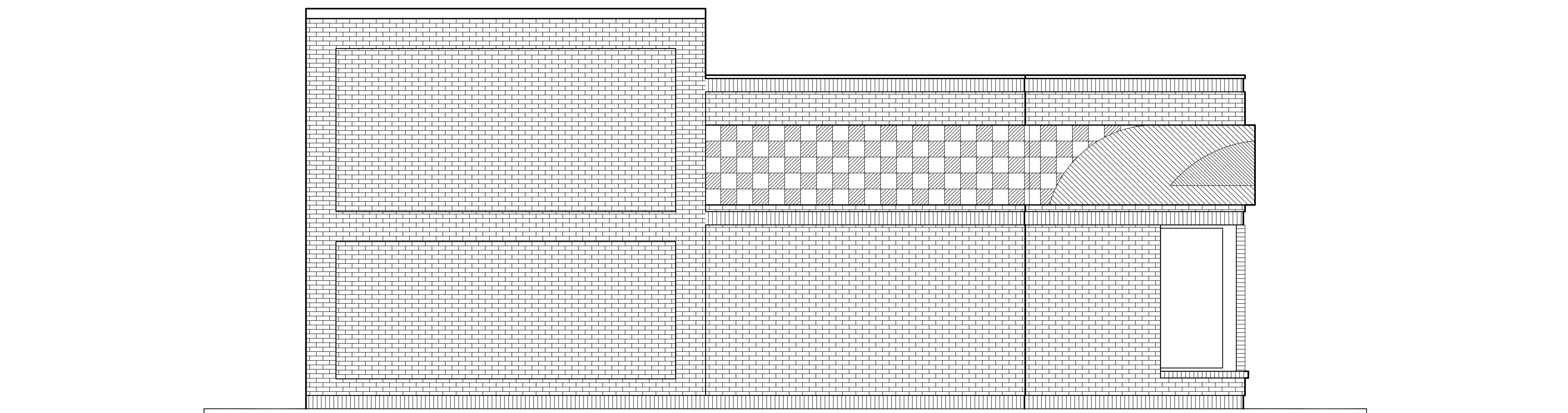
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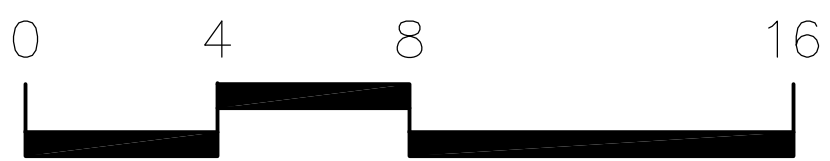




1  
AB3  
As-Built Elevation  
SCALE: 1/4" = 1'-0"



2  
AB3  
As-Built Elevation  
SCALE: 1/4" = 1'-0"




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1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
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Email: billtabbertson@tabbertsonarchitects.com  
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AS BUILT  
ELEVATIONS

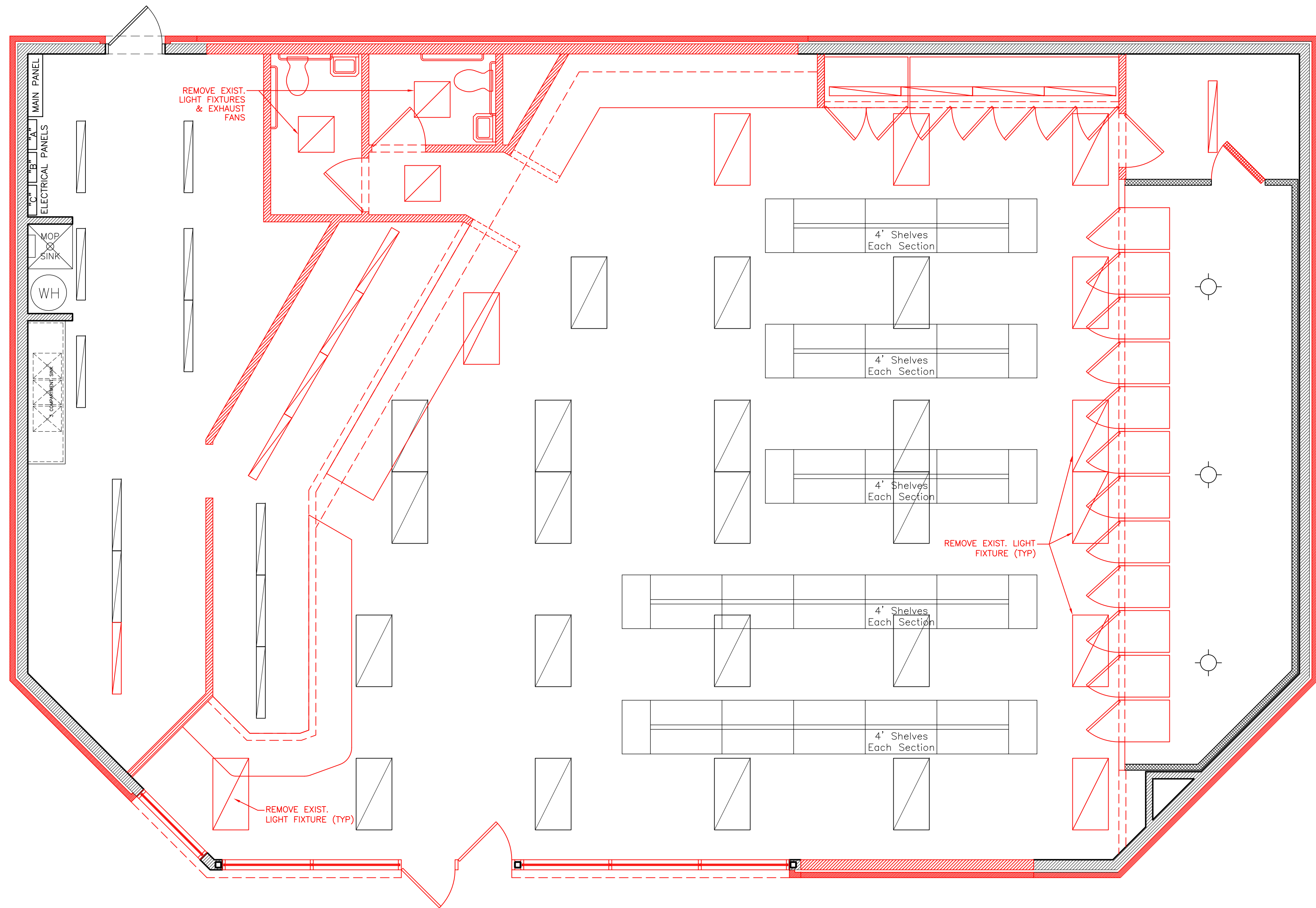
AB3

DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:

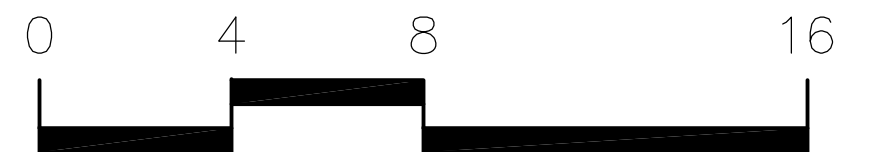




1  
AB4

## As-Built Lighting Plan

SCALE: 1/4" = 1'-0"



## Huck's Greenway Chase

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AS-BUILT  
LIGHTING PLAN

# AB4

DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:

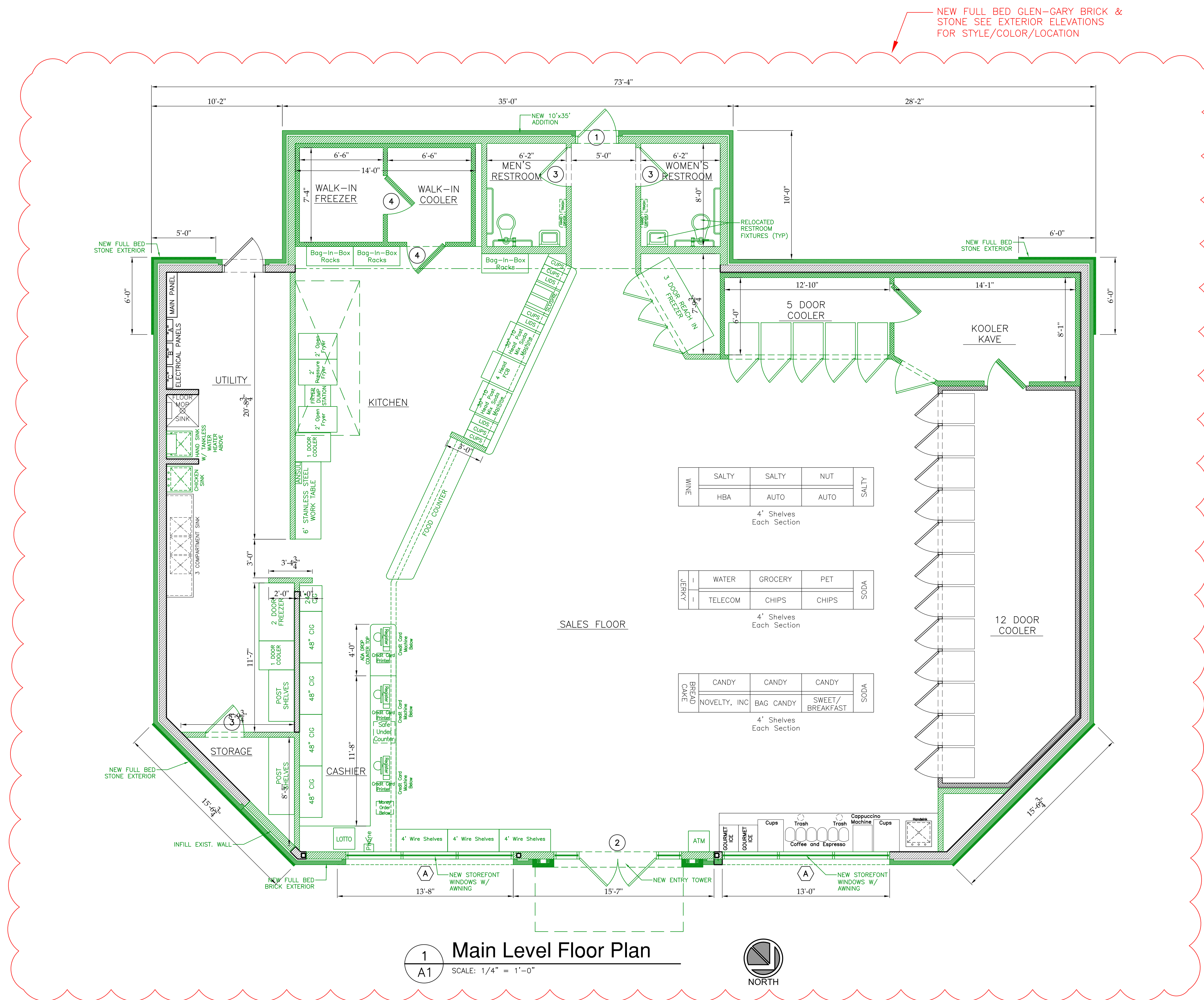
PROJECT FILE NUMBER:

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*William Tabberson*  
1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com









SYMBOL LEGEND

 EXISTING WALL

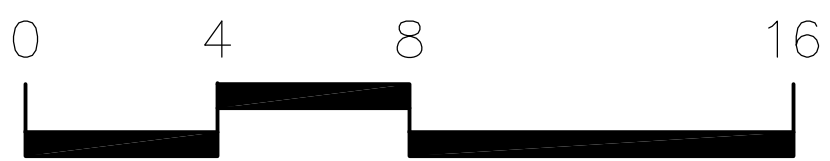
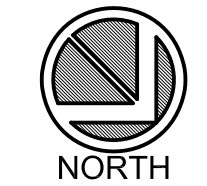
 DEMO EXISTING WALL

 NEW WALL





**1**  
**A2** **Reflected Ceiling Plan**  
SCALE: 1/4" = 1'-0"



**TABBERTSON**  
*Architects*  
1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: [billtabberson@tabbersonarchitects.com](mailto:billtabberson@tabbersonarchitects.com)  
Website: [www.tabbersonarchitects.com](http://www.tabbersonarchitects.com)

**Huck's Greenway Chase**  
  
Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

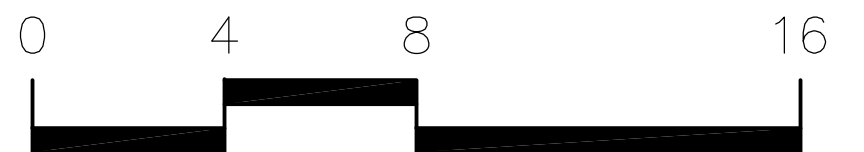
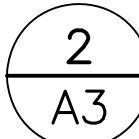
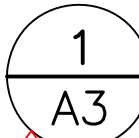
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REFLECTED CEILING  
PLAN  
**A2**  
DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:  
PROJECT FILE NUMBER:







Top of Ridge  
@ Entry  
22'-4"

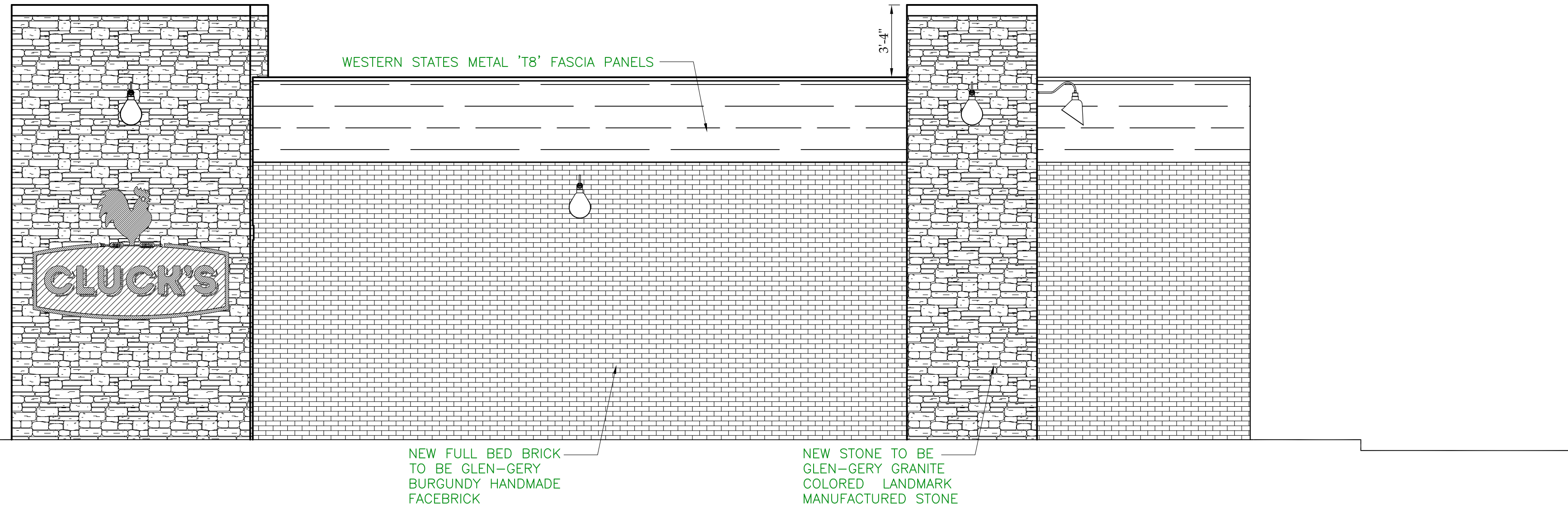
Parapet Wall (@ Stone)  
20'-0 1/2"

Parapet Wall (@ Metal  
Wood Print)  
16'-8 1/2"

Truss Bearing  
11'-8"

Window Header  
9'-2 1/2"

Top of Slab  
0'-0"



1  
A4  
Exterior Elevation  
SCALE: 1/4" = 1'-0"

Top of Ridge  
@ Entry  
22'-4"

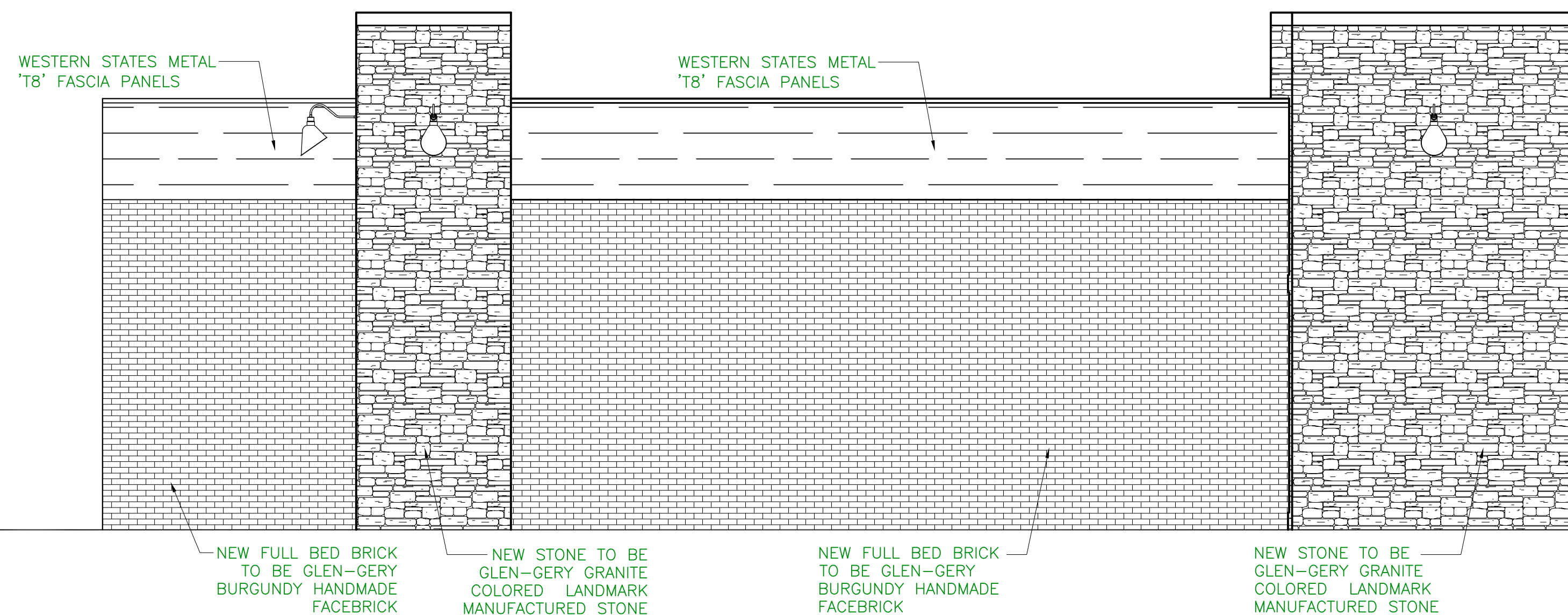
Parapet Wall (@ Stone)  
20'-0 1/2"

Parapet Wall (@ Metal  
Wood Print)  
16'-8 1/2"

Truss Bearing  
11'-8"

Window Header  
9'-2 1/2"

Top of Slab  
0'-0"



2  
A4  
Exterior Elevation  
SCALE: 1/4" = 1'-0"

**TABBERTSON**

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabbertson@tabbertsonarchitects.com  
Website: www.tabbertsonarchitects.com

**Huck's Greenway Chase**

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabbertson, AIA  
NCARB Certification No. 44816  
Indiana Certification No. 19700041



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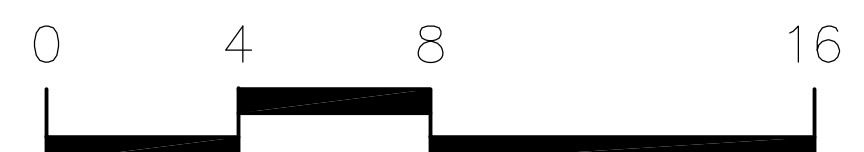
EXTERIOR  
ELEVATIONS

**A4**

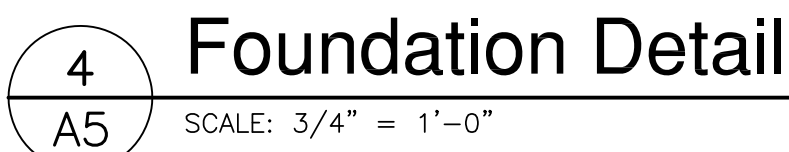
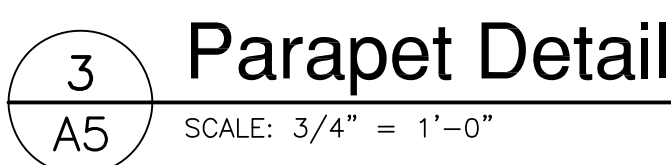
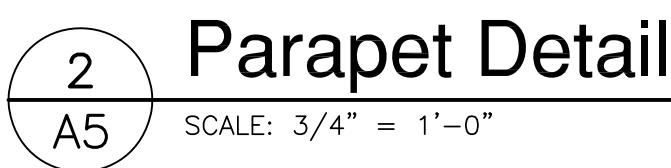
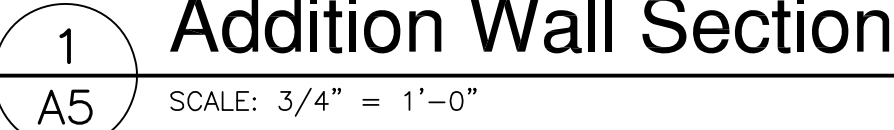
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DRAWING ISSUE DATE:

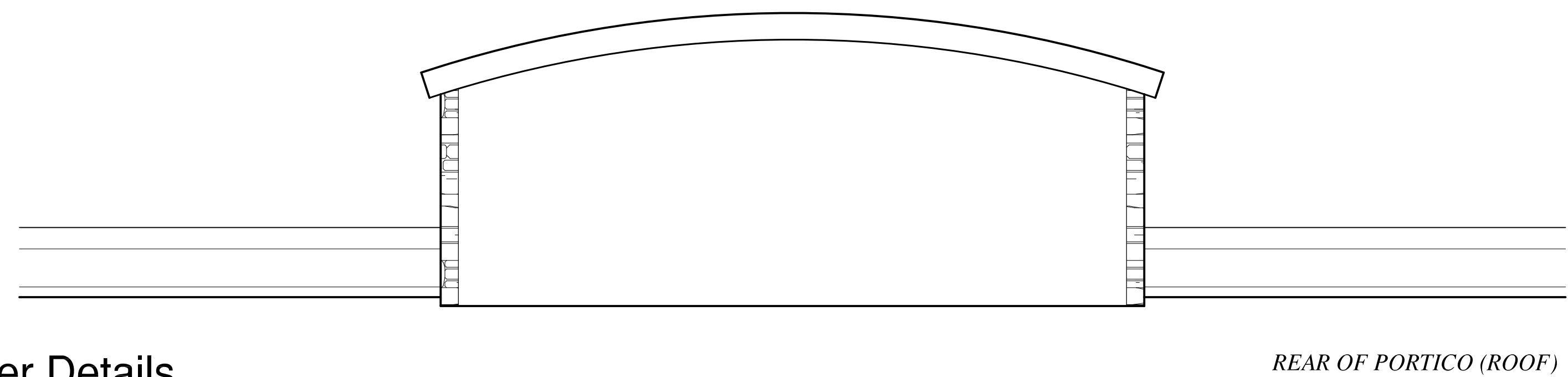
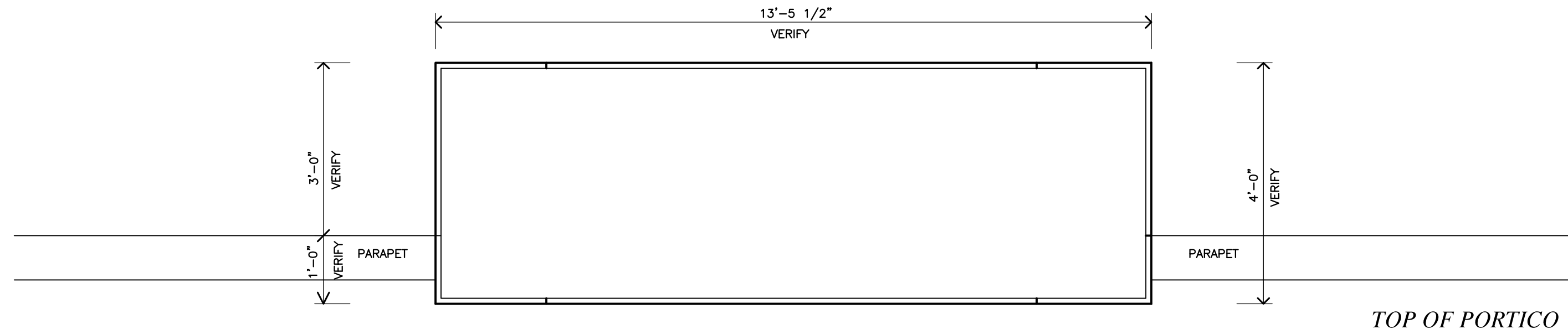
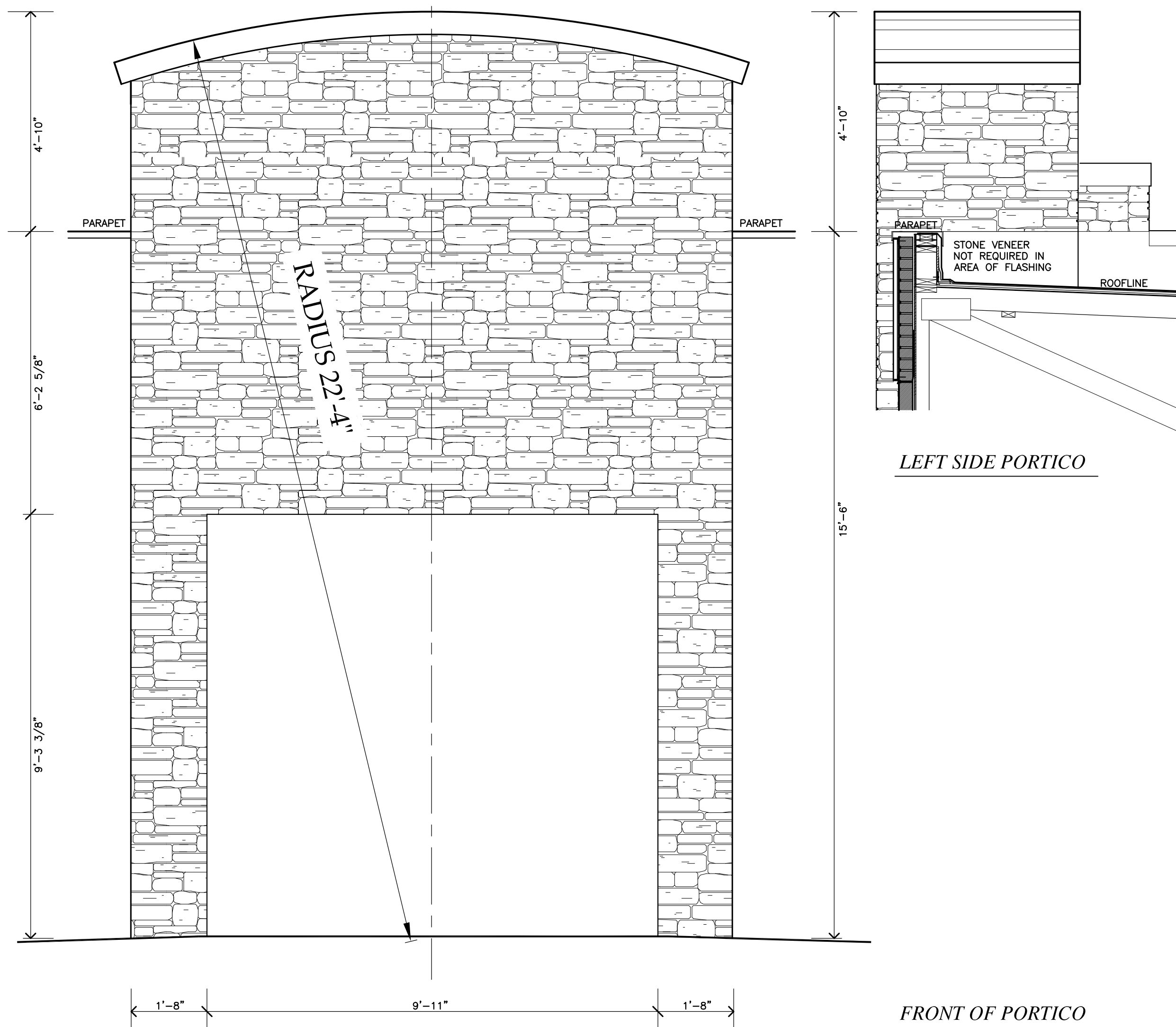
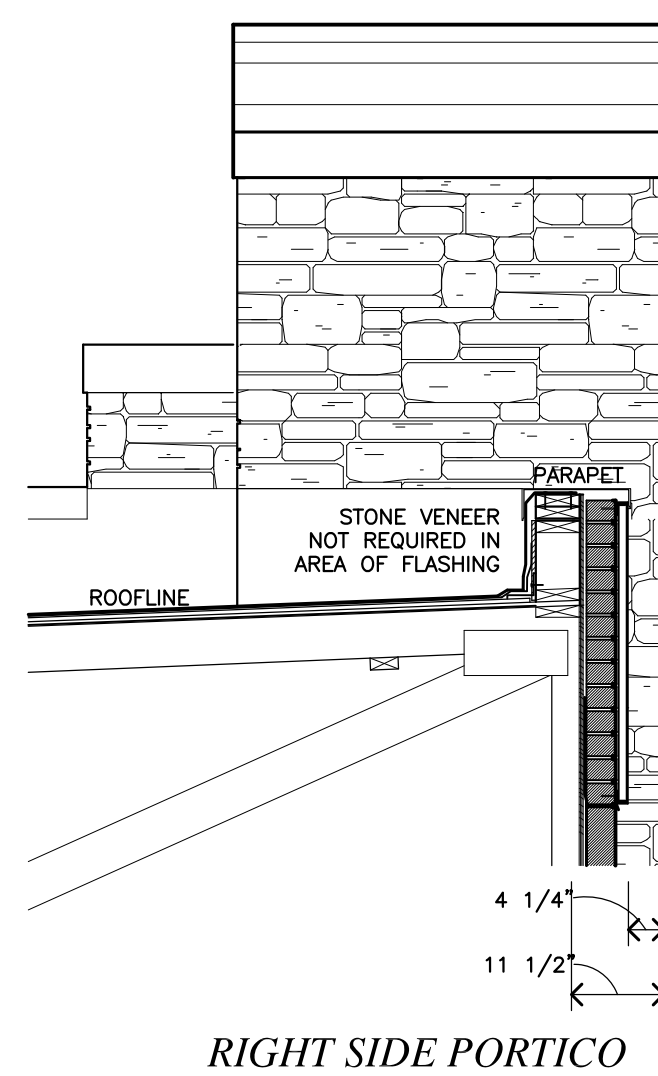
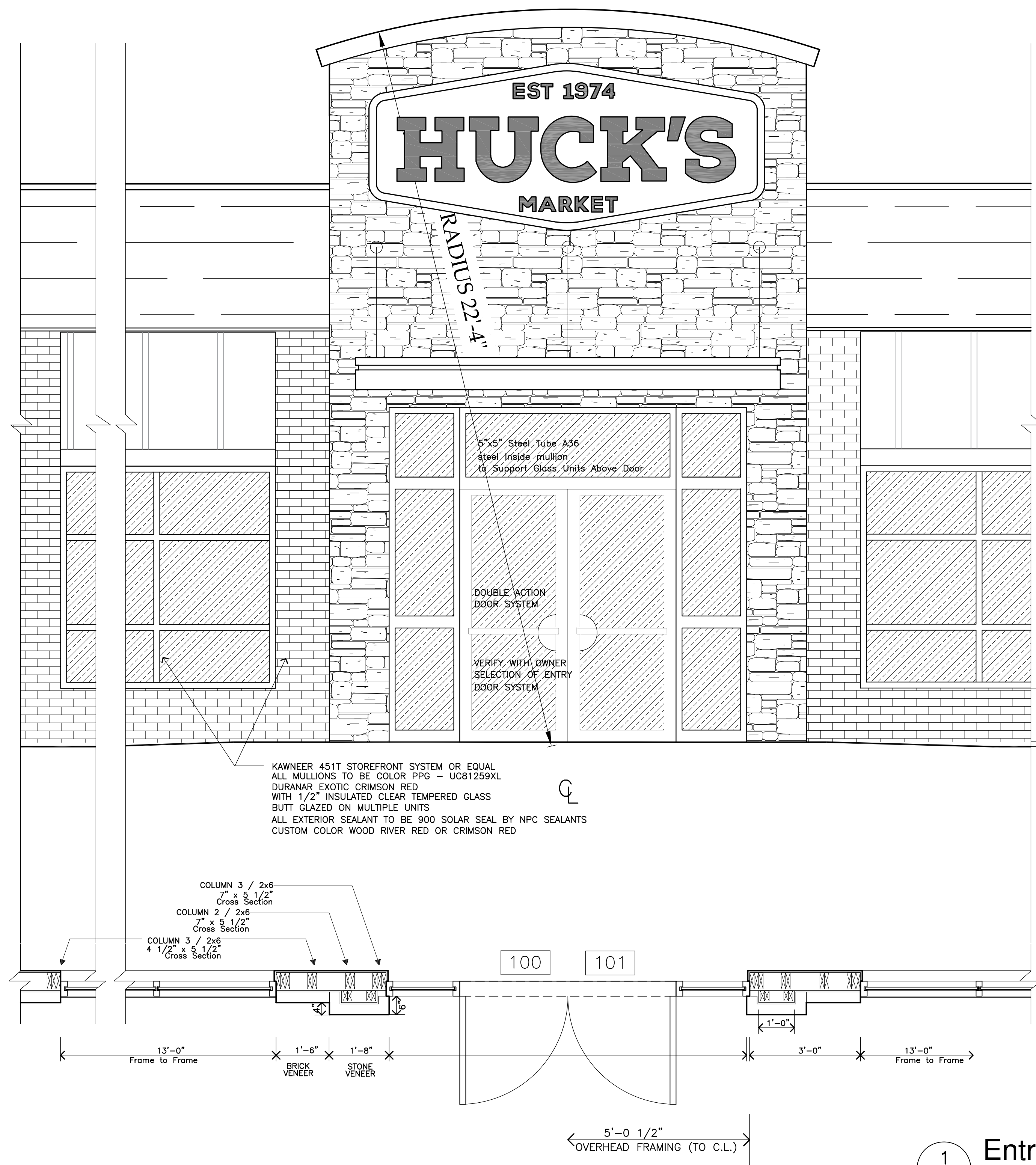
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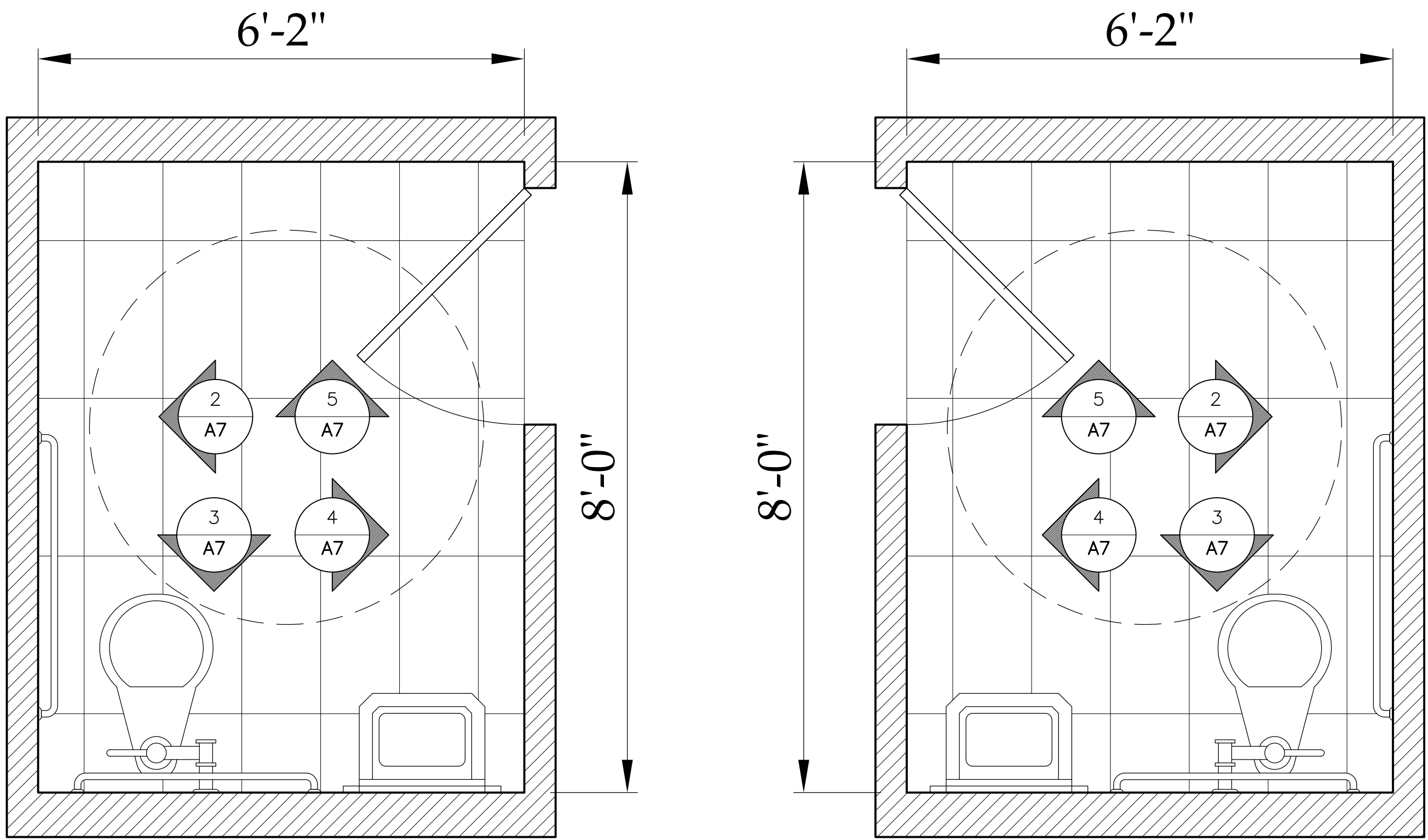




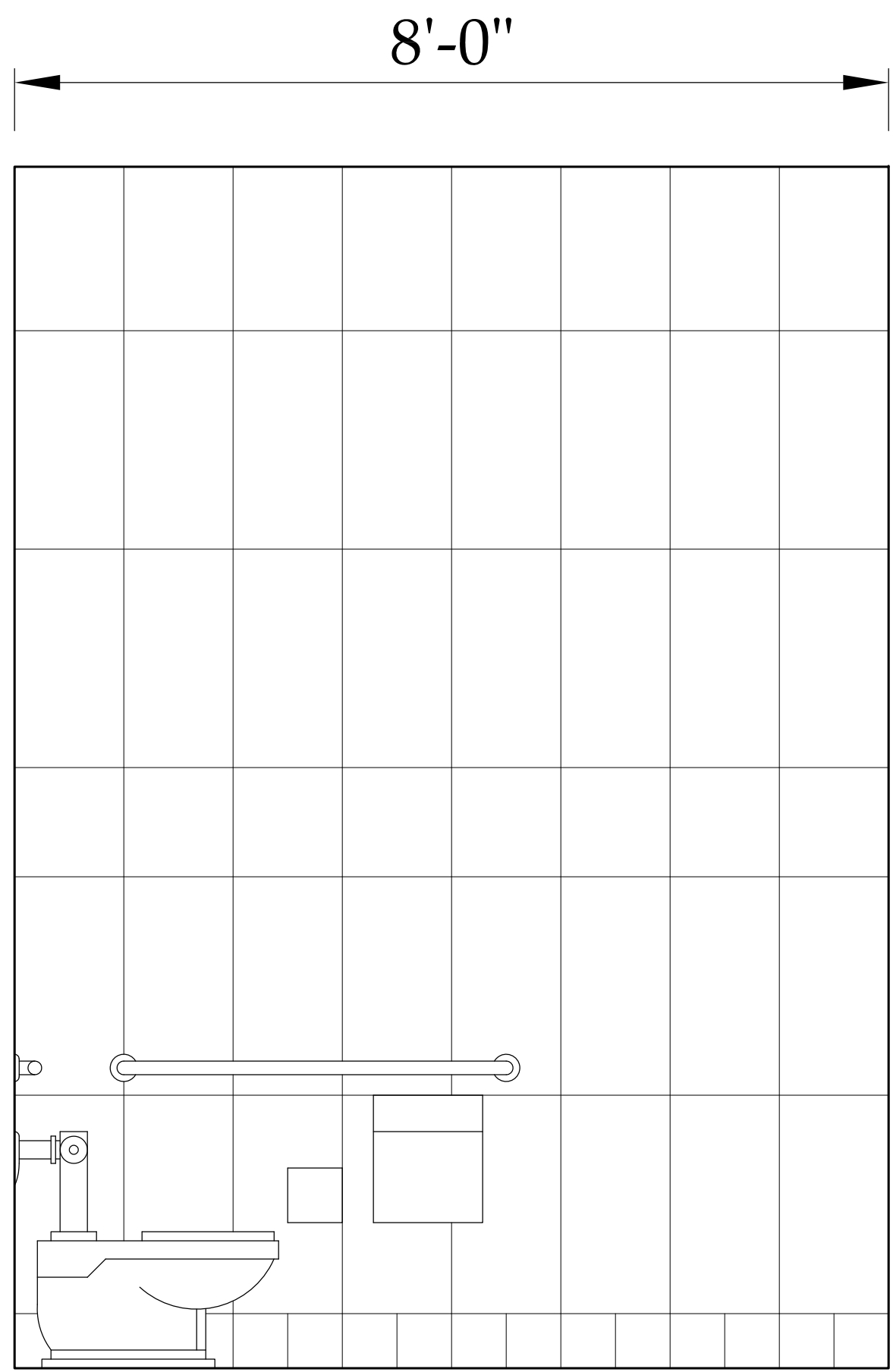




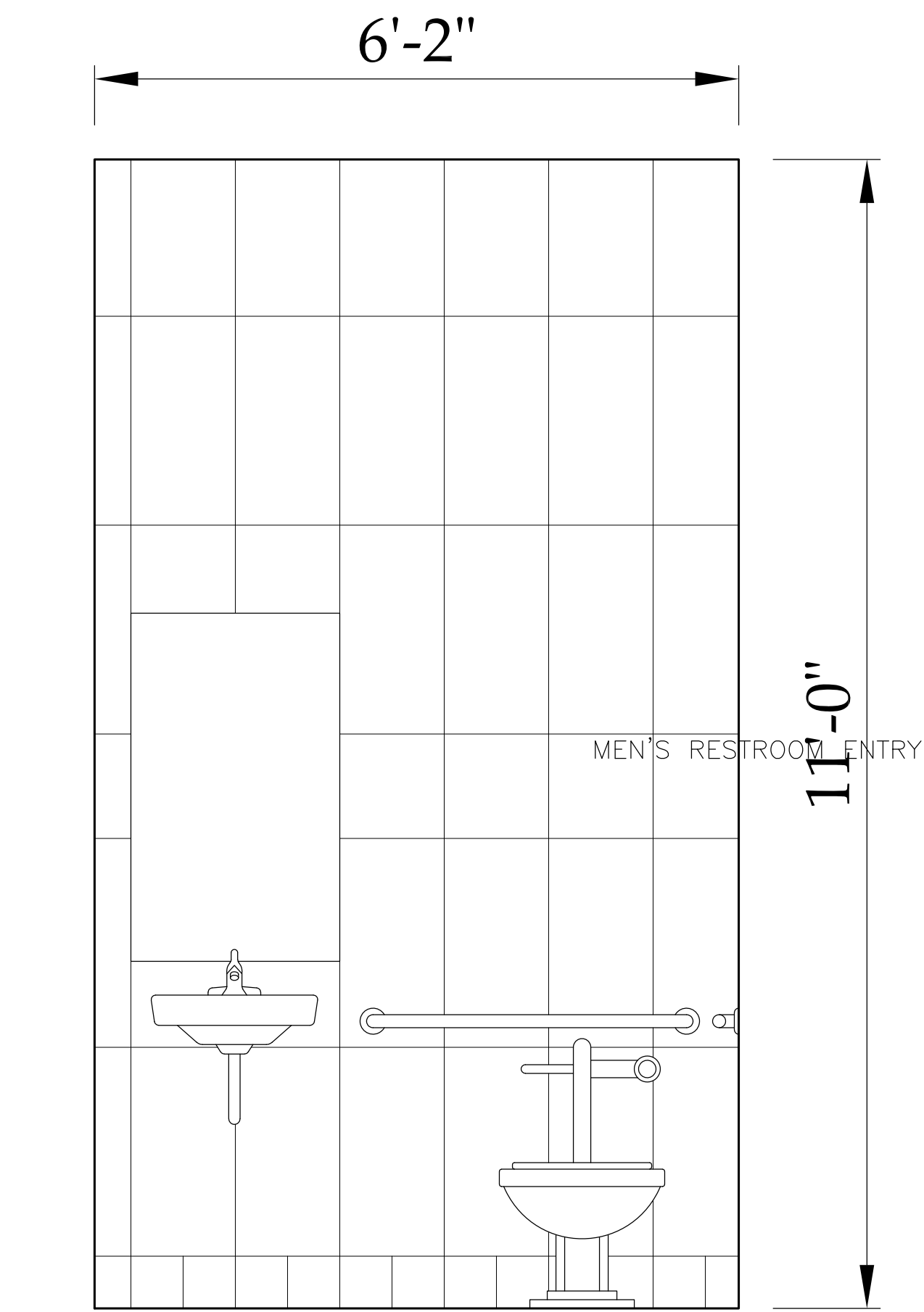
**1**  
**A6** **Entry Tower Details**  
SCALE: 1/2" = 1'-0"



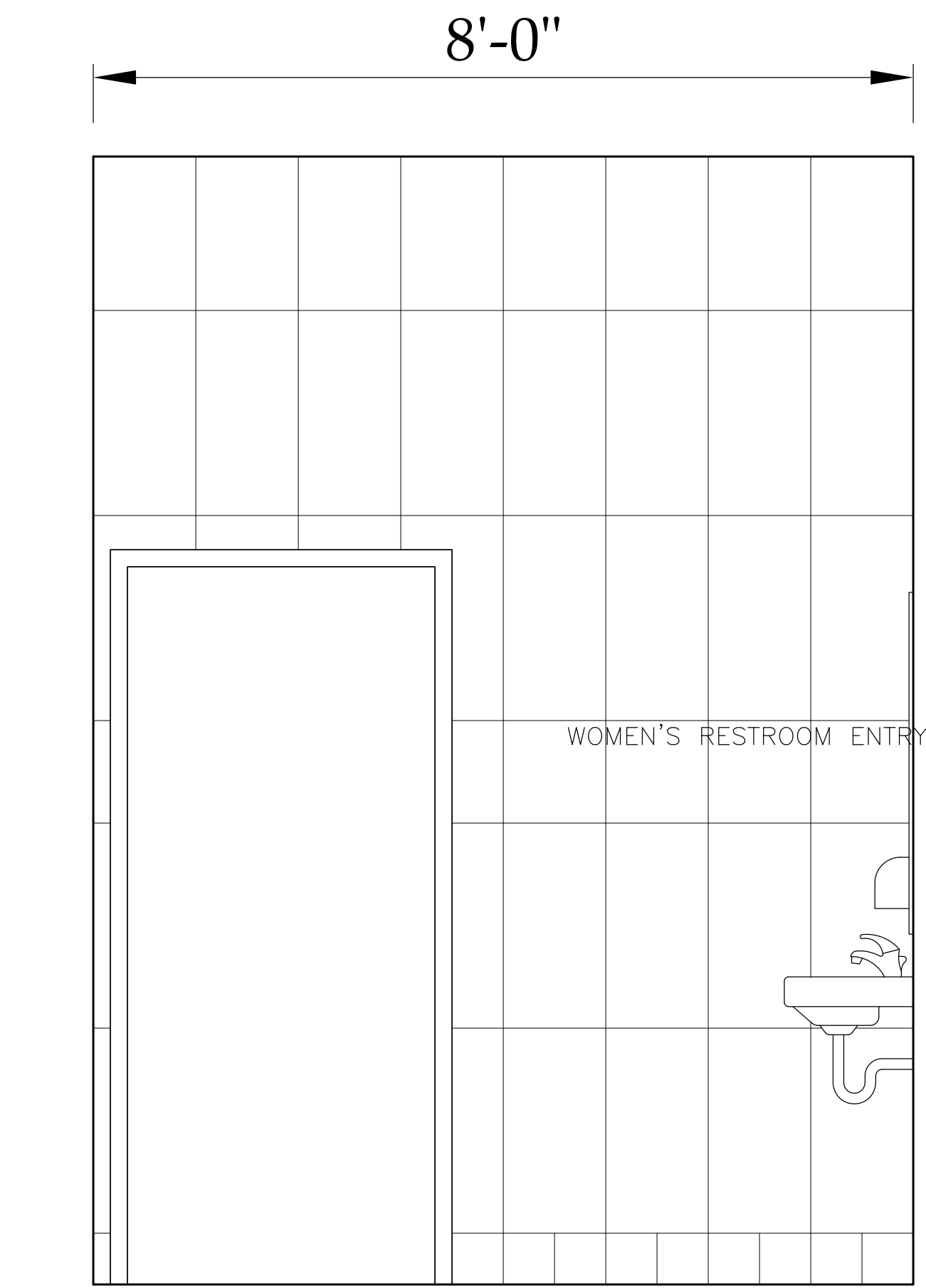
1 Bathroom Floor Plan  
SCALE: 3/4" = 1'-0"



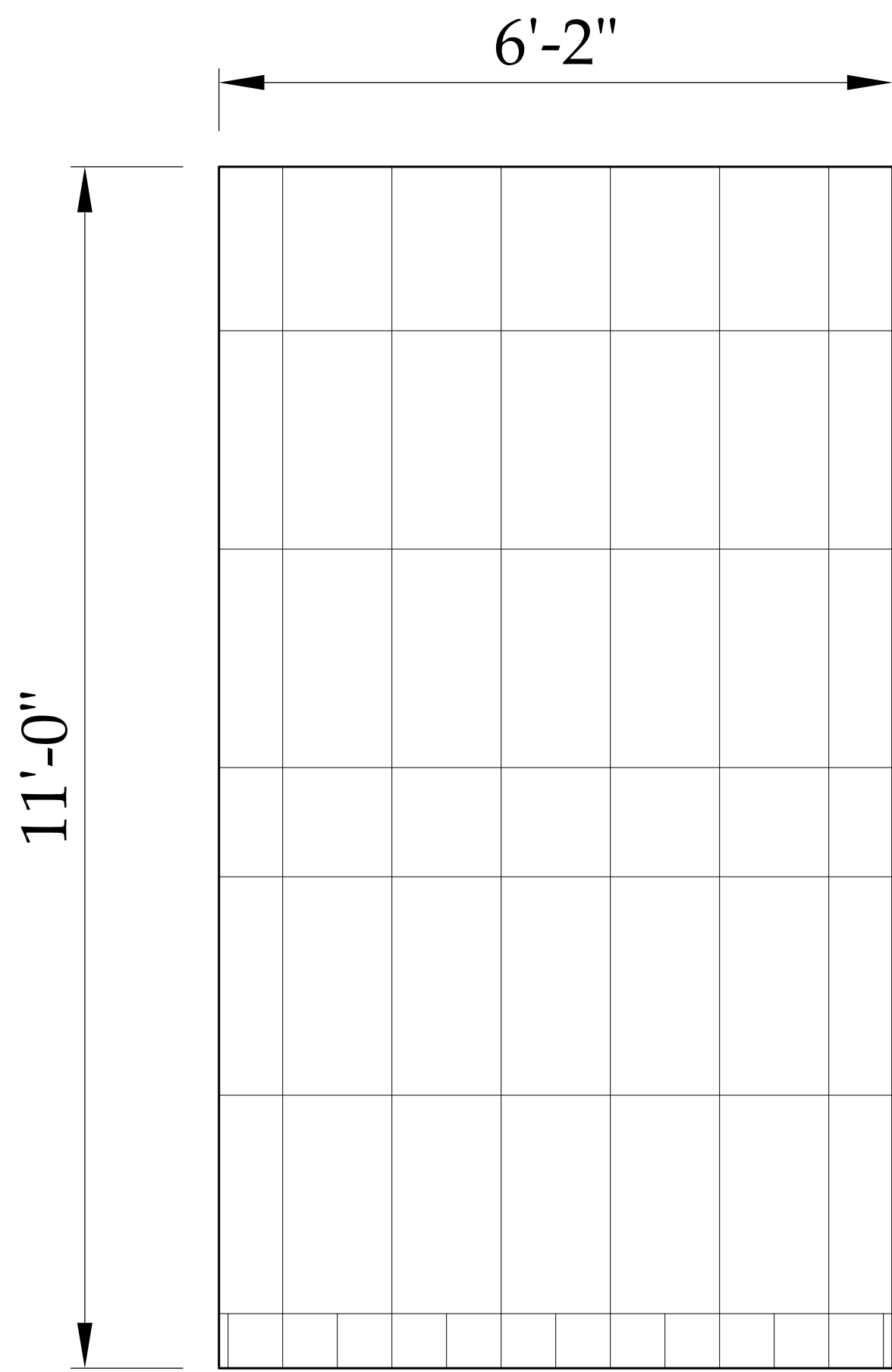
2 Bathroom Interior Elevation  
SCALE: 3/4" = 1'-0"



3 Bathroom Interior Elevation  
SCALE: 3/4" = 1'-0"

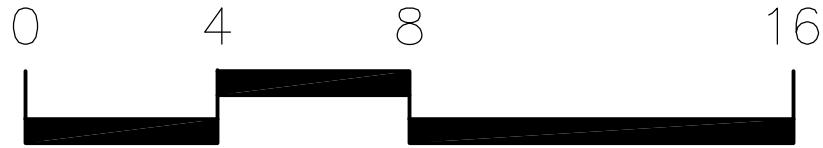
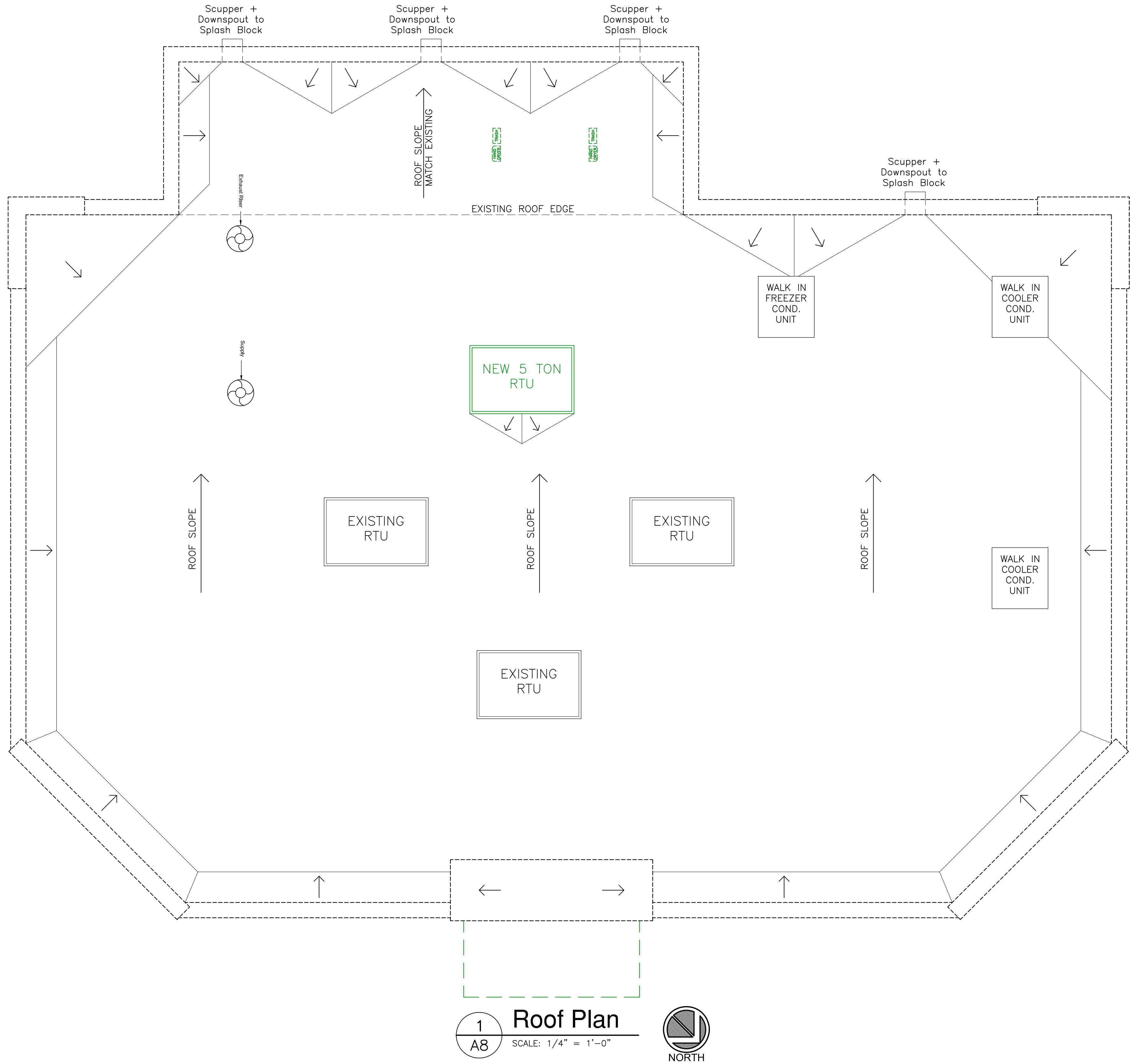


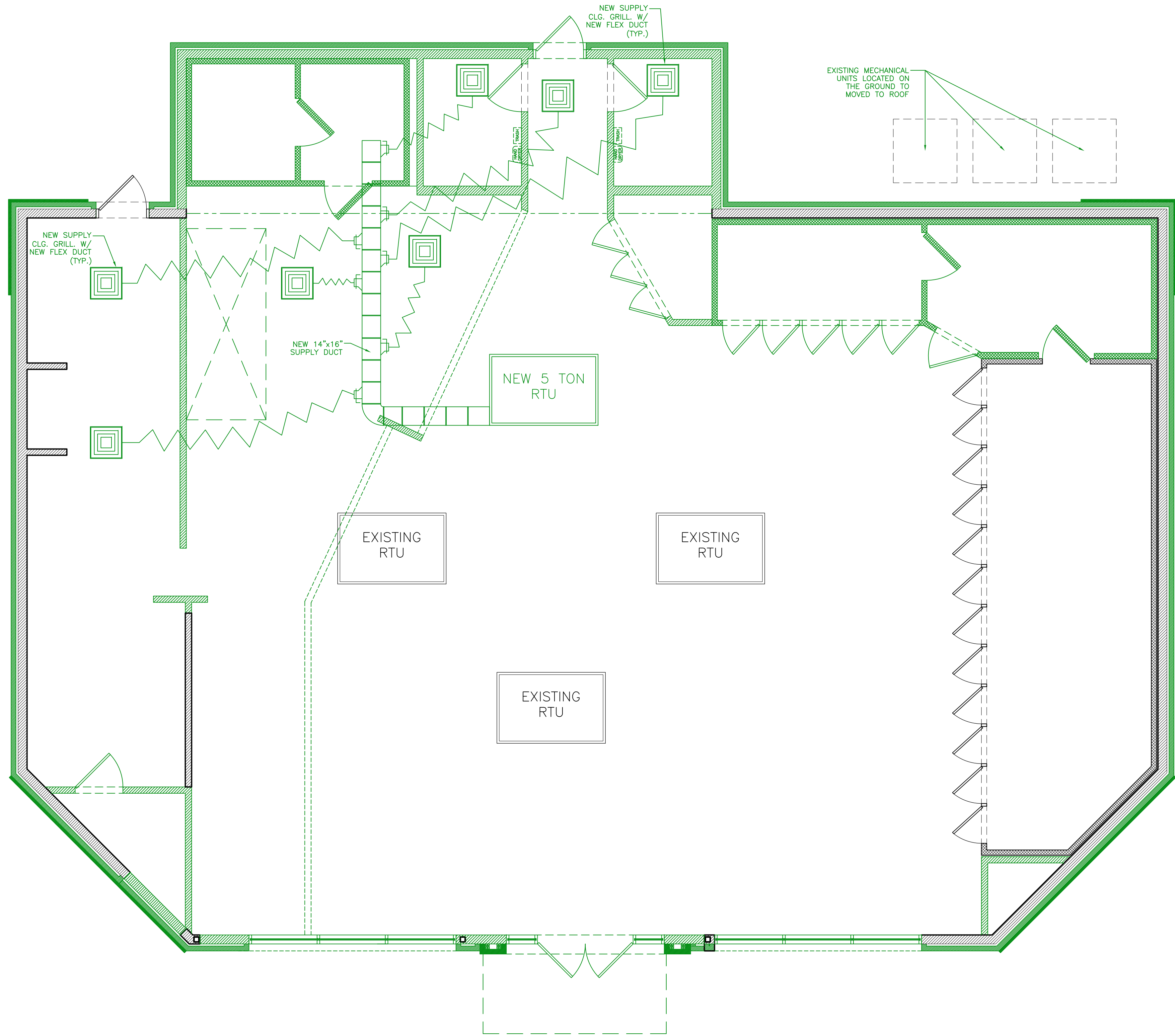
4 Bathroom Interior Elevation  
SCALE: 3/4" = 1'-0"



5 Bathroom Interior Elevation  
SCALE: 3/4" = 1'-0"



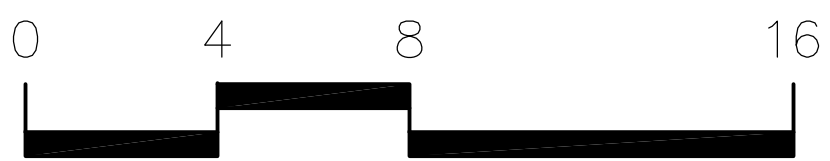




1  
M1

Mechanical plan

SCALE: 1/4" = 1'-0"




TABBERTSON

  
1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabbertson@tabbertsonarchitects.com  
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MECHANICAL PLAN

M1

DRAWING NUMBER:

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DRAWING ISSUE DATE:

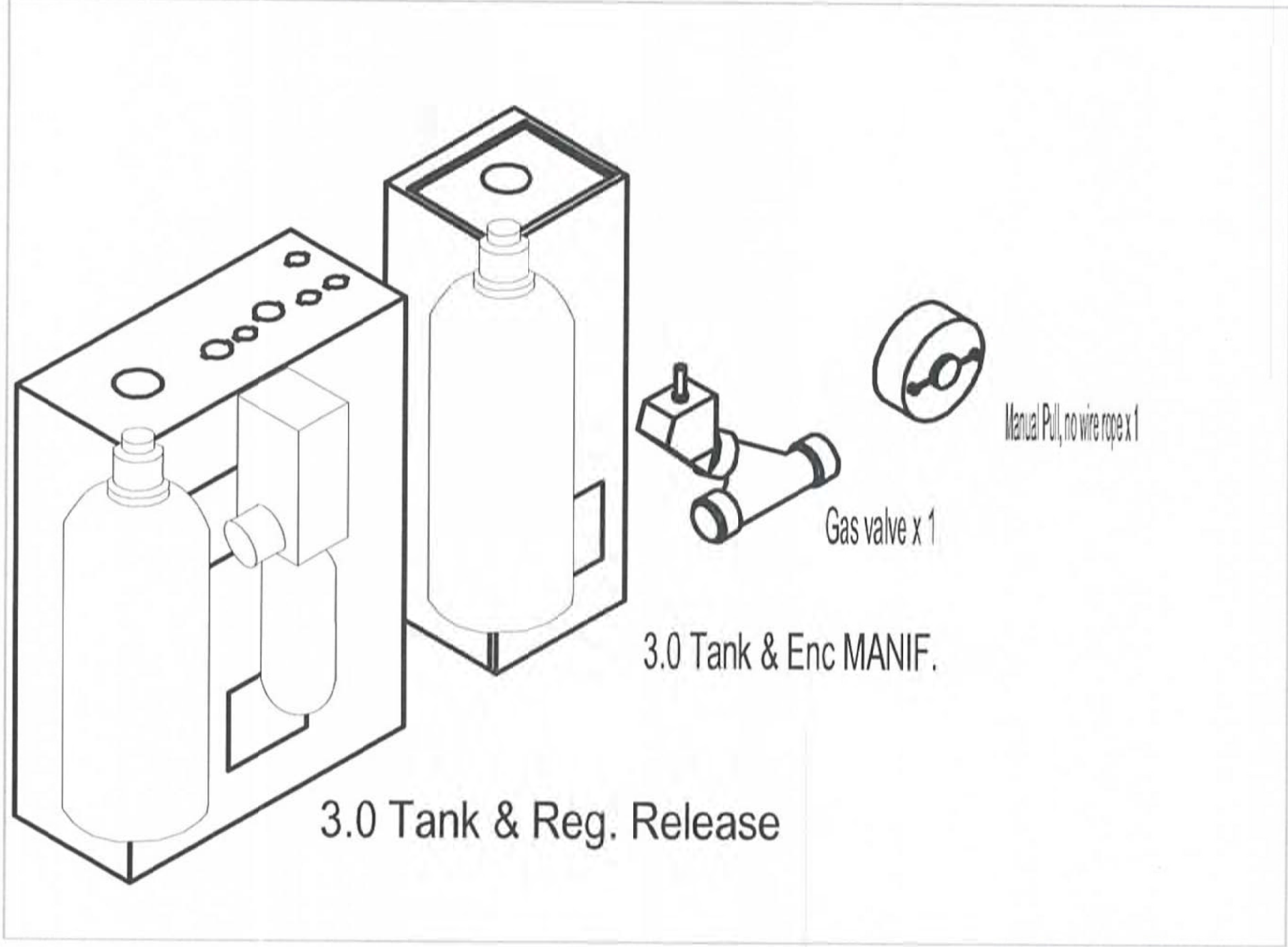
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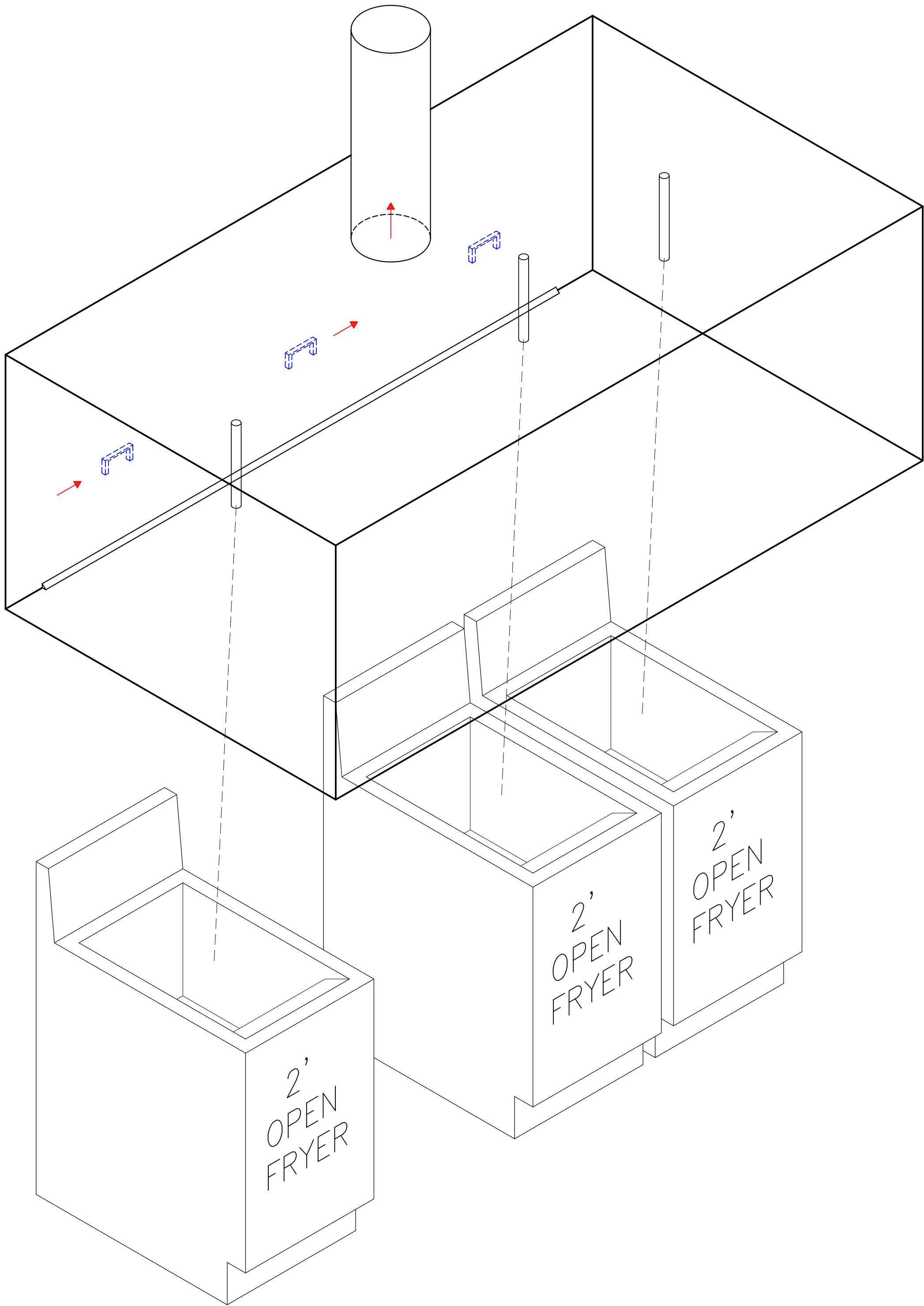
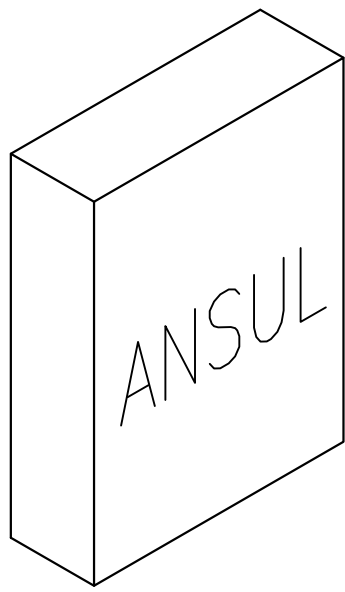




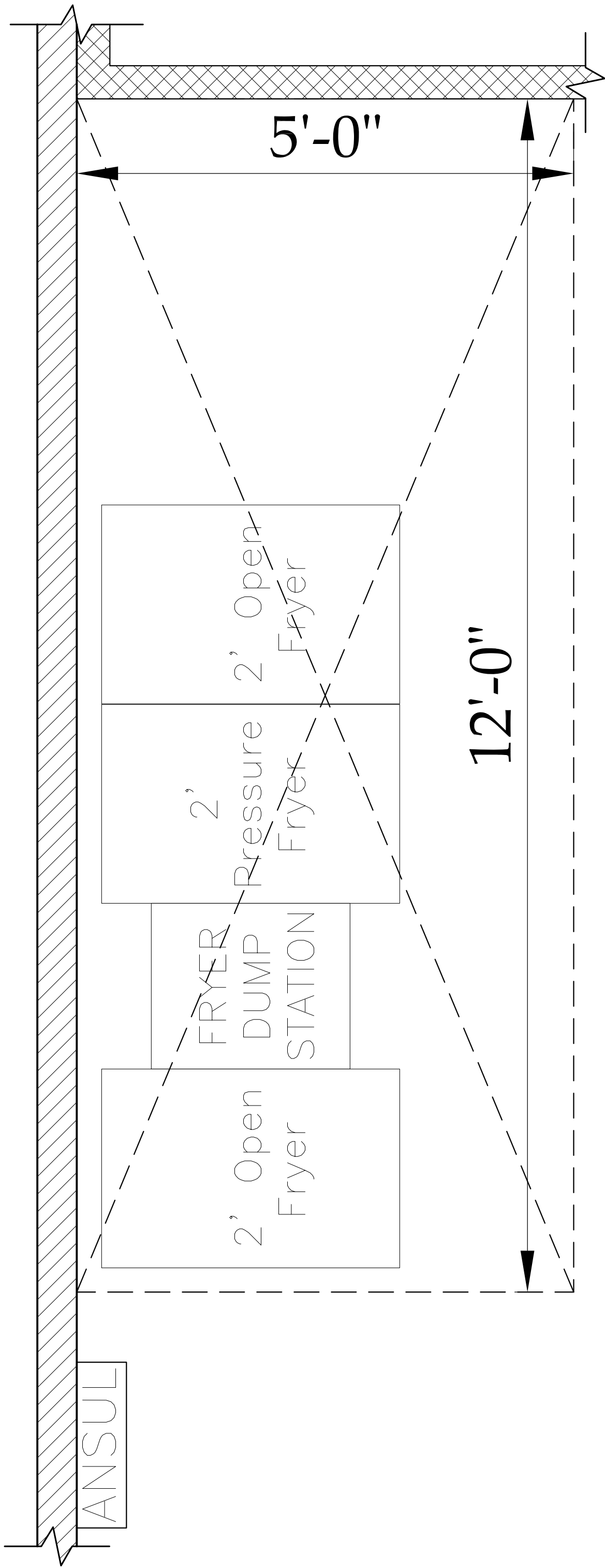
Detector-Scissor



1 ANSUL Diagram  
M3 NTS \*ANSUL to submit drawings for their system



2 Kitchen Hood ISO  
M3 SCALE: 1" = 1'-0"



3 Kitchen Hood Plan  
M3 SCALE: 1" = 1'-0"

FLOW SUMMARY:				
COVERAGE:	OVERALL DIMENSIONS	NOZZLE	FLows	NOZZLE LOCATION
HOOD: SINGLE BANK	144"x54"	1Nx2	2	2"-4" FROM FILTER FACE, CENTER OF HT. DIMENSION, AIMED DOWN FITER LENGTH
DUCT: ROUND	16"ø		1	2"-8" INTO CENTER OF DUCT OPENING, AIMED UP
OPEN FRYER: 1 VAT	21"x34"	3N	3	25-35", FRONT HALF OF PERIMETER, AIMED @ CENTER
OPEN FRYER: 1 VAT	21"x34"	3N	3	25-35", FRONT HALF OF PERIMETER, AIMED @ CENTER
OPEN FRYER: 1 VAT	21"x34"	3N	3	25-35", FRONT HALF OF PERIMETER, AIMED @ CENTER
TOTAL FLOW POINTS:			12	

**TABBERTSON**  
1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
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**HOOD DETAILS**  
**M3**  
DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:  
PROJECT FILE NUMBER:



HOOD INFORMATION - Job#2418433

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)					MUA CFM	AC CFM	HOOD CONSTRUCTION	HOOD CONFIG.	
						WIDTH	LENG.	DIA.	CFM	S.P.				END TO END	ROW
1		5424 ND-2-ACPSP-F	12' 0.00'	600 Deg.	2700			16"	2700	-1.008"	2160	750	430 SS Where Exposed	ALONE	ALONE

HOOD INFORMATION

HOOD NO.	TAG	FILTER(S)					LIGHT(S)			UTILITY CABINET(S)					FIRE SYSTEM PIPING	HOOD HANGING WGT
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 9 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	FIRE SYSTEM		ELECTRICAL	SWITCHES		
											TYPE	SIZE	MODEL #	QUANTITY		
1		Captrate Solo Filter	9	20"	16"	93% See Filter Spec.	4	L55 Series E26	NO	Left	Ansul R102	3.0/1.5	DCV-1111	1 Light 1 Fan	YES	1009 LBS

HOOD OPTIONS

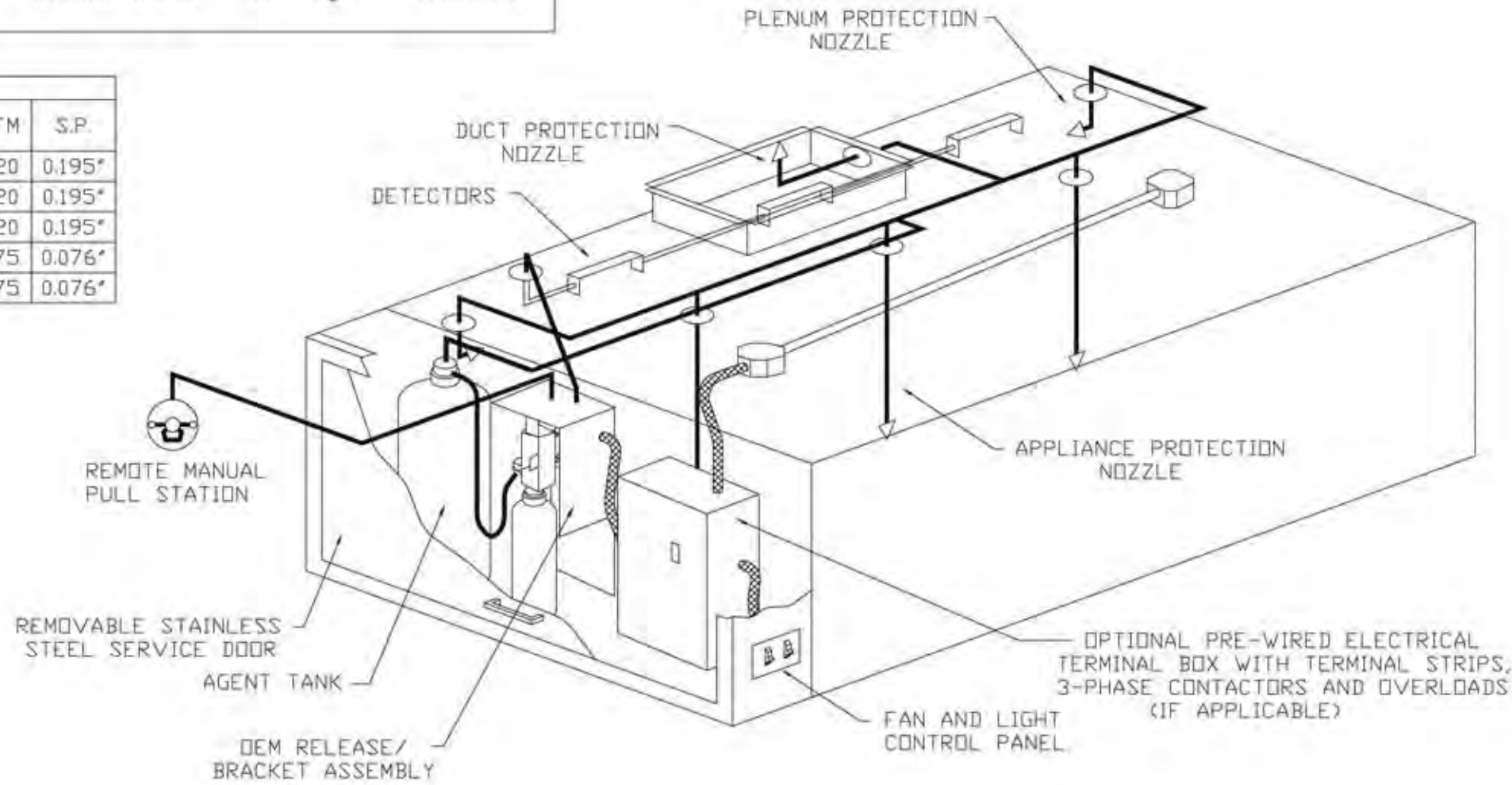
HOOD NO.	TAG	OPTION									
		FIELD WRAPPER	17.00' High	Front, Left, Right	BACKSPLASH	120.00' High X 192.00' Long	430 SS	Vertical	LEFT QUARTER END PANEL	23' Top Width, 0' Bottom Width, 23' High	430 SS
1		RIGHT WIDE VERTICAL END PANEL	42' Top Width, 36' Bottom Width, 80' High	Insulated	4" Legs	430 SS					

PERFORATED SUPPLY PLENUM(S)

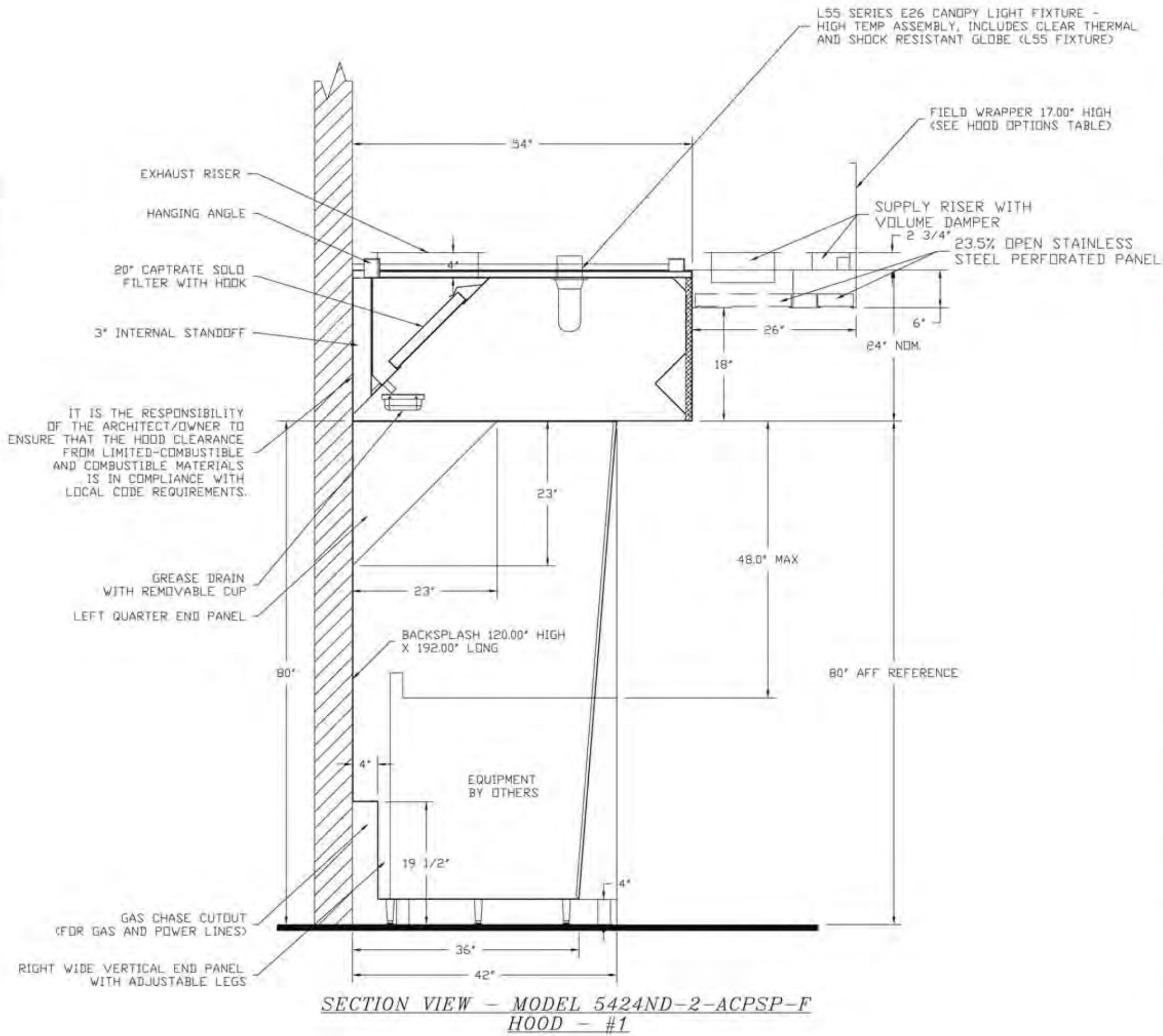
HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG.	DIA.	CFM	S.P.
1		Front	156"	26"	6"	MUA	12"	28"		720	0.195"
						MUA	12"	28"		720	0.195"
						MUA	12"	28"		720	0.195"
						AC	8"	24"		375	0.076"
						AC	8"	24"		375	0.076"

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH UL 710 AND NFPA 96 AND ARE RECOGNIZED BY ONE OR MORE OF THE FOLLOWING:

ETL SANITATION LISTED  
ETL LISTED FILE# 3054804-001



TYPICAL ANSUL R-102 SYSTEM LAYOUT



System Design Verification (SDV)

If ordered, CAS Service will perform a System Design Verification (SDV) once all equipment has had a complete start up per the Operation and Installation Manual. Typically, the SDV will be performed after all inspections are complete.

Any field related discrepancies that are discovered during the SDV will be brought to the attention of the general contractor and corresponding trades on site. These issues will be documented and forwarded to the appropriate sales office. If CAS Service has to resolve a discrepancy that is a field issue, the general contractor will be notified and billed for the work. Should a return trip be required due to any field related discrepancy that cannot be resolved during the SDV, there will be additional trip charges.

During the SDV, CAS Service will address any discrepancy that is the fault of the manufacturer. Should a return trip be required, the general contractor and appropriate sales office will be notified. There will be no additional charges for manufacturer discrepancies.

SPECIFICATION: CAPTRATE® GREASE-STOP® SOLID FILTER

THE CAPTRATE GREASE-STOP SOLID FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-Baffle DESIGN IN CONJUNCTION WITH A SLOTTED REAR Baffle DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

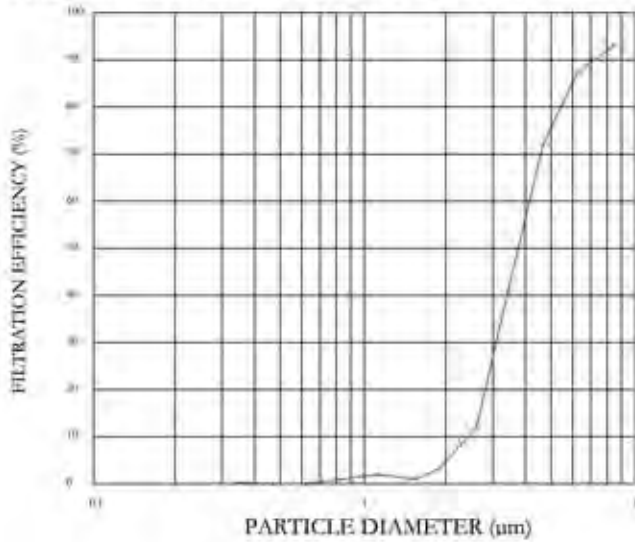
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

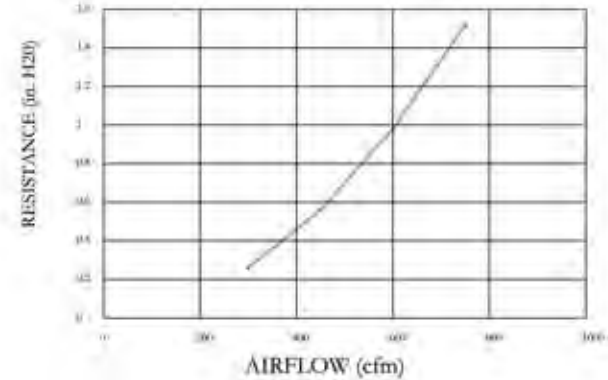
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 90% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLID WAS TESTED TO ASTM STANDARD ASTM F2519-05.

FILTER COLLECTION EFFICIENCY 2" Captrate Grease-Stop Solo Filter



RESISTANCE VS. AIRFLOW - 2" Captrate Grease-Stop Solo Filter



CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:  
NFPA #96  
NSF STANDARD #2  
UL STANDARD #1046  
INT. MECH. CODE (IMC)



ND-2 Series with AC-PSP Accessory Specification

The model ND-2 with AC-PSP Accessory is a compensating canopy hood rated for all types of cooking equipment. The hood shall have the size, shape and performance specified on drawings.

Construction shall be type 430 stainless steel, with a #3 or #4 polish where exposed. The manufacturer, ETL and NSF shall determine the individual component construction. Construction shall be dependent on the structural application to minimize distortion and other defects. All seams, joints and penetrations of the hood enclosure to the lower outermost perimeter shall direct and captures grease-laden vapor and exhaust gases shall have a liquid-tight continuous external weld in accordance with NFPA 96. The hood shall be wall type with a minimum of four connections for hanger rods. Connectors shall have 3/16" holes pre-punched in 1 1/2" x 1 1/2" angle iron at the factory to allow for hanger rod connection by others.

The hood shall be furnished with UL Captrate Filters, supplied in size and quantity as required by ventilator. The filters shall extend the full length of the hood and the filter panels shall not be more than 6" in width.

The hood manufacturer shall supply complete computer generated submittal drawings including hood sections, view(s) and hood plan view(s). These drawings must be available to the engineer, architect and owner for their use in construction, operation and maintenance.

Exhaust duct collar to be 4" high with 1" flange. Duct sizes, CFM and static pressure requirements shall be as shown on drawings. Static pressure requirements shall be precise and accurate; air velocity and volume information shall be accurate within 1'-ft increments along the length of the ventilation.

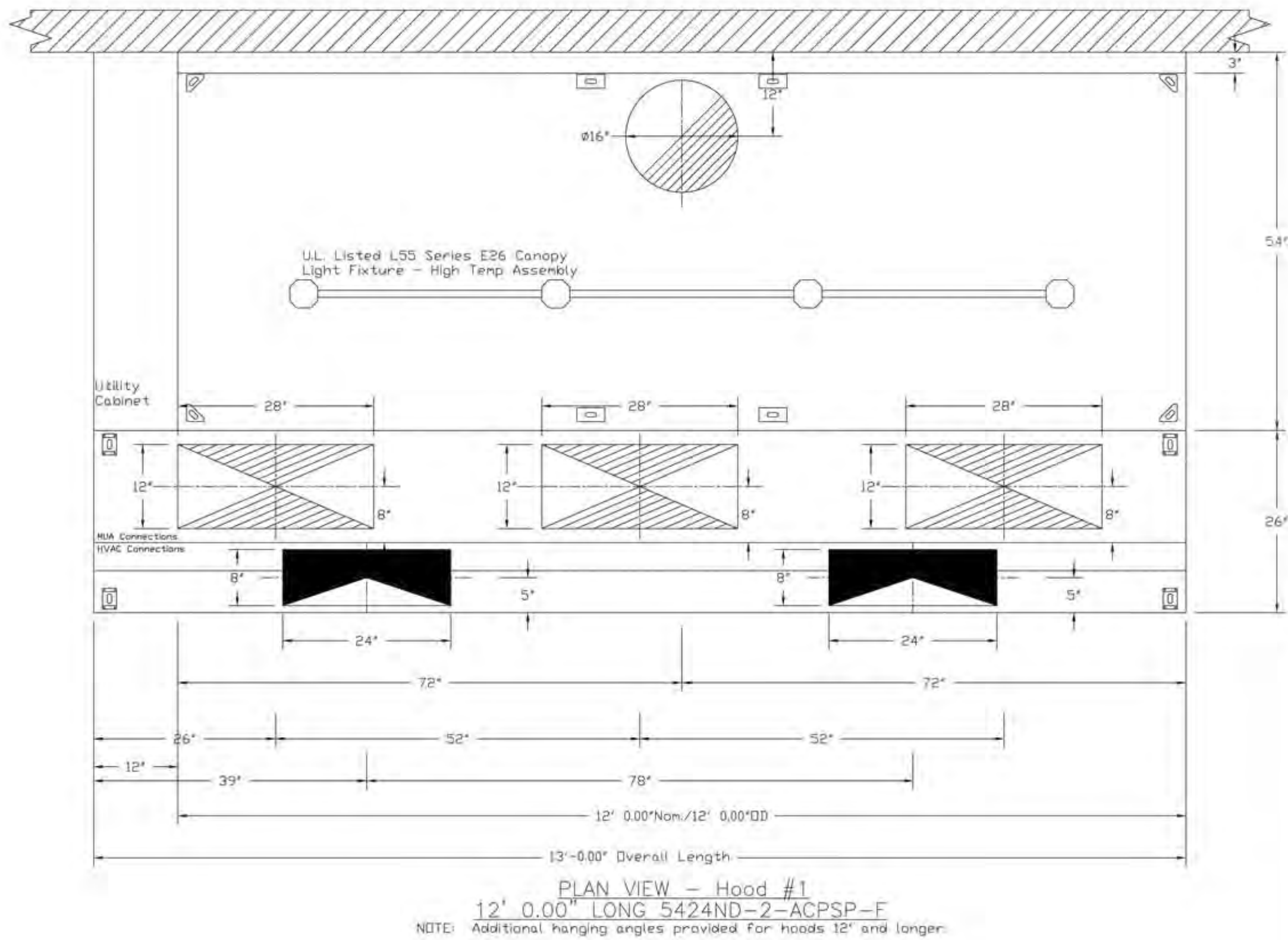
UL Incandescent light fixtures and globes shall be installed and pre-wired to a junction box. The light fixtures shall be installed with a maximum of 4' spacing on center and allow up to a 100 watt standard light bulb.

The hood shall have:  
- A double wall insulated front to eliminate condensation and increase rigidity. The insulation shall have a flexural modulus of 475 EI, meet UL 181 requirements and be in accordance with NFPA 96A and 96B.  
- An integral front baffle to direct grease laden vapors toward the exhaust filter bank.  
- A built-in wiring chase provided for outlets and electrical controls on the hood face and shall not penetrate the capture area or require an external chase way.  
- Removable grease cup for easy cleaning.

The hood shall be ETL Listed as "Exhaust Hood Without Exhaust Duct", NSF Listed and built in accordance with NFPA 96.

The hood shall be listed for 450°F cooking surfaces at 120 CFM/Ft, 600°F cooking surfaces at 200 CFM/Ft, and 700°F cooking surfaces at 250 CFM/Ft. The hood shall be ETL Listed as "Exhaust Hood Without Exhaust Duct".

Factory will install the AC-PSP accessory which will deliver up to 80% make-up air while providing a termination point for air in a separate insulated plenum. Make-up air plenum shall be located closest to hood. Both the make-up air plenum and AC plenum shall contain two layers of perforated stainless steel diffuser plates to provide even air distribution.



ACPSP ships loose for field installation

REVISIONS

DESCRIPTION	DATE

CAPTIVE-AIRE

St. Louis Office

1720 West Park Center Dr., Ste C&D, Fenton, MO, 63026 PHONE: (636) 225-3113 FAX: (919) 227-5939 EMAIL: reg72@captiveaire.com

HUCKS

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 1



EXHAUST FAN INFORMATION - Job#2418433

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
1		DUI80HFA	2700	1.250	1134	1.500	1.0040	3	208	6.6	107	13.9

MUA FAN INFORMATION - Job#2418433

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES	BURNER EFFICIENCY(%)
2		A1-D.250-G10	G10	A1-D.250	2160	0.500	1122	1.500	0.9920	3	208	5.0	586	19.8	92

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	ACTUAL AIR DENSITY?	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
2		NO	139461	128304	55 deg F	7 in. w.c. - 14 in. w.c.	Natural

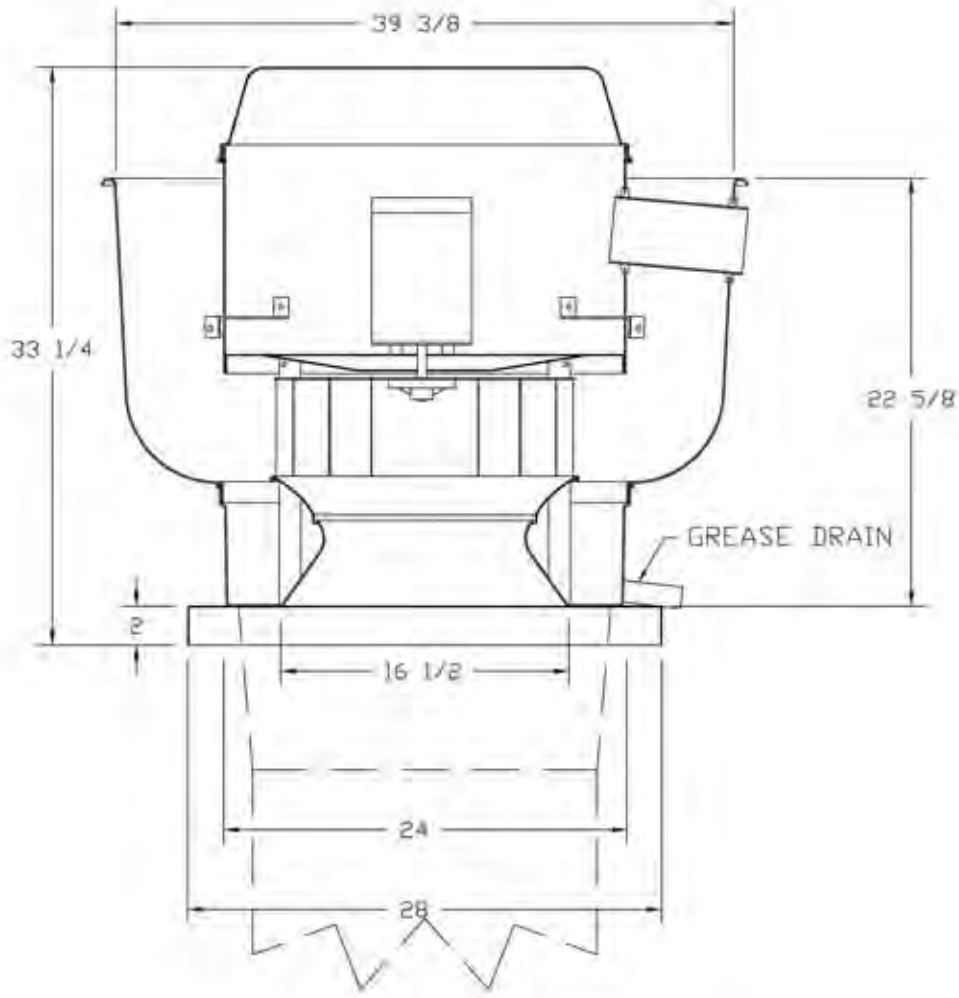
FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Motorized Backdraft Damper for A1-D Housing
		1 - Low Fire Start
2		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" w.c.
		1 - Separate 120V Wiring Package (Required and used only For DCV or Prewire with VFD) - Three Phase Only

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	41 LBS	Curb	26.500"W x 26.500"L x 20.000"H 4.000:12.000 Pitch Vented Hinged
2	# 2	63 LBS	Curb	21.000"W x 71.000"L x 20.000"H Insulated

FAN #1 DUI80HFA - EXHAUST FAN



FEATURES:

- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST

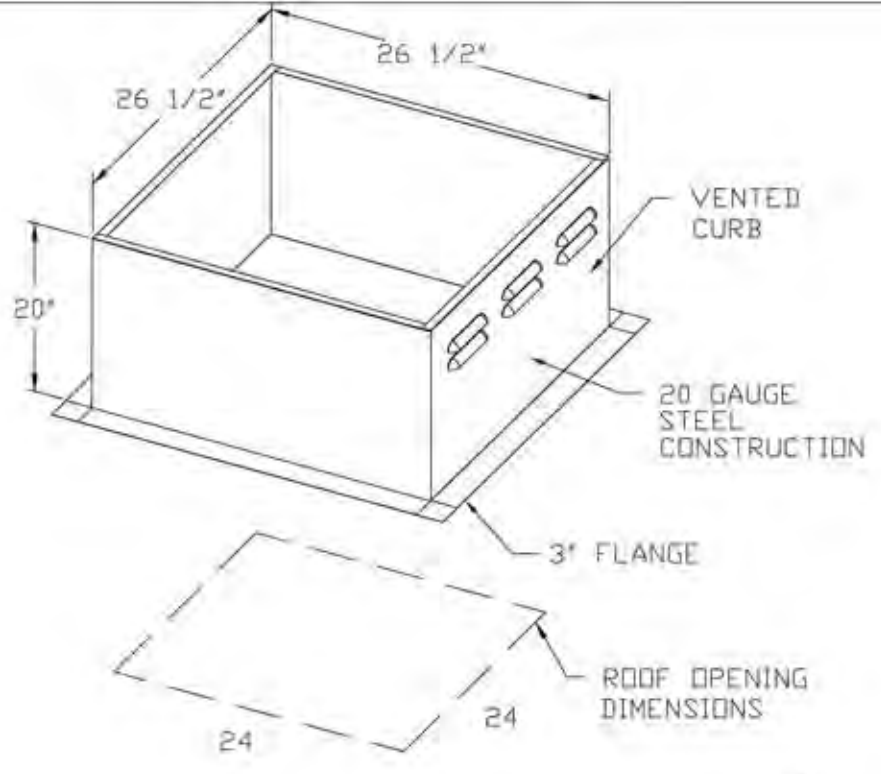
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

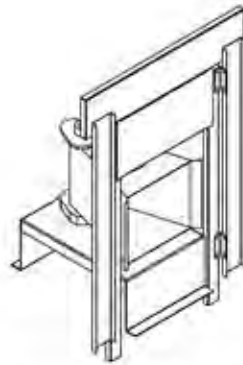
OPTIONS

GREASE BOX



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:  
EXAMPLE: 7/12 PITCH = 30° SLOPE



Direct Fired (DF) Profile Plate Assembly

FAN #2 A1-D.250-G10 - HEATER

1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 10" BLOWER
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
4. MOTORIZED BACK DRAFT DAMPER 16" X 18" FOR SIZE 1 STANDARD & MODULAR DIRECT FIRED HEATERS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LF120S ACTUATOR INCLUDED
5. LOW FIRE START - ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION
6. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
7. GAS PRESSURE GAUGE, -5 TO +15 INCHES W.C., 2.5" DIAMETER, 1/4" THREAD SIZE
8. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 20°F. TEMP. RISE = 55°F.  
BTUs CALCULATED @ STANDARD AIR DENSITY  
OUTPUT BTUs AT ALTITUDE OF 0.0 Ft. = 128304  
INPUT BTUs AT ALTITUDE OF 0.0 Ft. = 139461

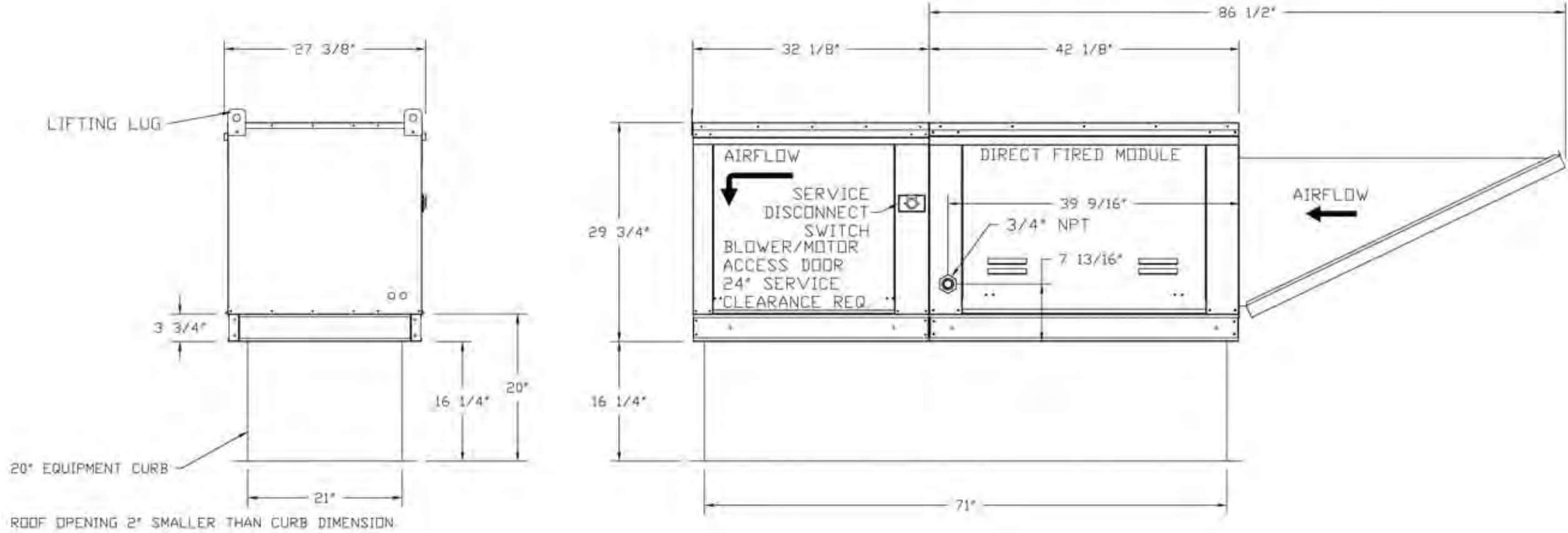
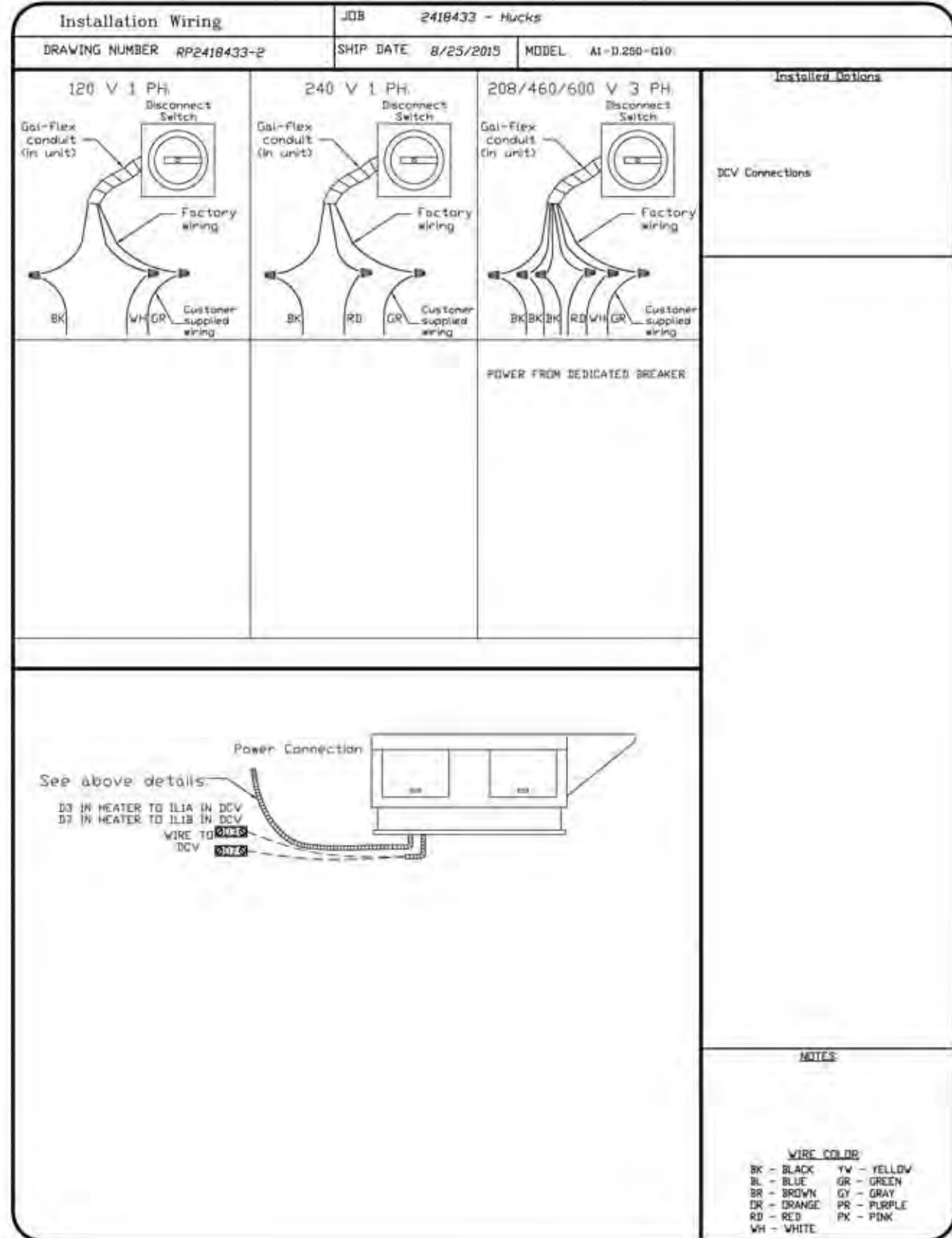
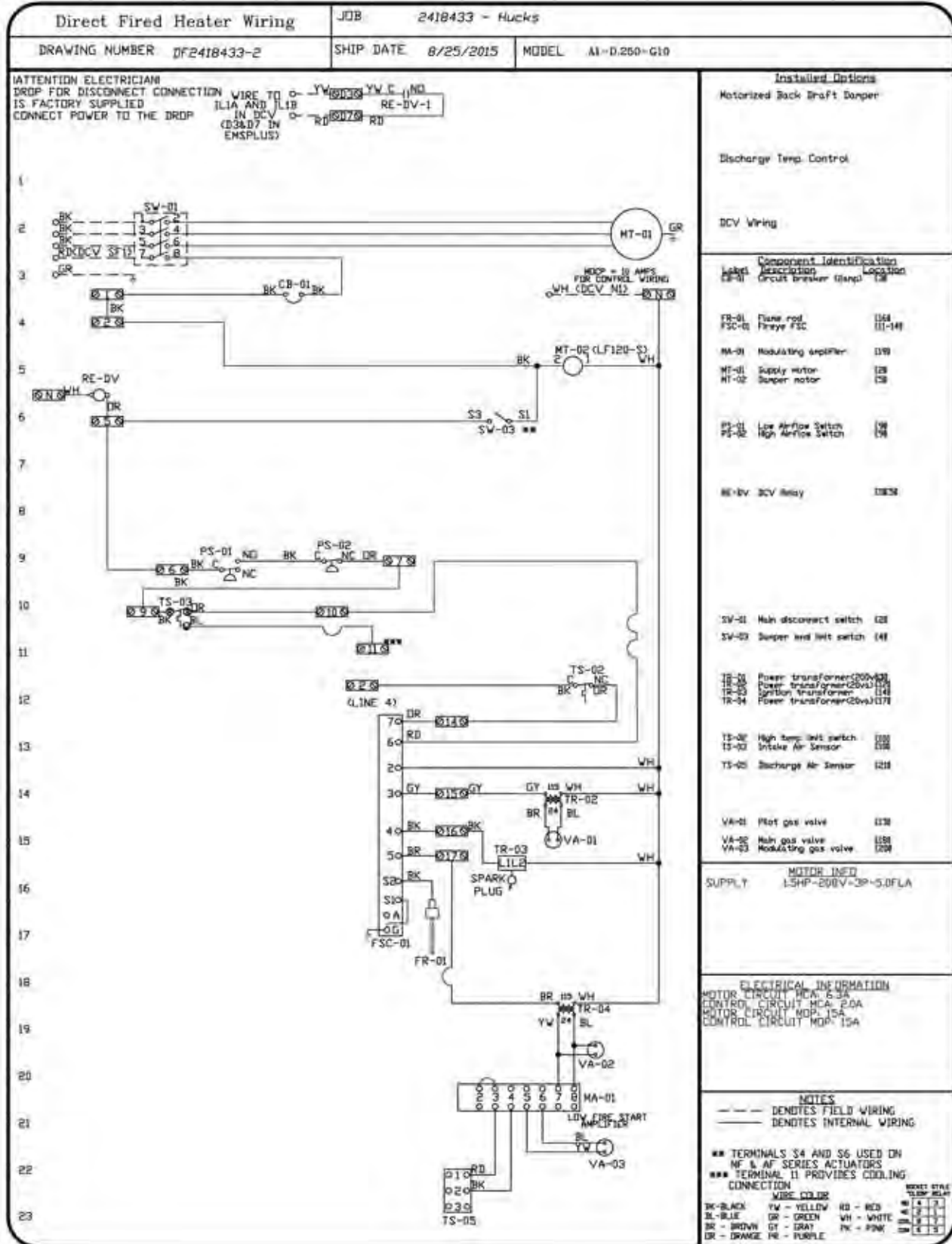
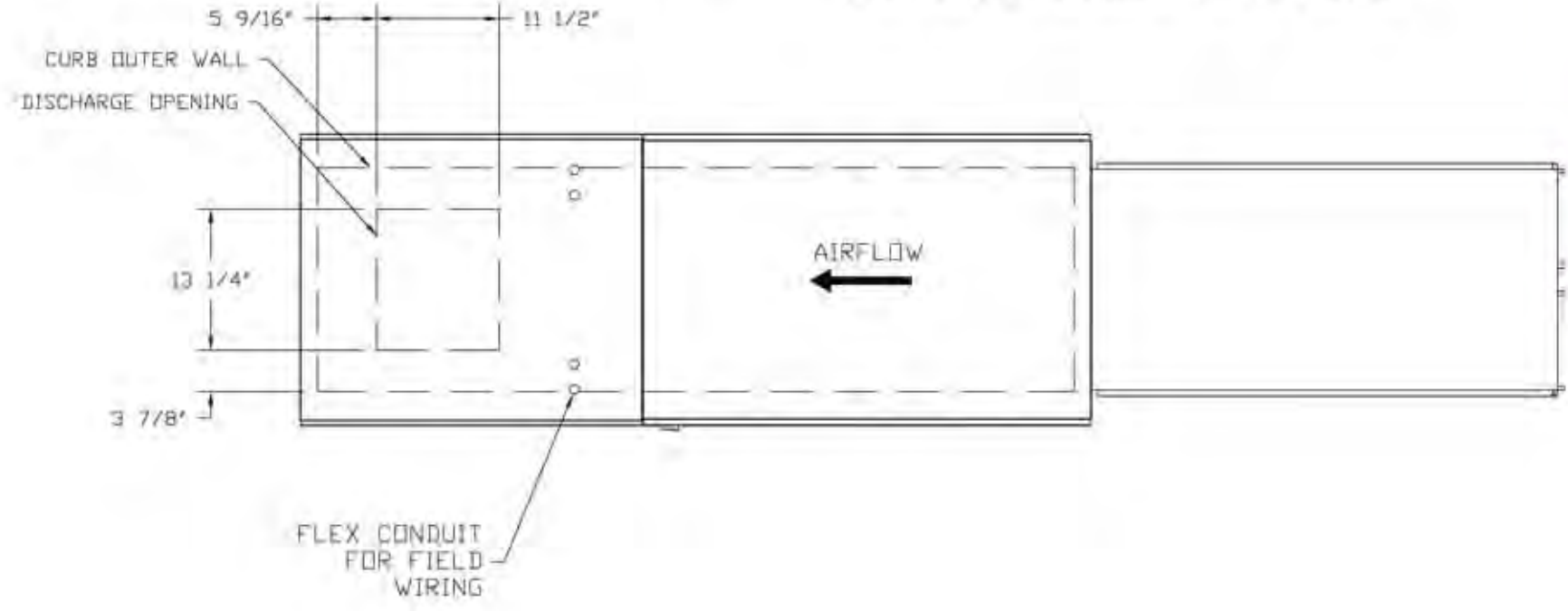
Direct Fired Profile Plate Specifications:

**Description:**  
Direct fired burners shall have patented (US Patent No. US6629523B2), self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-product levels to a maximum of 5ppm of carbon monoxide (CO) and 0.5ppm of nitrogen dioxide (NO2).

**Application:**  
Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.

**Certifications:**  
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).

**General Construction:**  
-Profile plates shall be formed from 0.90 galvanized steel.  
-Profile plates shall vary in size per unit.  
-Profile plates shall be mounted along the same plane as the discharge of the burner.  
-Design shall incorporate properly torqued, permanently mounted spring hinges.  
-Spring hinges shall be made from plated steel.



REVISIONS

DESCRIPTION	DATE

www.captiveair.com  
reg72@captiveair.com

**CAPTIVE AIR**

St. Louis Office

1720 West Park Center Dr, Ste C&D, Fenton, MO, 63026 PHONE: (636) 225-3113 FAX: (616) 227-5539 EMAIL: reg72@captiveair.com

Hucks

SCALE:  
3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

2



## ELECTRICAL PACKAGES - Job#2418433

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED		
				LOCATION	QUANTITY		TYPE	#	HP / VOLT / FLA
1		DCV-1111	Utility Cabinet Left	Utility Cabinet Left	1 Light	Smart Controls DCV	Exhaust	3	1500 208 6.6
				Hood # 1	1 Fan		Supply	3	1500 208 5.0

Field Connection to Router or Ethernet Switch  
OR Factory Wired Connection to Cellular Kit

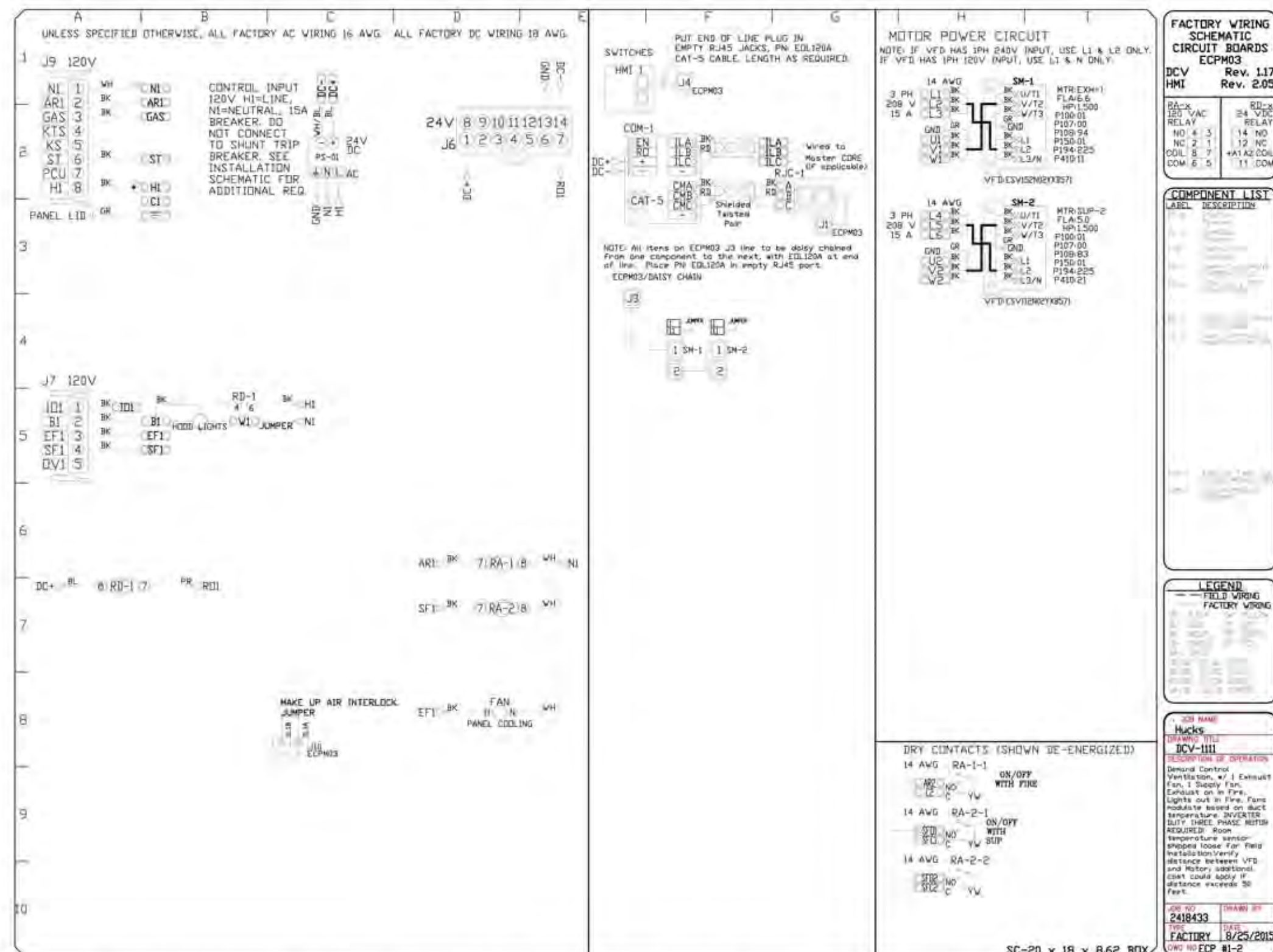
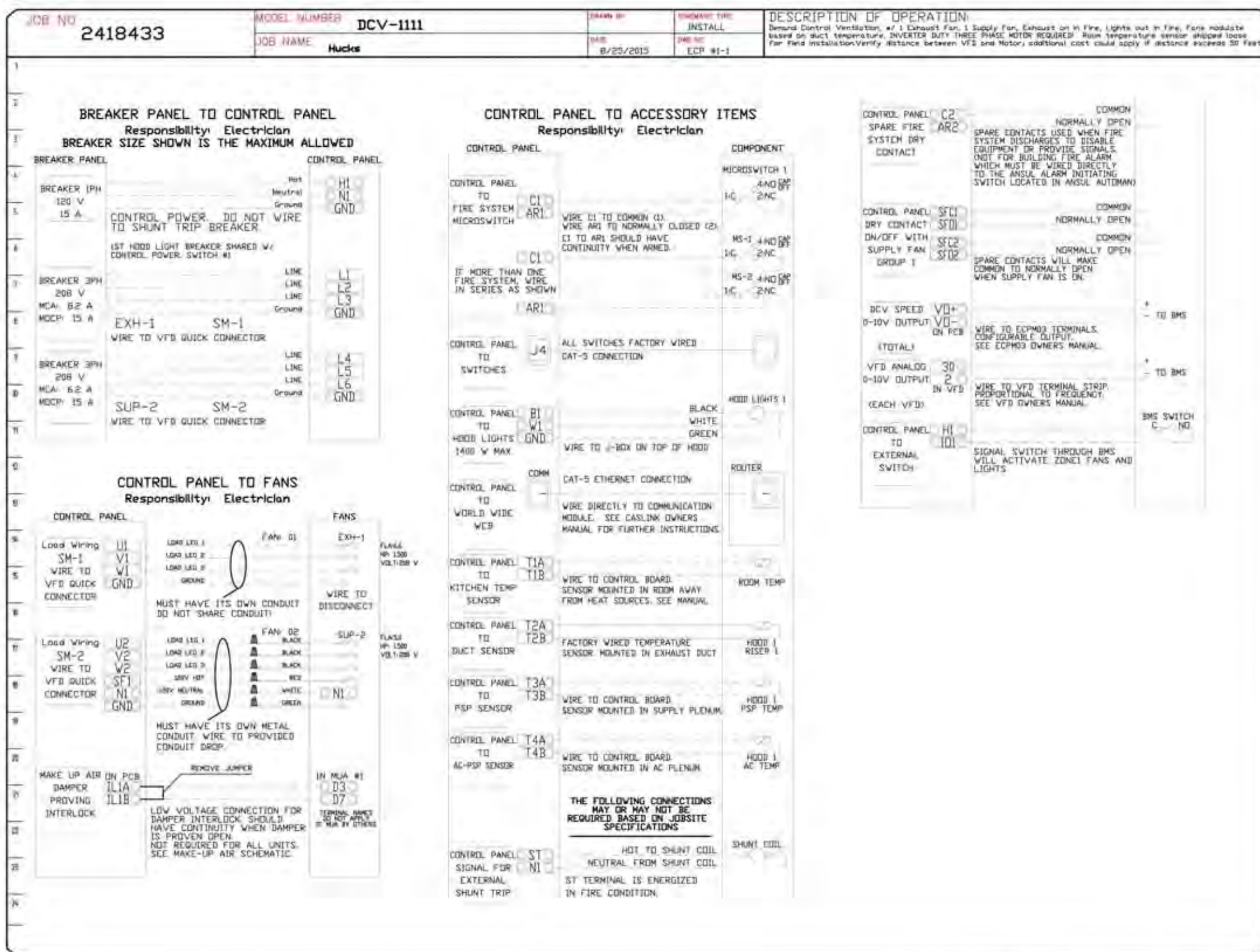


## CASlink Monitor and Control

Hood control panel to support communications to cloud-based Building Management System.  
Hood Control Panel to allow cloud-based Building Management System to monitor real time parameters outlined as MONITOR in the points list.  
Hood Control Panel to allow cloud-based Building Management System to control parameters outlined as CONTROL in the points list.

## MONITORING AND CONTROL POINTS LIST

DCV Packages	Function	SC Packages	Function
Room Temperature	MONITOR	Room Temperature(s)	MONITOR
Duct Temperature(s)	MONITOR	Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR	MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR	Kitchen RTU Discharge Temperature	MONITOR
Fan Speed	MONITOR	Controller Faults	MONITOR
Fan Amperage	MONITOR	Fan Faults	MONITOR
Fan Power	MONITOR	Fan Status	MONITOR
VFD Faults	MONITOR	PCU Faults	MONITOR
Controller Faults	MONITOR	PCU Filter Clog Percentages	MONITOR
Fan Faults	MONITOR	Fire Condition	MONITOR
Fan Status	MONITOR	CORE Fire System	MONITOR
PCU Faults	MONITOR	Building Pressures	MONITOR
PCU Filter Clog Percentages	MONITOR	Fans Button(s)	MONITOR & CONTROL
Fire Condition	MONITOR	Lights Button(s)	MONITOR & CONTROL
CORE Fire System	MONITOR	Wash Button	MONITOR & CONTROL
Building Pressures	MONITOR		
Prep Time Button	MONITOR & CONTROL		
Fans Button	MONITOR & CONTROL		
Lights Button	MONITOR & CONTROL		
Wash Button	MONITOR & CONTROL		

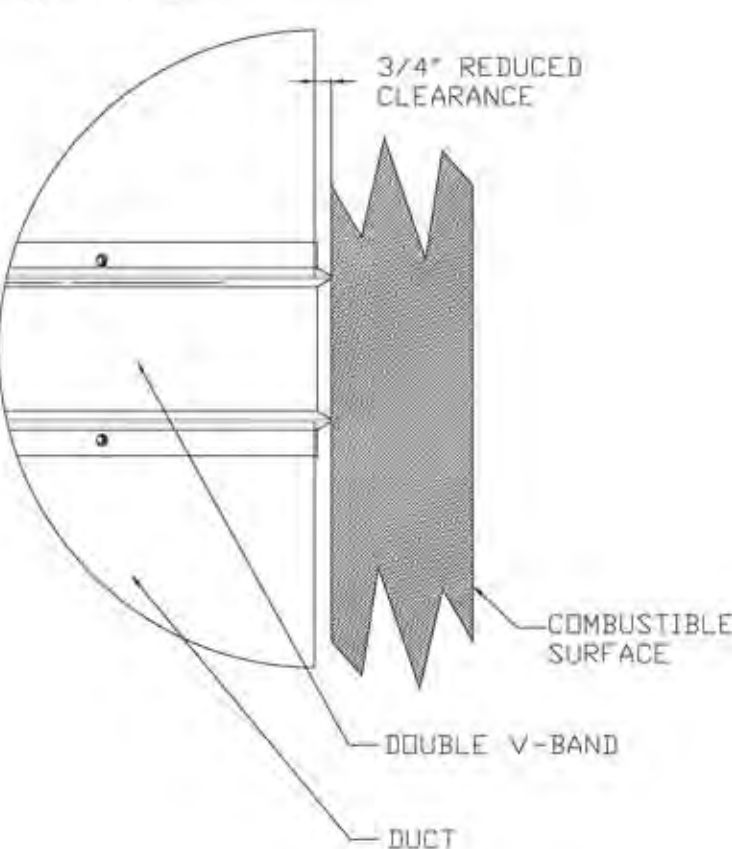


## DuctWork #1 Parts - Job#2418433

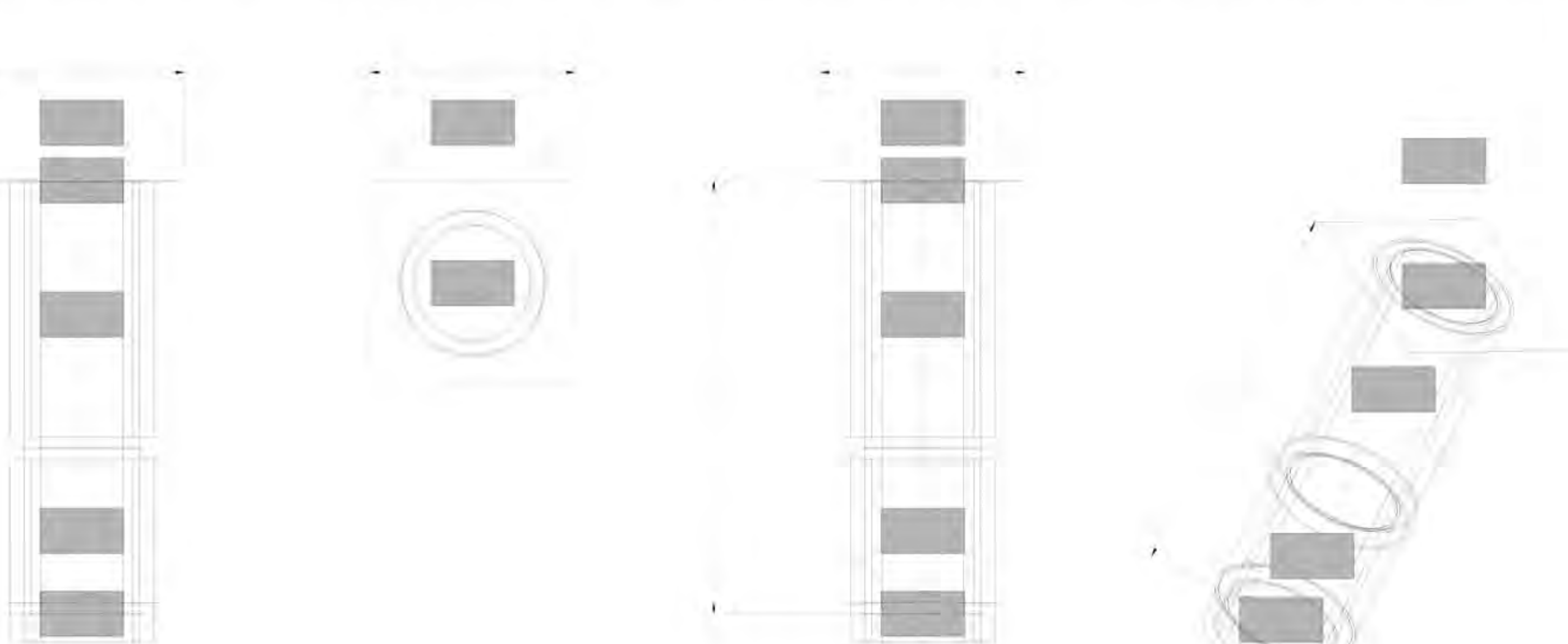
Tag	Part #	CFM	S.P.	Weight	Velocity	QTY	Description
P1	DW1623DWLT-2R-S	2700	-0.0111"	37.78		1	Double Wall Duct - 16" Inner Duct, 23' long - 2 Layers Reduced Clearance - 20" Stainless Steel Outer Shell.
P2	DW1647DWAJDP-2R-S	2700	-0.0179"	88.38		1	Double Wall Adjustable Duct Transition Plate - 16" Inner Duct, 47' long - 2 Layers Reduced Clearance - 20" Stainless Steel Outer Shell.
P3	DW2616TP	2700	-0"	11.62	1933.73	1	Duct to Curb Transition, 26-1/2" Curb to 16" Duct, 16 GA Aluminized. Used on BDU18.
System at P3		2700	-1.037'				
	3M-2000PLUS			0.80		1	Duct - 3M Fire Barrier 2000 Plus Silicone - Used as sealant to Seal Duct Joints.
	DW16DWCLASY-2R-S			8.49		1	Duct - 16" Duct - 20" Double 'V' Clamp - 2R Insulation & Single 'V' Clamp Included - Reduced Clearance.
	DW20DWRISE-2R-S			10.53		1	Double Wall Riser Cover - Used On 16" Inner Riser, 4' long - 2 Layers Reduced Clearance - 20" Stainless Steel Outer Riser Shell Assembly. Includes Insulation & Single V Clamps For Inner & Outer Connections.
Total Weight				157.60			

**FACTORY BUILT DOUBLE WALL GREASE DUCT MODEL DW-2R SPECIFICATION:**  
FURNISH DOUBLE WALL GREASE DUCT FOR USE WITH TYPE I KITCHEN HOODS, WHICH CONFORMS TO THE REQUIREMENTS OF NFPA-96. PRODUCTS SHALL BE ETL LISTED TO UL-197B AND UL-2221 FOR VENTING AIR AND GREASE VAPORS FROM COMMERCIAL COOKING OPERATION. TESTING HAS BEEN EXTENDED TO RECOGNIZE ASTM E2936 AND ACID DUE TO SIMILAR TESTING CRITERIA. MODELS DW-2R, 3R AND 3T ARE USED FOR GREASE DUCT APPLICATIONS WHEN INSTALLED IN ACCORDANCE WITH THESE INSTRUCTIONS AND NFPA 96 STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS. DOUBLE WALL GREASE DUCTS ARE LISTED FOR A CONTINUOUS INTERNAL TEMPERATURE OF 500 DEGREES F AND INTERMITTENT TEMPERATURES OF 2000 DEGREES F.  
THE DUCT SECTIONS SHALL BE CONSTRUCTED OF AN INNER DUCT WALL AND AN OUTER WALL WITH INSULATION IN BETWEEN. THE INNER DUCT WALL SHALL BE CONSTRUCTED OF .036 INCH THICK, 430 TYPE STAINLESS STEEL AND BE AVAILABLE IN DIAMETERS 8" THROUGH 24". THE OUTER WALL SHALL BE CONSTRUCTED OF STAINLESS STEEL AT A MINIMUM OF .024 INCH THICKNESS. THE DUCT, BASED ON MODEL NUMBER, SHALL INCLUDE LAYERS OF SUPER WOOL 607 PLUS INSULATION BETWEEN THE INNER AND OUTER WALL. GREASE DUCT JOINTS SHALL BE HELD TOGETHER BY MEANS OF FORMED 'V' CLAMPS AND SEALED WITH 3M FIRE BARRIER 2000+. THE DUCT WALL ASSEMBLY SHALL BE TESTED AT 3/4" OR ZERO INCH CLEARANCE, ACCORDING TO CLASSIFICATIONS.  
**CLASSIFICATIONS AND CLEARANCES**  
UL 2221 STANDARD FOR FIRE RESISTIVE GREASE DUCT ENCLOSURE ASSEMBLIES, CHAPTER 7 OF THIS STANDARD REFERENCES A TEST LABELED INTERNAL FIRE TEST, SECTION 7.1.1 REFERENCES TWO INSTALLATION CONDITIONS, CONDITION A AND CONDITION B. CONDITION A REPRESENTS ALL INSTALLATION CONDITION EXCEPT FOR INSTALLATION WITHIN NON-VENTILATED COMBUSTIBLE ENCLOSURES. CONDITION B REPRESENTS INSTALLATION WITHIN A NON-VENTILATED COMBUSTIBLE ENCLOSURE.  
MODEL DW-2R IS CLASSIFIED UNDER UL 2221 AS AN ALTERNATE TO 2-HR FIRE RESISTIVE SHAFT ENCLOSURES WITH A REDUCED CLEARANCE TO COMBUSTIBLES (SIZES 8" TO 16" DIAMETER). MODEL 2R IS LISTED IN ACCORDANCE WITH THE REQUIREMENTS FOR DUCT ENCLOSURE, CONDITION B.  
MODEL DW-2R 3/4" CLEARANCE TO COMBUSTIBLES FROM THE SURFACE OF THE DUCT OUTER SHELL. ZERO INCH CLEARANCE FROM COMBUSTIBLES FROM THE TOP OF THE OUTER V BAND.  
DOUBLE WALL GREASE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION, OPERATION AND MAINTENANCE MANUAL, ETL LISTING, STATE AND LOCAL CODES. FANS SHALL BE SUPPORTED INDEPENDENTLY FROM THE GREASE DUCT SECTIONS. PROTECT GREASE DUCT FROM TWISTING OR MOVEMENT CAUSED BY FAN TORQUE OR VIBRATION.  
**CERTIFICATIONS:**  
THE DW-2R SERIES HAS BEEN CERTIFIED BY ITS. THIS CERTIFICATION MARK INDICATES THAT THE PRODUCT HAS BEEN TESTED AND HAS MET THE MINIMUM REQUIREMENTS OF A WIDELY RECOGNIZED (CONSENSUS) U.S. AND CANADIAN PRODUCTS SAFETY STANDARD. THAT THE MANUFACTURING SITE HAS BEEN AUDITED, AND THAT THE APPLICANT HAS AGREED TO A PROGRAM OF PERIODIC FACTORY FOLLOW-UP INSPECTIONS TO VERIFY CONTINUED PERFORMANCE.

## REDUCED CLEARANCE DETAIL



## DuctWork #1 Front View DuctWork #1 Top View DuctWork #1 Side View DuctWork #1 SE View



HUCKS

SCALE:  
3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

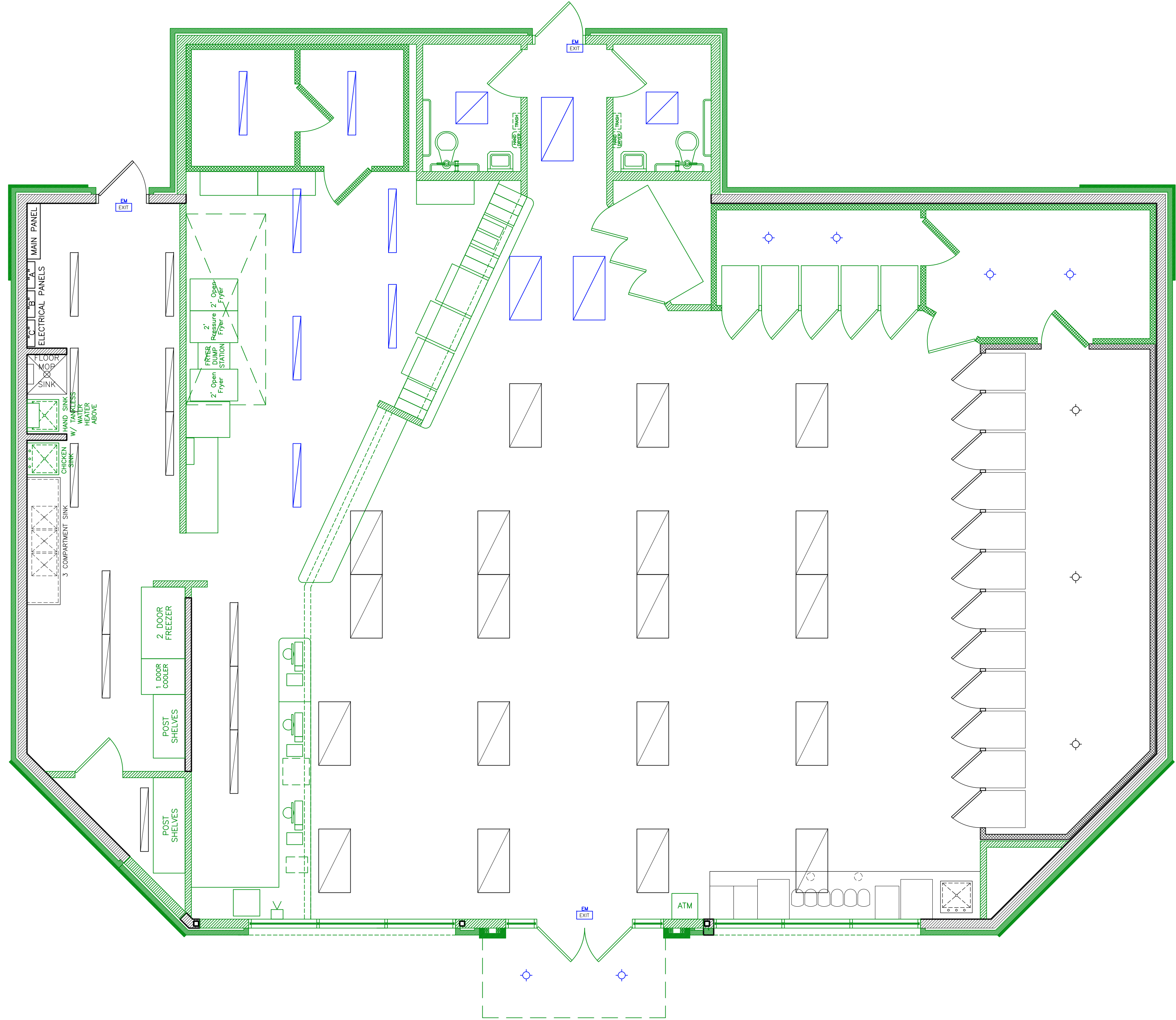
3

**CAPTIVE**

St. Louis Office  
1720 West Park Center Dr., Ste C&D, Fenton, MO, 63026 PHONE: (636) 225-3113 FAX: (919) 227-5539 EMAIL: reg72@captiveaire.com

REVISIONS	DESCRIPTION	DATE
1		
2		
3		
4		
5		





1 Electrical Lighting Plan  
E1 SCALE: 1/4" = 1'-0"



SYMBOL LEGEND	
EXISTING 4' LED TUBE	
EXISTING 2' LED LIGHT & EXHAUST FAN	
NEW 4' LED TUBE	
NEW 2' LED LIGHT & EXHAUST FAN	
4' LED TUBE	
LED - RECESSED CAN LIGHT	
LED - CANOPY LIGHTING	
LED-EMERGENCY EXIT SIGN	
NEW DUPLEX OUTLET	
<div><div><div></div></div>EXISTING WALL</div> <div><div></div>DEMO EXISTING WALL</div> <div><div></div>NEW WALL</div>	

TABBERTSON

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabbertson@tabbertsonarchitects.com  
Website: www.tabbertsonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabbertson, AIA  
NCARB Certification No. 48418  
Indiana Certification No. 19700041

09/09/2020  
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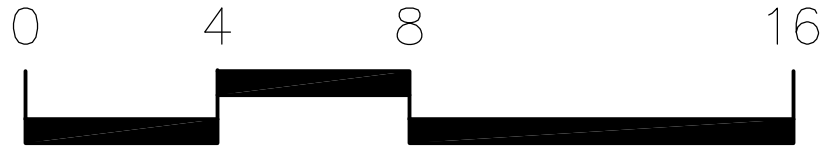
ELECTRICAL LIGHTING PLAN

E1

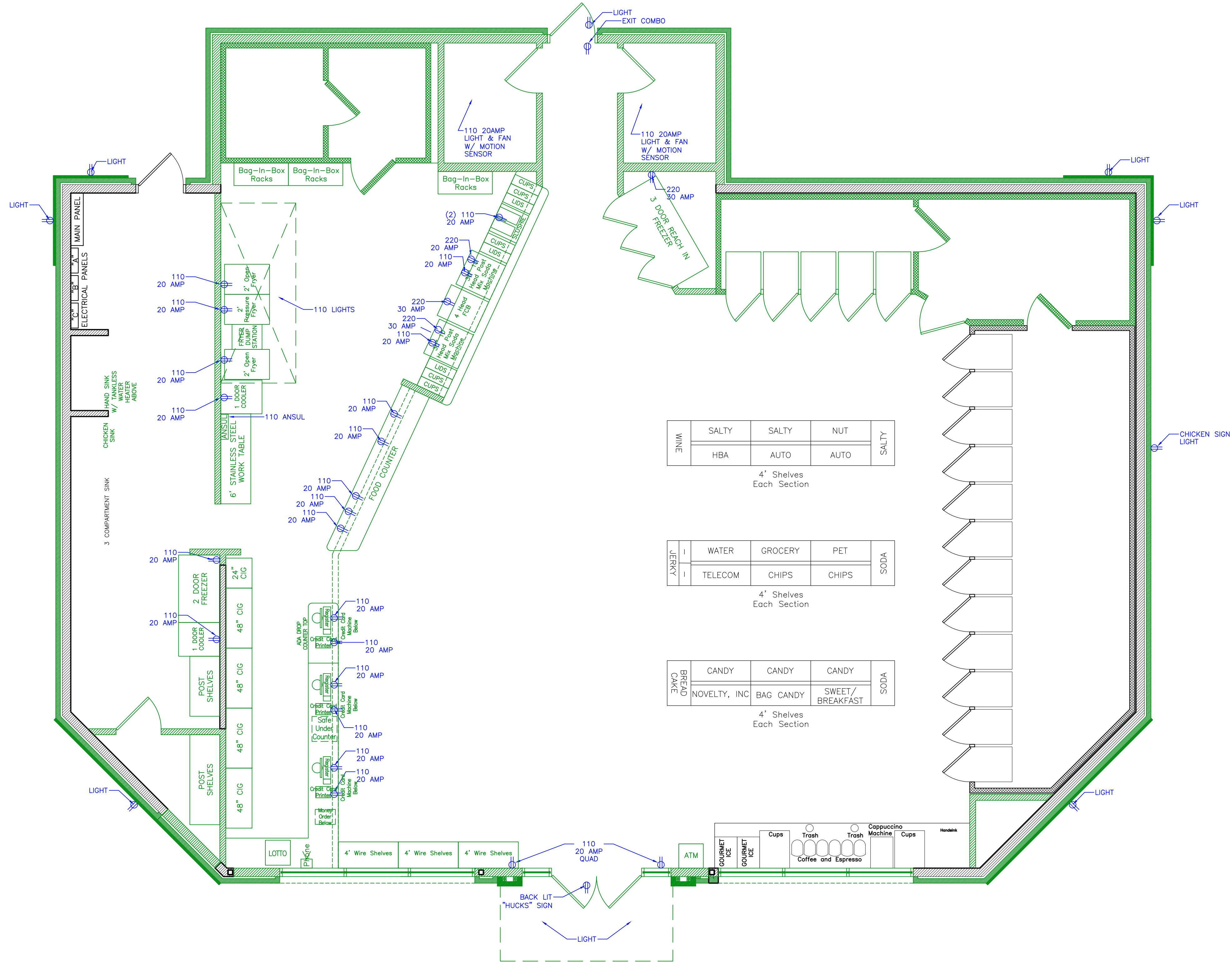
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DRAWING ISSUE DATE:

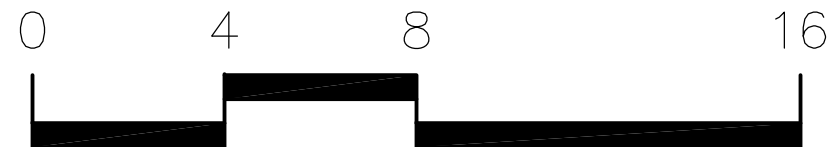
PROJECT FILE NUMBER:







1 Electrical Power Plan  
E2 SCALE: 1/4" = 1'-0"



## Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabberson, AIA  
NCARB Certification No. 48416  
Indiana Certification No. 19700541

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ELECTRICAL POWER  
PLAN

E2

DRAWING NUMBER:

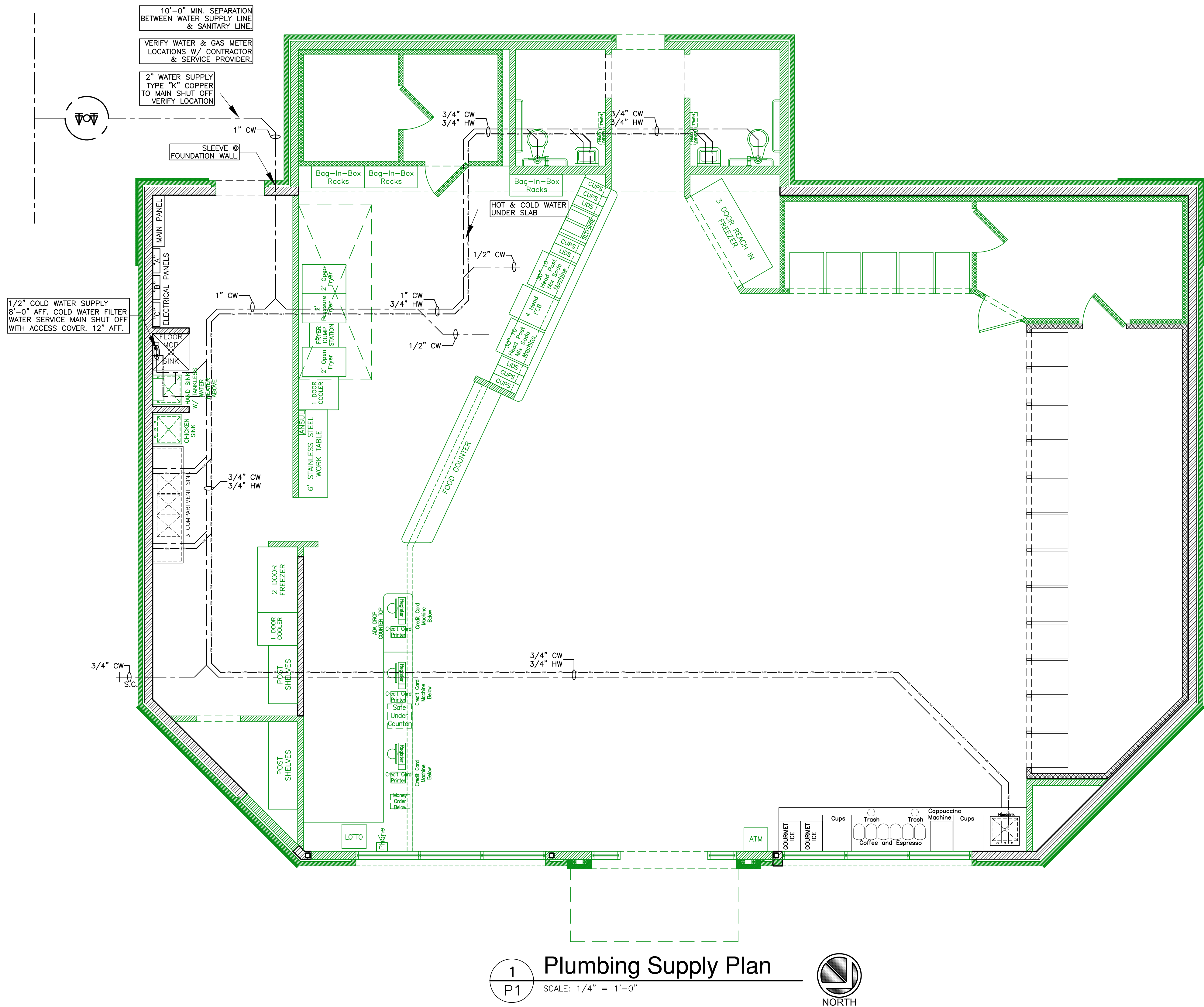
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PROJECT FILE NUMBER:

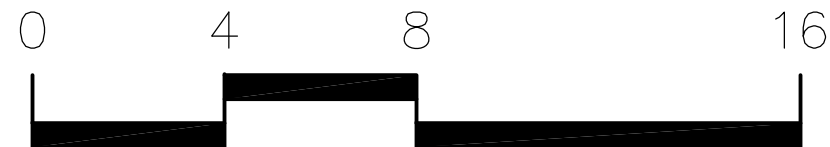
**TABBERTSON**  
*Architects*

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com

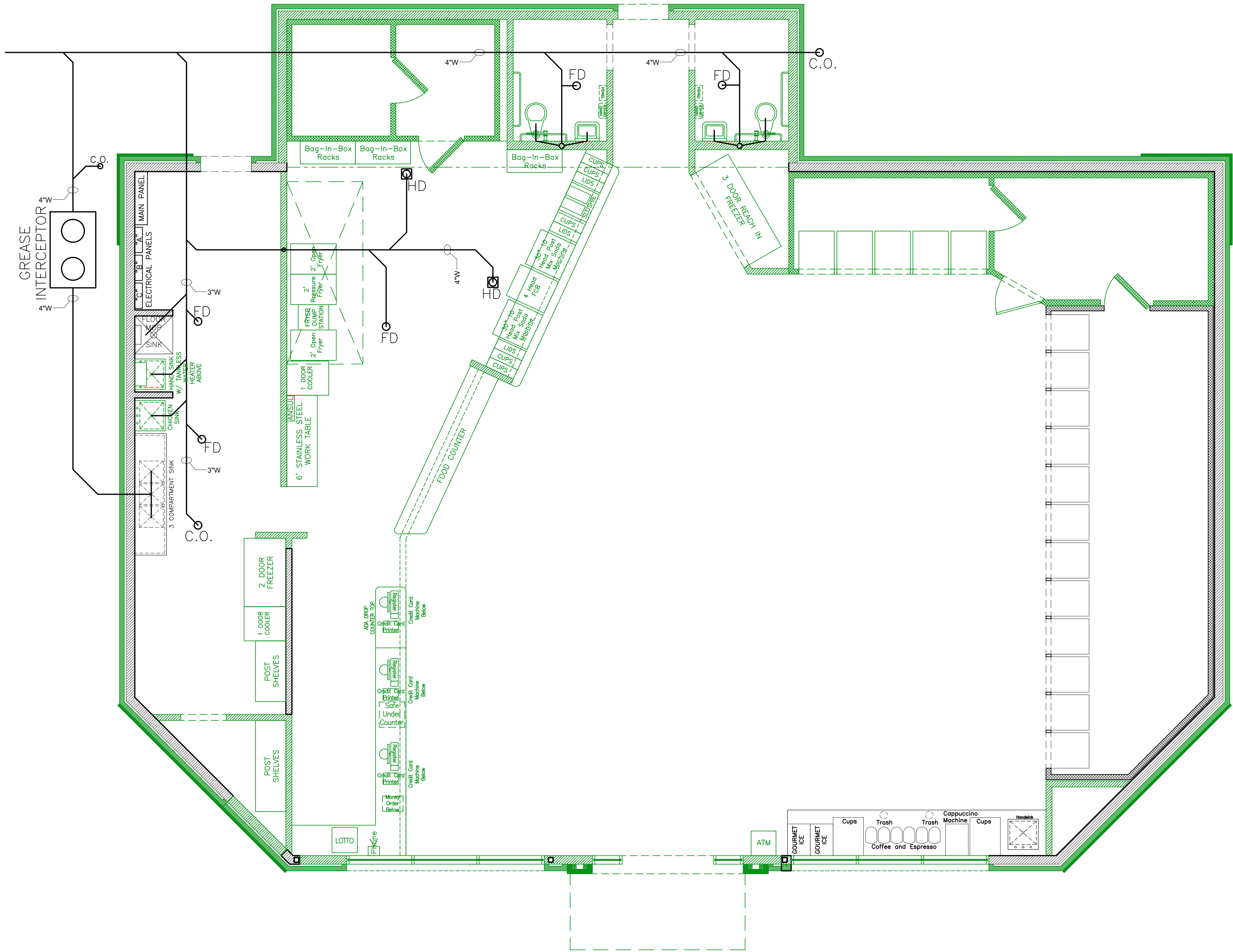




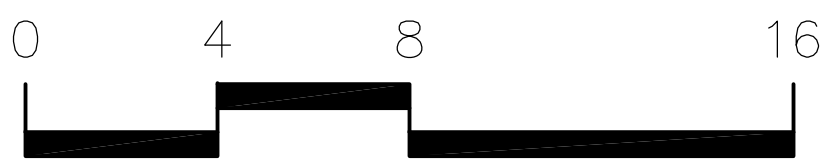
1  
P1 Plumbing Supply Plan  
SCALE: 1/4" = 1'-0"  
NORTH







1  
P2 Plumbing Waste & Vent Plan  
SCALE: 1/4" = 1'-0"



## Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabberson, AIA  
NCARB Certification No. 48418  
Indiana Certification No. 19700541

09/09/2020

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PLUMBING WASTE PLAN

P2

DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:

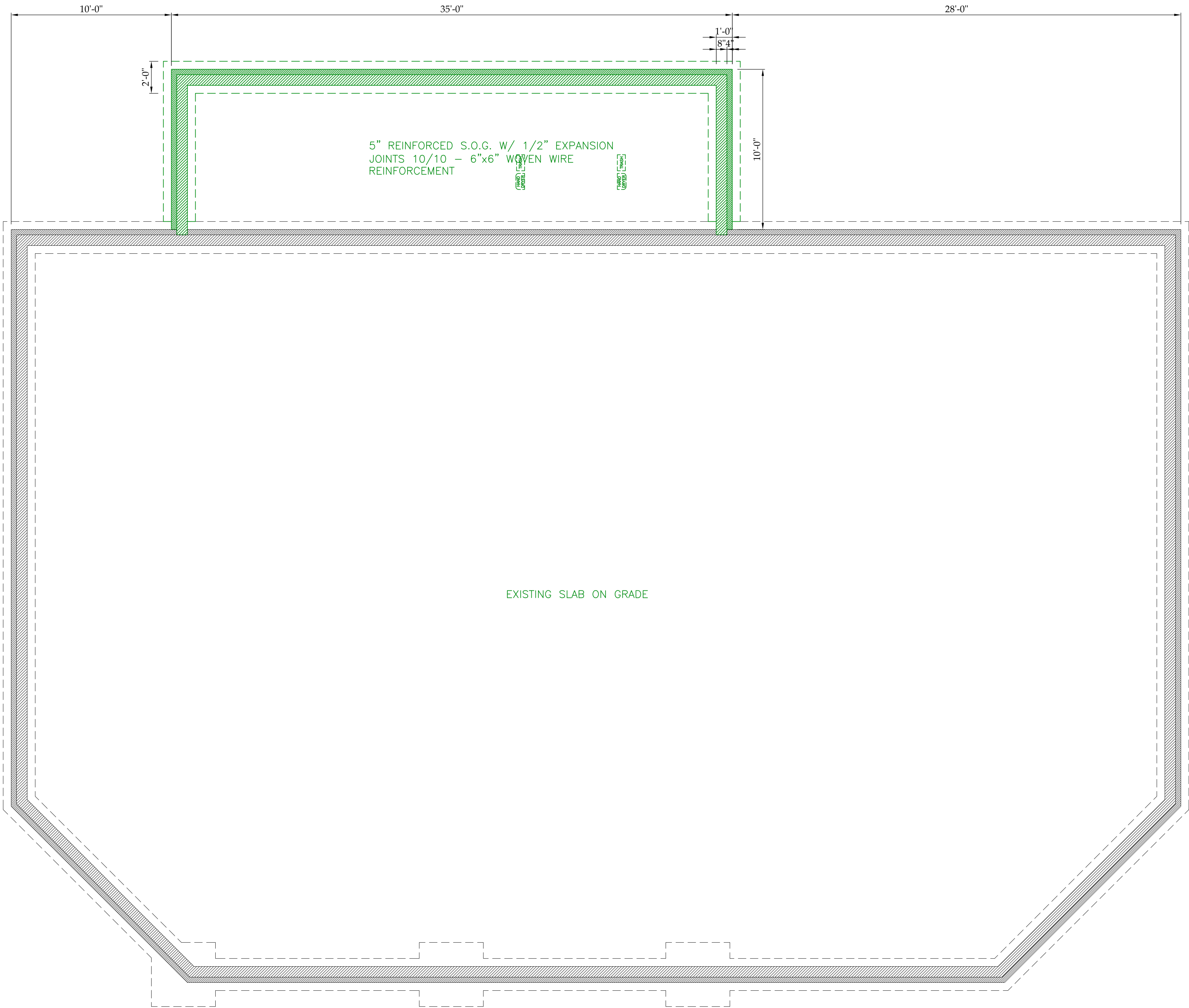
PROJECT FILE NUMBER:

TABBERTSON

1937 W Royale Dr,  
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Email: billtabberson@tabbersonarchitects.com  
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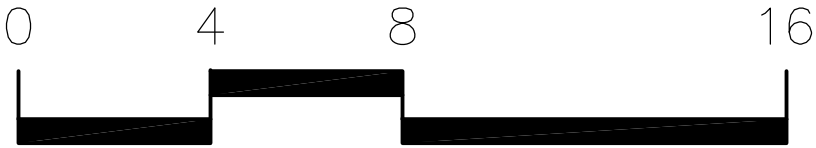


1  
S1

Foundation Plan

SCALE: 1/4" = 1'-0"

NORTH



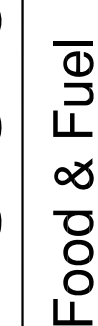
TABBERTSON

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: [billtabberson@tabbersonarchitects.com](mailto:billtabberson@tabbersonarchitects.com)  
Website: [www.tabbersonarchitects.com](http://www.tabbersonarchitects.com)




Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031



William Tabbertson, AIA  
NCARB Certification No. 44818  
Indiana Certification No. 19700041



09/09/2020

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All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect, are and shall remain the property of the Architects. They are to be used only for the construction of this project.

FOUNDATION PLAN

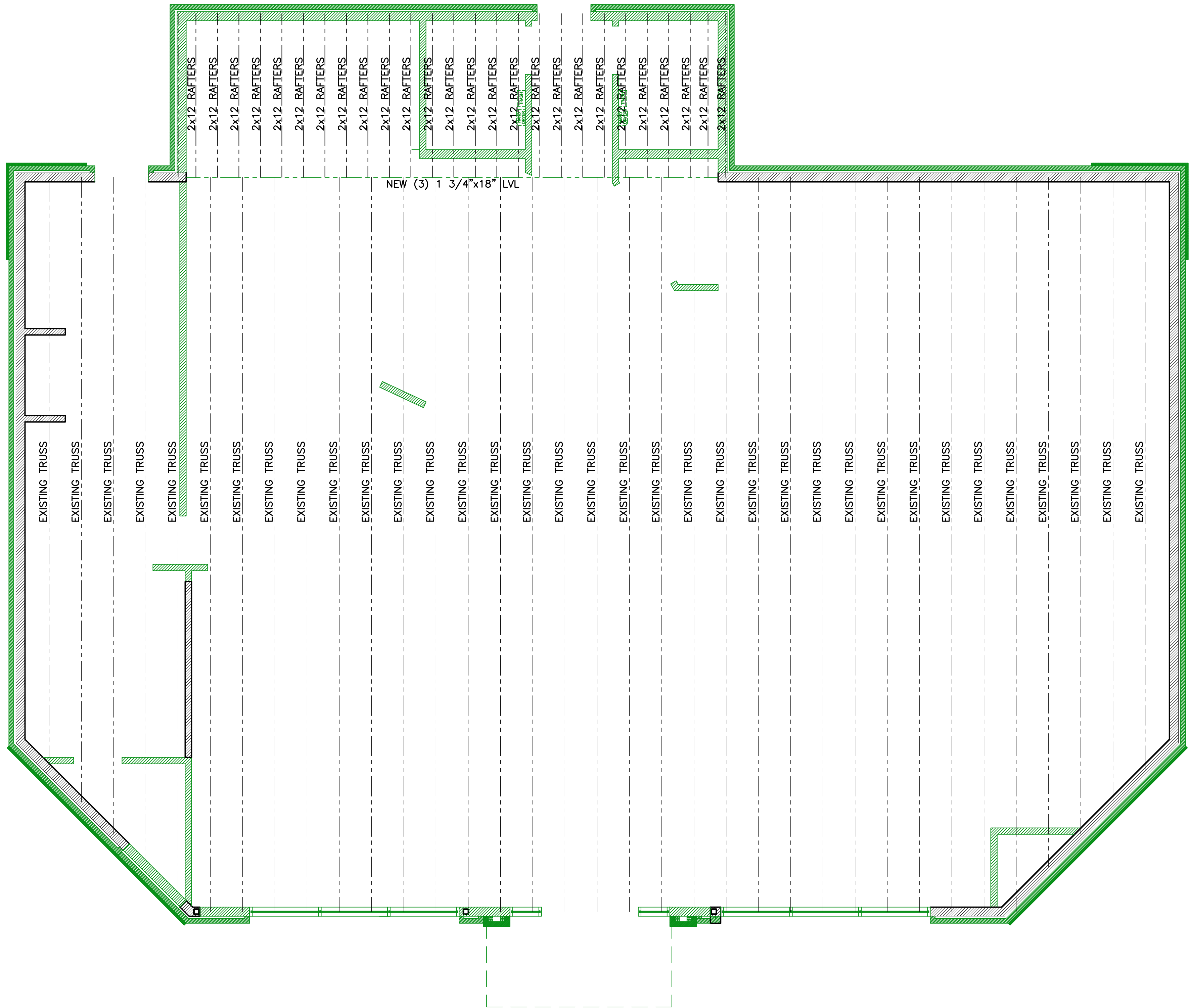
S1

DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:



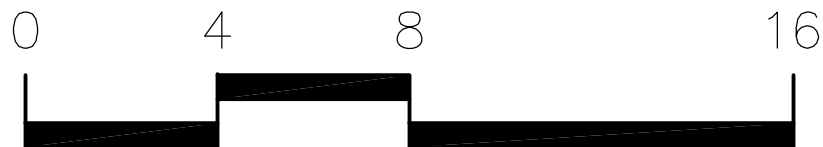


1  
S2

Roof Framing Plan

SCALE: 1/4" = 1'-0"

NORTH



# Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabberson, AIA  
NCARB Certification No. 48418  
Indiana Certification No. 19700041

09/09/2020

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ROOF FRAMING  
PLAN

S2

DRAWING NUMBER:

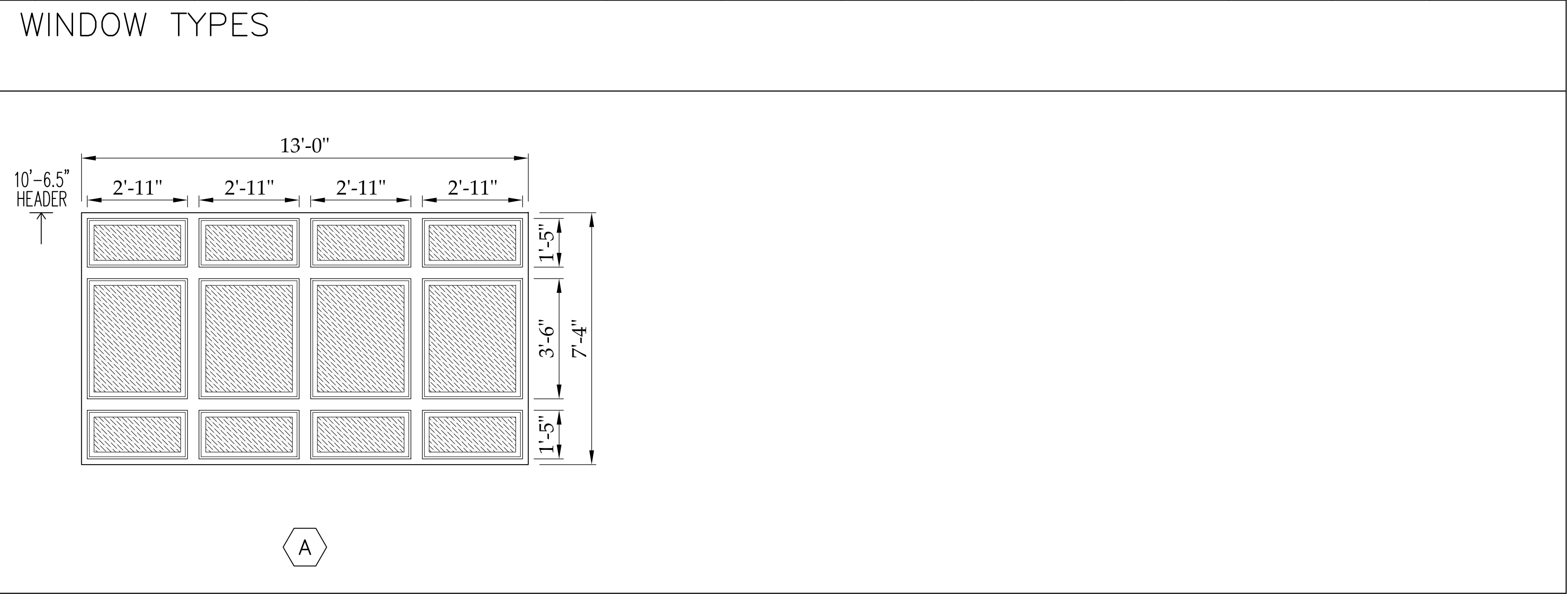
APRIL 29, 2021  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:

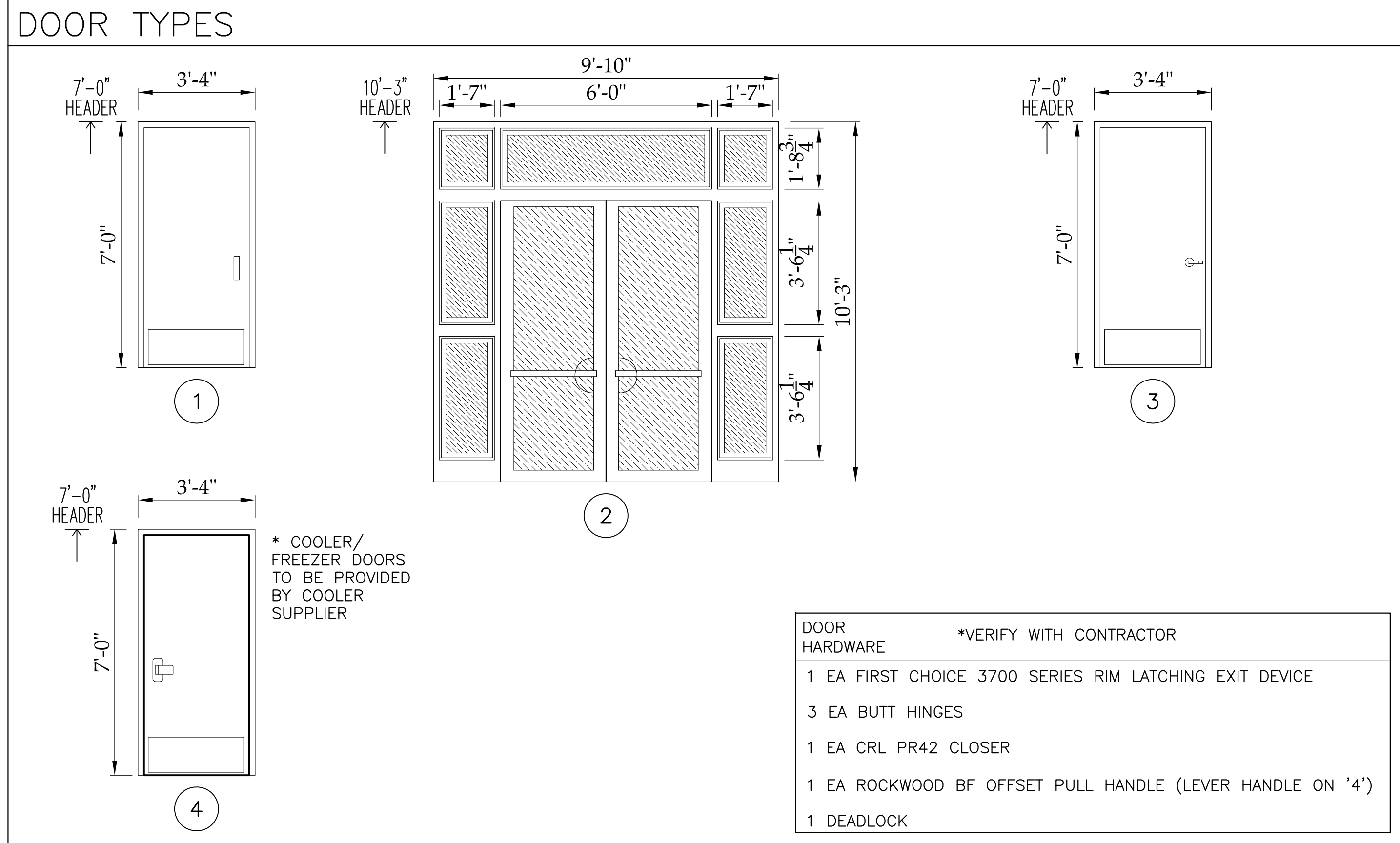
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Email: billtabberson@tabbersonarchitects.com  
Website: www.tabbersonarchitects.com

WINDOW SCHEDULE: CONTRACTOR TO VERIFY ALL UNIT SIZES											
#	MFR. / SERIES	QTY.	UNIT	ROOM	UNIT SIZE	GLASS	EXTERIOR FRAME COLOR	INTERIOR MATERIAL FINISH	EXTENSION JAMB	HARDWARE	ROUGH OPENING
A	KAWNEER 451T or EQUIVALENT	3	PICTURE	SALES FLOOR	SEE BELOW	IG-LOW E 1" INSUL.	ALUMINUM CLAD BLACK COLOR	ALUMINUM	VERIFY	VERIFY	STUD FRAMING
B											
C											
D											



DOOR SCHEDULE: CONTRACTOR TO VERIFY ALL UNIT SIZES											
DOOR NO.	QTY.	DOOR SIZE	UNIT	ROOM	UNIT SIZE	GLASS	EXTERIOR FRAME COLOR	INTERIOR MATERIAL FINISH	EXTENSION JAMB	DOOR HARDWARE	ROUGH OPENING
1	1	SEE BELOW	STEEL SECURITY DOOR		SEE BELOW	N/A	ALUMINUM CLAD BLACK COLOR	ALUMINUM	VERIFY	SEE BELOW	STUD FRAMING
2	1	SEE BELOW	KAWNEER 451T or EQUIVALENT		SEE BELOW	IG-LOW E 1" INSUL.	ALUMINUM CLAD BLACK COLOR	ALUMINUM	VERIFY	SEE BELOW	STUD FRAMING
3	3	SEE BELOW	INTERIOR STEEL DOOR		SEE BELOW	IG-LOW E 1" INSUL.	GRAY DOOR W/ BLACK FRAME	STEEL	VERIFY	SEE BELOW	STUD FRAMING
4	2	SEE BELOW	COOLER STEEL DOORS		SEE BELOW	N/A		VERIFY	VERIFY	SEE BELOW	STUD FRAMING



TABBERTSON

1937 W Royale Dr,  
Muncie, Indiana 47304-3229  
Phone: 317.371.3692  
Email: billtabberson@tabbertsonarchitects.com  
Website: www.tabbertsonarchitects.com

Huck's Greenway Chase

Huck's Food & Fuel  
3500 Patterson Rd  
Florissant, MO 63031

William Tabbertson, AIA  
NCARB Certification No. 44816  
Indiana Certification No. 19700041

09/09/2020

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DOOR & WINDOW SCHEDULE

SC1

DRAWING NUMBER:

APRIL 29, 2021  
DRAWING ISSUE DATE:

PROJECT FILE NUMBER:









CONSULTING ENGINEERING  
GEOSPATIAL SERVICES

ILLINOIS  
SWANSEA  
WATERLOO  
CHICAGO  
PEORIA

MISSOURI  
ST. CHARLES  
ST. LOUIS

TENNESSEE  
NASHVILLE

THOUVENOT, WADE  
& MOERCHEN, INC.

ST. LOUIS OFFICE  
720 OLIVE STREET, SUITE 200A  
ST. LOUIS, MISSOURI  
63101  
314-241-6300  
WWW.TWM-INC.COM

PROF. LICENSE NUMBER  
IL PROF. DESIGN FIRM 184-00220  
IL PROF. ENGR. CORP. 52-000370  
IL PROF. STR. ENGR. CORP. 81-000022  
IL PROF. LAND SURV. CORP. 048-000029  
MO PROF. ENGR. CORP. 001029  
MO LAND SURVEYING CORP. 004049  
TN PROF. ENGR. FIRM 8974

SEAL

FOR REFERENCE ONLY

SIGNATURE:  
DATE SIGNED:  
LICENSE EXPIRATION:

ISSUED FOR ZONING APPROVAL  
DATE OF ISSUANCE XXXXXXXX

REV.	DATE	DESCRIPTION
Δ		
Δ		
Δ		
Δ		

DRAWN BY:  
DESIGNED BY:  
CHECKED BY:  
APPROVED BY:  
PROJECT NO:

OTHERS:  
OTHERS:  
OTHERS:  
OTHERS:  
201408

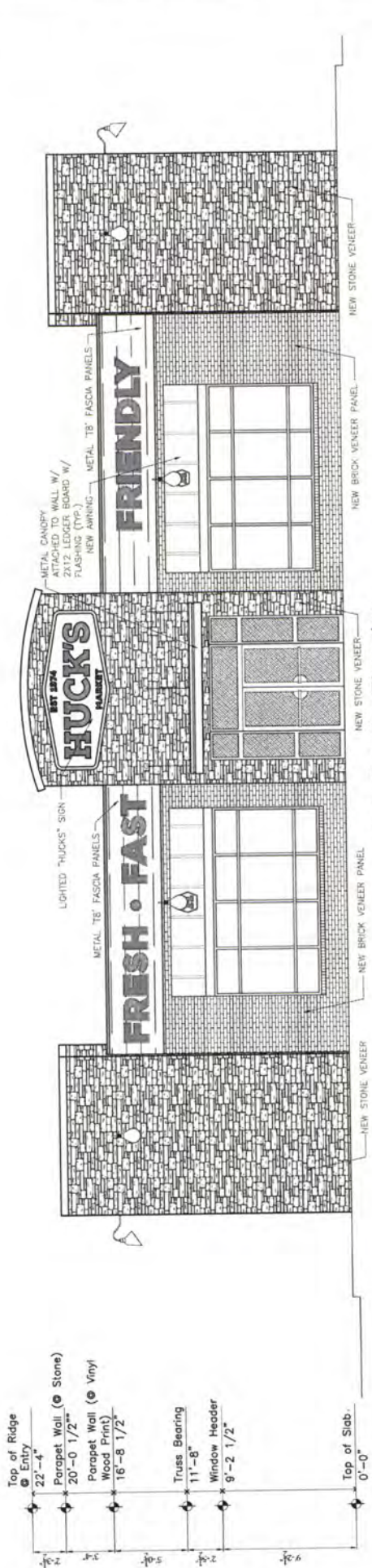
PROJECT:

HUCK'S GREENWAY CHASE

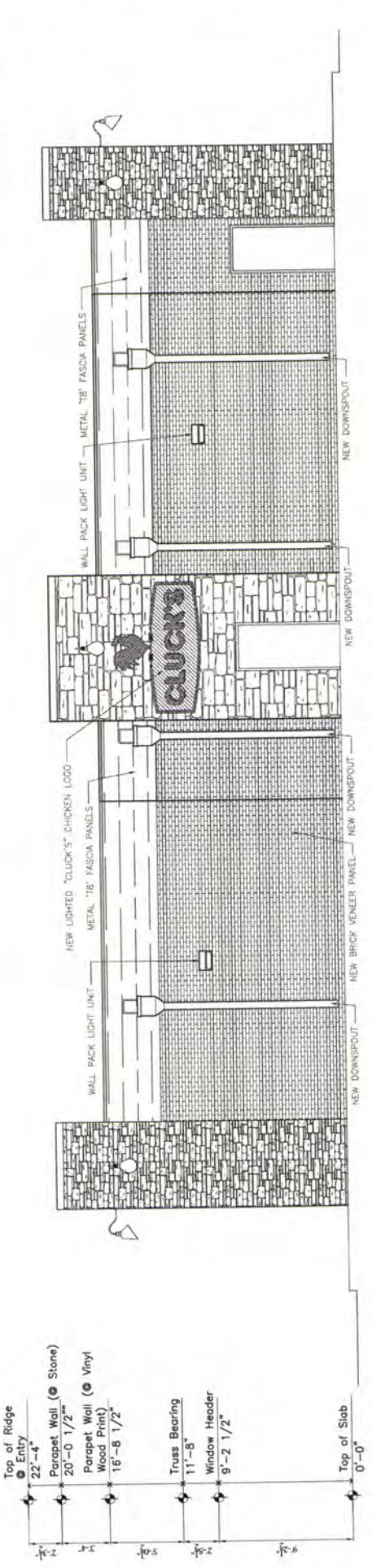
TITLE:

PRELIMINARY  
ARCHITECTURAL ELEVATIONS

SHEET 2



1 Exterior Elevation  
A3 SCALE 1/4" = 1'-0"



2 Exterior Elevation  
A3 SCALE 1/4" = 1'-0"

NOTE: INFORMATION AS SHOWN ON THIS SHEET WAS PROVIDED BY TABERSON ARCHITECTS ON PLANS DATED 6/22/2020 AND IS SHOWN AS REFERENCE





ILLINOIS	SWANSEA WATERLOO EDWARDSVILLE PEORIA
MISSOURI	ST. CHARLES ST. LOUIS
TENNESSEE	NASHVILLE

THOUVENOT, WADE  
& MOERCHEN, INC.

ST. LOUIS OFFICE  
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PROF. LICENSE	NUMBER
L.L. PROF. DESIGN FIRM	184-001220
L. PROF. ENGR. CORP.	52-050370
L.L. PROF. STR. ENGR. CORP.	81-005202
L.L. PROF. LAND SURV. CORP.	048-000029
M.O. PROF. ENGR. CORP.	001528
M.O. LAND SURVEYING CORP.	000346
TEN. PROF. ENGR. FIRM	8974

SEAL

FOR REFERENCE ONLY

SIGNATURE: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_  
LICENSE EXPIRATION: \_\_\_\_\_

ISSUED FOR ZONING APPROVAL  
DATE OF ISSUANCE XX/XX/XXXX

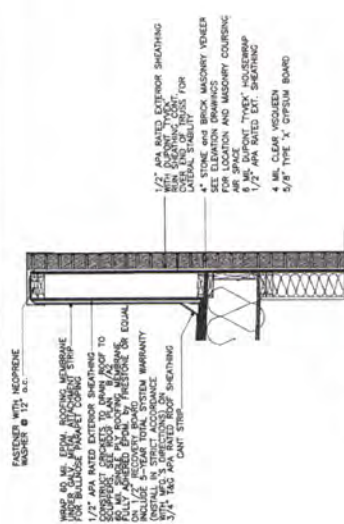
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

OTHERS: \_\_\_\_\_  
OTHERS: \_\_\_\_\_  
OTHERS: \_\_\_\_\_  
OTHERS: \_\_\_\_\_  
201408

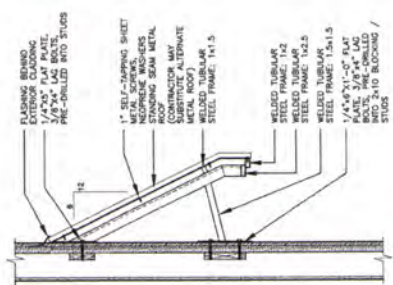
PROJECT: HICK'S GREENWAY CHASE

TITLE: PRELIMINARY ARCHITECTURAL SECTIONS

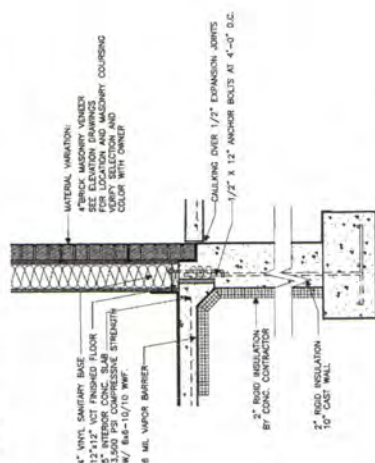
**SHEET 3**



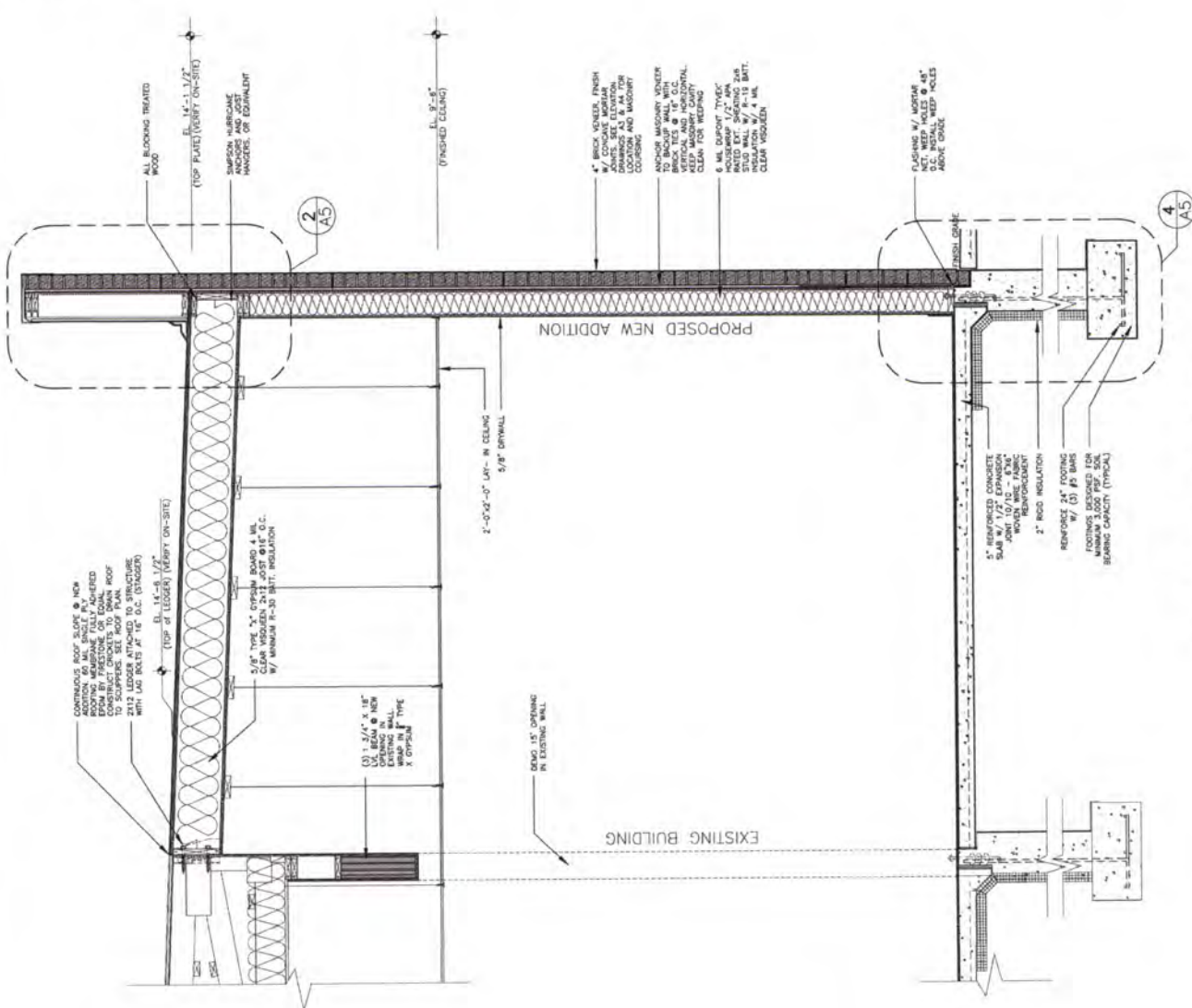
### Parapet Detail



### Parapet Detail



## Foundation Detail



### Addition Wall Section

NOTE: INFORMATION AS SHOWN ON THIS SHEET WAS PROVIDED BY TABBERSON ARCHITECTS ON PLANS DATED 6/22/2020 AND IS SHOWN AS REFERENCE

1 INTRODUCED BY COUNCILMAN HARRIS  
2 MAY 24, 2021

3  
4 BILL NO. 9684

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO EVERYTHING**  
7 **FITNESS, LLC TO ALLOW FOR THE OPERATION OF A FITNESS CENTER**  
8 **GREATER THAN 2,000 S.F. IN A B-3 "EXTENSIVE BUSINESS DISTRICT"**  
9 **FOR THE PROPERTY LOCATED AT 8 & 9 MULLANPHY GARDENS**  
10 **SHOPPING CENTER.**

11  
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a  
14 fitness center greater than 2000 square feet in the City of Florissant; and

15 WHEREAS, an application has been filed by Everything Fitness LLC d/b/a Everything Fitness to  
16 allow for the operation of a fitness center located at #8 & 9 Mullanphy Gardens Shopping Center; and

17 WHEREAS, the Planning and Zoning Commission at their meeting on May 3, 2021,  
18 recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 21-05-013 on said application to be held on the 24<sup>th</sup>  
20 of May, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and  
21 concluded; and

22 WHEREAS, the Council, following said public hearing, and after due and careful consideration,  
23 has concluded that the issuance of a Special Permit for a fitness center would be in the best interest of  
24 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 Section 1: A Special Use Permit is hereby granted to Everything Fitness LLC d/b/a Everything  
30 Fitness for the operation of a fitness center greater than 2000 s.f. located at #8 & 9 Mullanphy Gardens  
31 Shopping Center as show on plan A-1 by Michael E. Bauer Architecture, dated 3/29/2021.

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

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

36  
37 \_\_\_\_\_  
38 Keith Schildroth  
39 President of the Council

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

41  
42 \_\_\_\_\_  
43 Timothy J. Lowery  
44 Mayor, City of Florissant

45 ATTEST: \_\_\_\_\_  
46 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



# **CITY OF FLORISSANT**

## **Public Hearing**

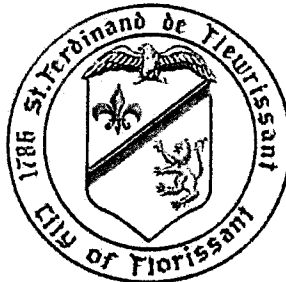


**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 24, 2021 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a 'B-3' Zoning District for the property located at 8 & 9 Mullanphy Gardens Shopping Center. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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 1 Zoning 'B-3'

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

SIGN [Signature] DATE: 5-8-21

SPECIAL PERMIT FOR 2,743 SQFT FITNESS CENTER IN A B3 ZONING  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # \_\_\_\_\_ TO ALLOW FOR 2,743 SQFT FITNESS CENTER  
ordinance # \_\_\_\_\_ Statement of what the amendment is for.

LOCATION #1, #8, and #9 MULLANPHY GARDEN SHOPPING CENTER  
Address of property.

1) Comes Now ICON CONTRACTING, INC.  
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 REPRESENTATIVE  
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  
(B3) 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)

Ronald Hampp Ronald Hampp /ron@iconcontractinginc.com (314) 581-5200  
PRINT NAME SIGNATURE email and phone

FOR Icon Contracting Inc. - OWNER REP  
(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 Ronald Hampp

ADDRESS 1590 Ashby Road ST. Louis mo 63132  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL (314) 962-2211 /ron@iconcontractinginc.com  
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.



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 EVERYTHING FITNESS LLC  
Address #7, #8, #9 Mullanphy Gardens Shopping Center Florissant MO 63031  
Property Owner Mullanphy Garden Acquisitions, LLC  
Location of property Mullanphy Gardens Shopping Center - Mullanphy Rd & SHACKLEFORD  
Dimensions of property \_\_\_\_\_  
Property is presently zoned B3 Requests Rezoning To (B3) 743 SQFT VARIANCE  
Proposed Use of Property RETAIL CENTER  
Type of Sign N/A Height N/A  
Type of Construction \_\_\_\_\_ Number Of Stories ONE  
Square Footage of Building EXISTING Number of Curb Cuts EXISTING  
Number of Parking Spaces EXISTING Sidewalk Length EXISTING  
Landscaping: No. of Trees EXISTING Diameter EXISTING  
No. of Shrubs EXISTING Size EXISTING  
Fence: Type N/A Length N/A Height N/A

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

## 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 V Corporation \_\_\_\_\_

(a) If an individual:

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

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

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

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

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

(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 LEANNE MONROE

(2) Telephone numbers \_\_\_\_\_

(3) Business address 3320 ST JOACHIM, ST ANNI MISSOURI 63074

(4) Name under which business is operated EVERYTHING FITNESS 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 \_\_\_\_\_ NIA

(2) Telephone numbers \_\_\_\_\_ NIA

(3) Business address \_\_\_\_\_ NIA

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

(5) Date of Incorporation \_\_\_\_\_ NIA

(6) Missouri Corporate Number \_\_\_\_\_ NIA

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

(8) Name in which business is operated \_\_\_\_\_ NIA

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

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

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

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

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

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

SEE ATTACHMENT


---

**OFFICE USE ONLY**

Date Application reviewed 4/28/21

STAFF REMARKS: see staff report

---

  
Building Commissioner or Staff Signature



# STATE OF MISSOURI



John R. Ashcroft  
Secretary of State

## CERTIFICATE OF ORGANIZATION

WHEREAS,

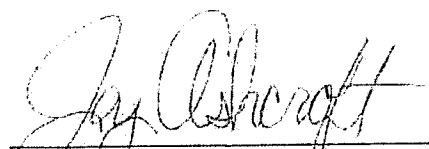
Everything Fitness LLC  
LC1712083

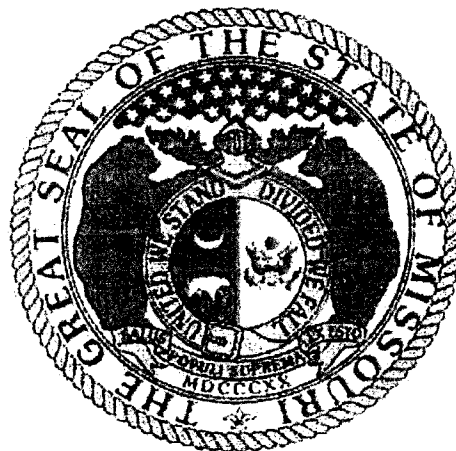
filed its Articles of Organization with this office on the 22nd day of June, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

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 22nd day of June, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: June 22, 2020

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, the 22nd day of June, 2020.

  
Secretary of State



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

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

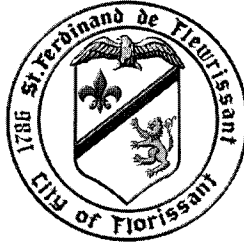
**Name** Erica Smith **On Behalf of** Hall of Gainz Fitness LLC

**Title** Organizer

**Date** 06/22/2020

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**MEMORANDUM**



**CITY OF FLORISSANT- Building Division**

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

To: Planning and Zoning Commissioners      Date: April 29, 2021

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

Subject: Request recommended approval of a Special Use to allow for a Fitness Center greater than 2000 s.f. at **7, 8, & 9 Mullanphy Gardens Shopping Center**, located in a 'B-3' Zoning District.

**STAFF REPORT**  
**CASE NUMBER PZ-050321-1**

**I. PROJECT DESCRIPTION:**

This is a request for recommended approval of a Special Use to allow for a Fitness Center greater than 2000 s.f. at **7, 8, & 9 Mullanphy Gardens Shopping Center**, located in a 'B-3' Zoning District.

**II. EXISTING SITE CONDITIONS:**

The existing property at 7, 8 & 9 Mullanphy Gardens is Commercial space within a 57,502 s.f. Shopping Center of multiple tenants.

The subject property contains 2743 square feet and will require removal of walls between the addresses. The existing building is aluminum and glass storefront with masonry.

The petitioner has prepared an application, attached, which states intended usage and location of the tenant space on the property.

**III. SURROUNDING PROPERTIES:**

The property occupies a block bounded by Mullanphy to the South, Shackelford to the West, Swallow to the North and Mullan Drive to the East. Therefore, the property has 4 front yards.



There is a lot at the corner, 1200 Shackleford, occupied by a Sinclair service station in a B-5 Zoning District. There are no side yard setbacks between the properties.

#### IV. STAFF ANALYSIS:

The application is accompanied by a Floor and Key Plan shown on plan A-1 by Michael E Bauer Architecture, dated 3/29/21. The following are staff comments:

1. Parking Calculation: 230 spaces required at the ratio of 4/1000 and 292 exist considering removal of a net 8 spaces by the drive-through bank.
2. Key Plan: Shows location of unit.
3. Floor Plan: Shows general space locations in the building and flow of interior with approximate dimensions.
4. Elevations: unchanged.
5. Landscape: unchanged.
6. Sign: No submission, therefore must comply with the sign code, section 520.
7. Occupants: From plans submitted for building permit on file, @ 50 s.f per person = 50 max.
8. One large room with maximum dimensions of about 52'x33' is shown on the plan, surrounded by ancillary spaces such as Office, Break Room, Toilets and Mechanical.
9. Parking: From section 405.225, parking for fitness centers include:
  - a.  $3.33/1000$  s.f. for office;  $14.5 \times 9' = 130$  s.f./1000 x 3.33 = 0.4
  - b. 1 per 100 s.f. of exercise floor area;  $20 \times 7 + 52' \times 33' = 1856/100 = 18.6$
  - c. Total parking required = 19 spaces
  - d. Compare with retail required 4/1000;  $2743 \times 4/1000 = 11$  spaces
  - e. Net add of 8 spaces to required parking in the lot.

The current zoning allows for a up to 2000 s.f. as a Permitted Use and over 2000 s.f. as a Special use, therefore, a review of plans by P&Z for recommend approval is requested.

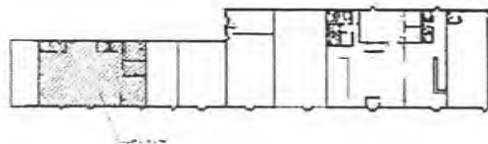
#### VI. STAFF RECOMMENDATIONS:

There are no hours of operation stipulated. Plans for permit are entitled "Exercise Facility", therefore, personal training, weight training or small fitness classes may be anticipated.

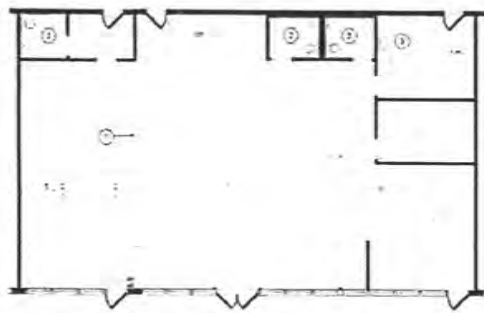
#### **Suggested Motion for 7, 8, 9 Mullanphy Gardens**

I move to recommend approval of a Special Use to allow for a Fitness Center greater than 2000 s.f. at 7, 8, & 9 Mullanphy Gardens Shopping Center, located in a 'B-3' Zoning District, as shown on plan A-1 by Michael E Bauer Architecture, dated 3/29/21, no other stipulations to be part of the record.

(end of Staff Report and Suggested Motion)



**KEY PLAN**  
SCALE = 1/8" = 1'-0"



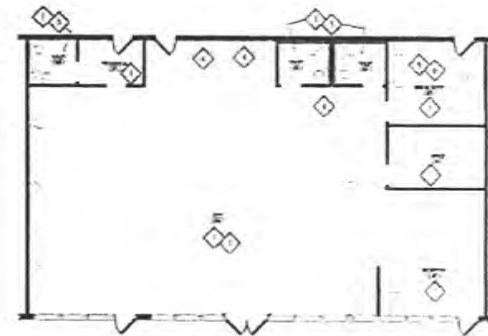
**DEMOLITION PLAN**  
SCALE = 1/8" = 1'-0"

**DEMOLITION KEYED NOTES**

1. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS
2. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS
3. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS
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6. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS

**GENERAL NOTES**

1. ALL EXISTING MATERIALS SHALL BE REMOVED AND REPAIRED TO MEET ORIGINAL CONDITIONS



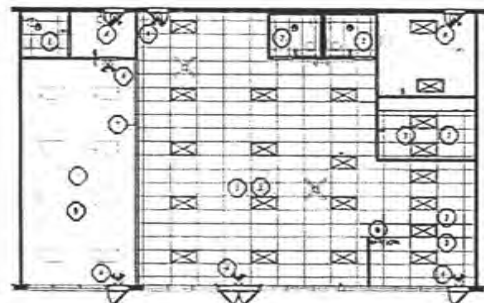
**ARCHITECTURAL PLAN**  
SCALE = 1/8" = 1'-0"

**ARCHITECTURAL KEYED NOTES**

1. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS
2. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS
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6. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS

**GENERAL NOTES**

1. ALL EXISTING MATERIALS SHALL BE REMOVED AND REPAIRED TO MEET ORIGINAL CONDITIONS



**REFLECTED CEILING PLAN**  
SCALE = 1/8" = 1'-0"

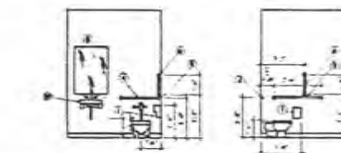
**CEILING KEYED NOTES**

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6. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS

**CEILING GENERAL NOTES**

1. ALL EXISTING MATERIALS SHALL BE REMOVED AND REPAIRED TO MEET ORIGINAL CONDITIONS

1. REMOVE ALL EXISTING 1" x 1" JOINTS AND REPAIRS
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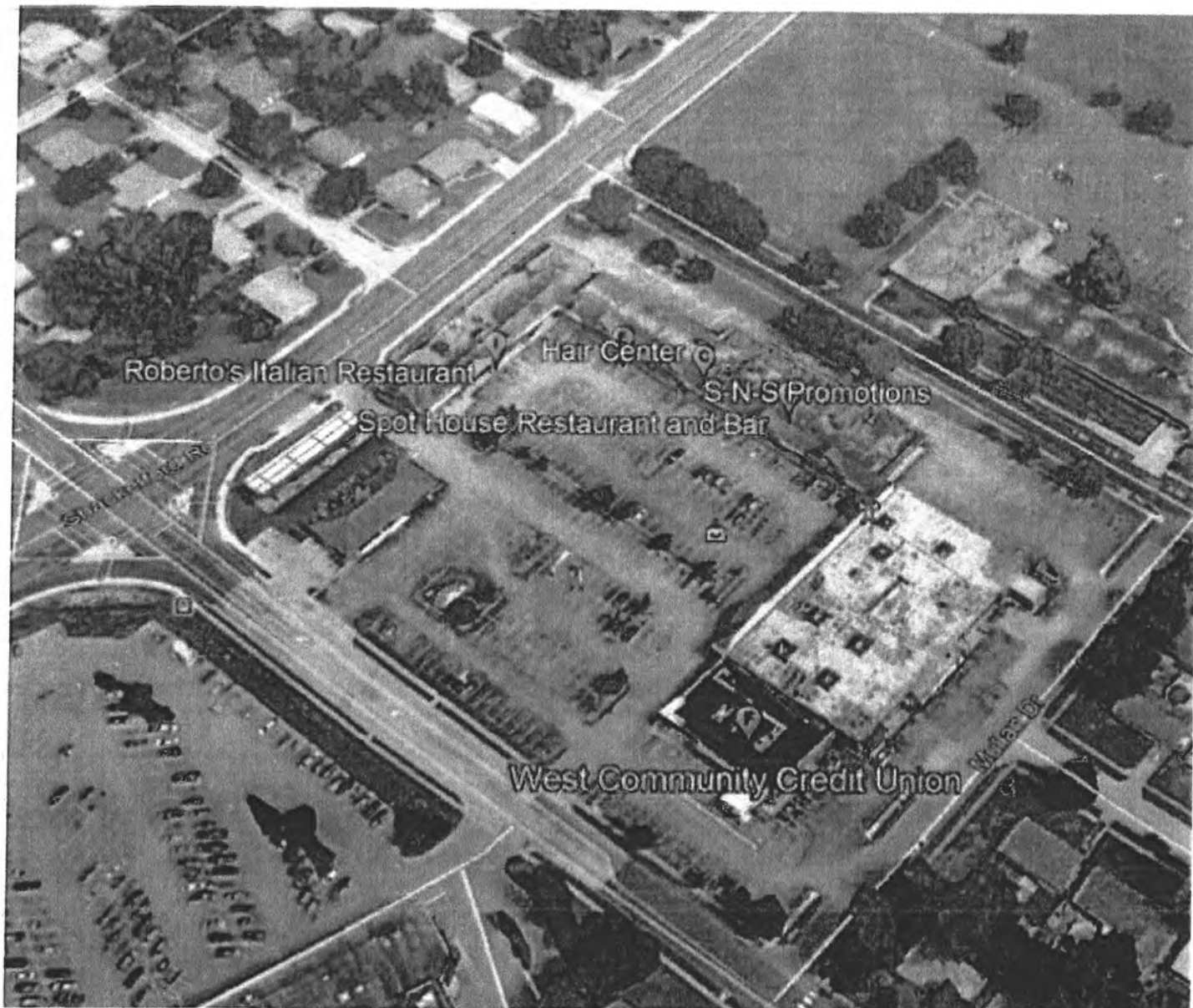
**TOILET ROOM ACCESSORIES AND DETAILS**  
SCALE = 1/8" = 1'-0"

MICHAEL E. BAUER  
ARCHITECTURE  
1111 S. 11TH ST.  
SUITE 100  
FLORISSANT, MISSOURI 63031

GYM  
SUITE NUMBER 7-8-9  
MULLANPHY GARDEN SHOPPING CENTER  
FLORISSANT, MISSOURI 63031



Issue Date	03/15/11
Revision Date	
1	03/15/11
2	03/15/11
3	03/15/11
4	03/15/11
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100	03/15/11





# CITY OF FLORISSANT – Health Department

## Application for keeping domestic animals, fowl or bees

Applicant Name: SARAH Weber Address: 534 AUBUCHON ST.

Home Phone: 314-223-7661 Cell Phone: 314-562-4949

Designate number & type of animal(s) to be kept: 2 CHICKEN (HENS)

Designate where animal(s), fowl or bees will be kept: BACKYARD, SE CORNER

Facilities/shelter to be provided: CHICKEN COOP  
(PRODUCERS PRIDE SENTINEL COOP)

Size of applicant's property: 9,844 Sq. Ft.

Are the animals being requested on the application going to be bred or used for a home business in any way?  
NO

What other animals are being kept on the premises? 2 DOGS

Has the applicant spoken with adjoining property owners concerning this application? ☒ YES ☐ NO

### The following documentation is required and has been attached to this application:

☐ Plot plan/drawings showing property and location of animal housing, pen or cage ...

☐ Veterinarian statement of Health risks and vaccination requirements ...

**I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.**

Applicant Signature: Sarah Weber Date: 4/2/21

### Health Department Action & Recommendation:

Approve

Health Superintendent: Fred Scheljo Date: 5-25-21

Director of Public Works: Fred Scheljo Date: 5/26/21

## Permit Application for Chickens

City of Florissant

### CHECK-LIST

- \_\_\_\_\_ Completed application...(attached)
  - Hens only, no roosters
  - Maximum 4 hens allowed
  - Non-commercial use only (no breeding or selling of eggs, for personal use only)
  - Will chickens be kept on 3 acres or more?
  - What is the current zoning of property?
  - Applicant agrees to yearly inspection by the City, as warranted
  
- \_\_\_\_\_ Has the applicant contacted the neighbors?  
(May not be required on 3 acres or more)
  
- \_\_\_\_\_ Plot plan with dimensions showing location of proposed chicken coop...  
(Chicken coops will be treated as accessory structures, and must meet all City building and zoning codes).
  
- \_\_\_\_\_ Detailed drawing showing dimensions of chicken coop and construction materials
  - Predator-proof
  - Secure from rodents (rats)
  - Adequate ventilation, adjustable for summer and winter conditions
  - Appropriate lighting
  - Easy to clean
  - Roosting poles for sleeping with removable "droppings tray" under each pole
  - Provide one nest box for every four hens
  - Provide at least 10 square feet per hen if they are permanently confined; 4 square feet per hen if they can roam freely during the day
  - Provide adequate feeder and water, 6-8 inches off the ground
  - Construction materials must be sturdy, able to withstand local weather conditions, painted/stained/sealed appropriately, of quality workmanship and meet local building standards and practices
  
- \_\_\_\_\_ Photo's if applicable
  
- \_\_\_\_\_ Health Department recommendations and approval
  
- \_\_\_\_\_ Director of Public Works and Health approval
  
- \_\_\_\_\_ Approval of City Council





# CITY OF FLORISSANT HEALTH DEPARTMENT

## Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

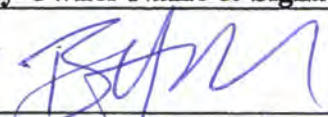
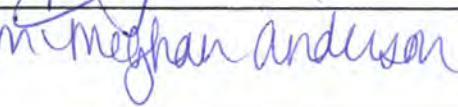
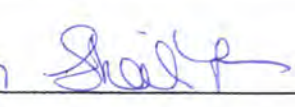
APPLICANT NAME: SARAH WEBER

SITE ADDRESS: 534 AUBUCHON ST.

TYPE OF ANIMAL BEING APPLIED FOR: CHICKENS

\*\*\*\*\*

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

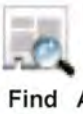
Abutting Property Owner Name & Signature	Address	Phone	Date
BRETT MOELLER 	510 AUBUCHON	314 574 1496	4/3/21
Meghan Anderson  Meghan Anderson	1320 St. Francois	(314) 420-4926	4/3/21
Sharla Logan 	1345 St. Catherine	314-255-3940	4/4/2021
Shanice Pierce	1340 Saint Francois	314-442-9135	4/9/21

**Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday**





# Animal Details



New

Find

All Rcds

Delete

List

Print

Envelope

County

Owner Name Sarah Weber

History Record?

☐ Yes ☒ No

Street Address 534 Aubuchon St

Clear Old Address

City, State, ZIP Florissant, Missouri 63031

City Ward # 6

Email Address sara.weber90@yahoo.com

Primary Phone # 314-562-4949

Alternate Phone # 314-233-7661

Owner Identification: S035027003

State

Expires

Notes

Owner Name:

Phone#s

Owner Address:

State Missouri

ZIP 63031

Animal Name Stella

Animal Photo:

Animal Type Dog

Breed Lab Mix

Gender

Female

Color Characteristics:

Neuter

Markings Characteristics:

Spayed

Shoulder Height Characteristics:

Description Characteristics:

Color: Yellow

ID Type

Chip or Tag Company

Chip or Tag ID Number

Chip or Tag Registry Organization

Chip ID Info:

Incidents

City Tags

Rabies Tags

Quarantine

Adoption

Transfer

Tag No.

Application Date

Expiration Date

Tag Notes

History

23271

5/21/2021

5/21/2024

☐

☐





# Animal Details



New



Find



All Rcds



Delete



List



Print



Envelope

C-GIS

County

Archives

Owner Name

Sarah Weber

History Record?

☐ Yes ☒ No

Street Address

534 Aubuchon St

Clear Old Address

City, State, ZIP

Florissant, Missouri 63031

City Ward #

6

Email Address

sara.weber90@yahoo.com

Primary Phone #

314-562-4949

Alternate Phone #

314-233-7661

Owner Identification:

S035027003

State

Expires

Notes

Owner Name:

Phone#s

Owner Address:

State

Missouri

ZIP

63031

Animal Name

Beau

Animal Photo:

Animal Type

Dog

Gender

Male

Breed

Boxer Mix

Color

Characteristics:

Neuter

Markings

Characteristics:

Neutered

Shoulder Height

Characteristics:

Description

Characteristics:

Color: Brown/White

ID Type

Chip or Tag Company

Chip or Tag ID Number

Chip or Tag Registry Organization

Chip ID Info:

Incidents

City Tags

Rabies Tags

Quarantine

Adoption

Transfer

Tag No.

Application Date

Expiration Date

Tag Notes

History

23272

5/21/2021

5/21/2024

☐

☐

**Backyard Living Essentials For Spring SHOP NOW>**

Home / Poultry & Livestock / Poultry / Chicken Coops, Pens & Nesting Boxes / Coops / Producer's Pride Sentinel Coop, MDC001

**Producer's Pride ▶ Sentinel Coop, MDC001**

★★★★★ 4.2 (1160) SKU: 148530099

[Reviews](#)

[Questions & Answers](#)

[Product Details](#)

[Specifications](#)

[Documents](#)



**\$299.99**

No Interest If Paid In Full Within 6 Months [Learn More](#)

As a Neighbor, you are eligible to earn 1 point per dollar on this purchase. [Join Now](#)

Save 40% on first subscription order and 5% on repeat orders on your \$.... [Learn More](#)

\$59 delivery on all online chicken coop purchases!. [Learn More](#)

TSC Subscription Delivery 5% Discount.. [Learn More](#)

[View more offers](#)



**Let us assemble it for you**

Assembled quickly, safely and correctly.

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☐ In Home Assembly

**Contactless Curbside / Pickup In Store**

High Ridge MO [Change Store](#)

Free Contactless Curbside / Pickup in Store

Available for Pickup **Today**

**Standard Delivery**

Ships within 24 hours.

Oversize Delivery - Additional fees may apply.

**Same Day Delivery**

Delivered as soon as today if order is placed by 2:00 p.m.

You may also schedule your delivery day at checkout.

— 1 +

**Add to Cart**

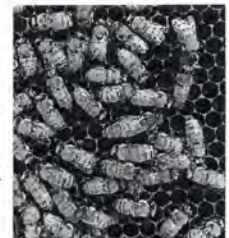
☒ [Contactless Curbside / Pickup and Delivery Information](#)

[Add to list](#)

Items You May Like

Similar Items

Customers Also Bought





**\$245.55**  
New Age Pet  
Ecoflex Fontana

**\$135.55**  
Snap Lock Large  
Plastic Coop,

**\$245.55**  
TRIXIE Pet  
Products Chicken

**\$15.55**  
Harris Farms  
Hanging Feeder,

**\$44.55**  
Farm Innovators  
Heated Base

**\$155.55**  
Harvest Lane  
Honey Live Italian

Show More (6)

### Product Details

Give your chickens a safe and cozy home with the Producer's Pride MDC001 Sentinel Chicken Coop. This steel framed chicken coop comfortably houses up to 6 chickens. Featuring an extended roosting bar and three large nesting boxes, your chickens will have all the space they need without the threat of predators.

- Powder coated all steel frame
- Reinforced thick wood panels
- Predator resistant door latches
- Sliding door for chicken coop entrance
- Solid wood ramp
- Easy to clean metal slide-out tray
- Access doors on both sides of coop
- Asphalt roof reinforced with wood
- Pre-drilled holes and pre-assembled panels
- Contains three large nesting boxes
- Accommodates up to 6 chickens

### Specifications

Specification	Description
Brand	Producer's Pride
Product Weight	170 lb.
Product Length	76"
Caged Exterior	Yes
Country of Origin	Imported
Door Height	12"
Door Latch Type	Predator resistant door latches
Door Width	12"
Entrance Ramp	Yes
Finish	UV Stain
Foraging or Run Area Length	76"
Foraging or Run Area Width	36"
Frame Material	Powder-Coat Steel
Location of Doors	Front, Side
Nesting Area Length	12"
Nesting Area Width	12"
Number of Doors/Openings	5
Number of Levels/Stories	1
Number of Nesting Areas	3
Number of Ramps	1

Specification	Description
Number of Roosting Bars	1
Product Height	48"
Product Width	36.4"
Recommended Number of Animals	6
Roof Material	Asphalt
Roof Style	Peak Roof/Flat Roof
Wall Material	Wood
Manufacturer Part Number	MDC001

#### Reviews

Producer's Pride Sentinel Coop, MDC001 is rated 4.2 out of 5 by 1160.

- [Producer's Pride Sentinel Coop, MDC001 Reviews - page 2](#)

#### Questions & Answers

- [Producer's Pride Sentinel Coop, MDC001 Questions - page 2](#)

#### Documents

 [pdf Producer's Pride MDC001 Brochure 1](#)

 [pdf Producer's Pride MDC001 Manual 1](#)

 [pdf Producer's Pride MDC001 Manual 2](#)

## Sign Up for Tractor Supply Emails

Get the latest offers and new products

All fields required\*




**Sign Up**

### Customer Solutions

Order Status  
Return Policy  
Delivery Options  
Tax Exemptions  
Frequently Asked Questions  
Contact Us

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TSC Credit Card Offers & Financing  
Options

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Who We Are  
Investor Relations  
Sustainability  
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Potential Vendor Partners  
Vendor Information

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Terms

### Stay Connected

Connect & Share with the TSC  
Community:



Download the Tractor Supply App -

[Learn more](#)



google earth 534 aubuchon st.



Map data ©2021, Map data ©2021 20 ft

534 Aubuchon St

No reviews

Florissant, MO 63033

534 aubuchon st





### APPLICATION FOR LIQUOR LICENSE

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Full Liquor by the Drink \$450 | <input type="checkbox"/> Malt Liquor & Wine by the Drink \$75.00 |
| <input type="checkbox"/> Full Package Liquor \$150                 | <input type="checkbox"/> Malt Liquor & Wine Package \$75         |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) \$300   | <input type="checkbox"/> Tasting \$37.50                         |

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

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

Type of License Requested:

- |   |  |
|---|--|
| <input type="checkbox"/> Individual                   | <input type="checkbox"/> Corporation (Attach list of Officers, Addresses, & Phone Numbers) |
| <input checked="" type="checkbox"/> Limited Liability | <input type="checkbox"/> Partnership (Attach list of partners)                             |

Name of Business: Boykins Family LLC Phone: (314) 733-5314

Business Address: 620 N Hwy 67 Email: Flyzone85@gmail.com

Names of Applicant, Corp., or LLC: Boykins Family LLC D.B.A FlyZone

Address of Owner: 2609 Liberty Gardens Dr Florissant Mo 63031 Phone: (314) 480-0107  
Street City State Zip

Name of Managing Officer: Madeline Boykins

Home Address: 2609 Liberty Gardens Dr Florissant Mo 63031 Years at Address: 5  
Street City State Zip

Managing Officer: Date of Birth: 07-03-1985 Cell Phone: (314) 480-0107

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

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

Email: madeline major@yahoo.com

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

Registered Voter of Missouri? ☒ Yes ☐ No \*\*Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? \_\_\_\_\_

Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

Citizen of U.S.A.? ☒ Yes ☐ No Naturalized? ☐ Yes Date \_\_\_\_\_ ☐ No

If Naturalized, Give Number: \_\_\_\_\_ Dist. \_\_\_\_\_  
(Provide Documents)

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

Give details: \_\_\_\_\_

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

If so, when & where? \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Provide name: \_\_\_\_\_

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

If Individual Applicant:

\_\_\_\_\_

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

Boykins Family LLC DBA Fly Zone  
Trade Name

  
Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

Madeline Boykins, of lawful age, being first duly sworn upon May 27, 2021  
(Individual or Managing Officer)

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

Madeline Boykins  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 27th

day of May, 2021



**ASHLEY LEWIS**  
My Commission Expires  
December 9, 2022  
St. Louis City  
Commission #18254249

Ashley Lewis  
Notary Public

My Commission Expires: 12-09-2022

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**



**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

**CORPORATION & LIMITED LIABILITY COMPANY:**

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

To the Florissant City Council, Florissant, St. Louis County, Missouri 63031

Date 05-26-21

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

1. FULL NAME: Madeline Boykins  
SOC. SEC. NO. [REDACTED] SEX: Female  
DATE OF BIRTH: 07-03-1985 PLACE OF BIRTH: Saint Louis MO  
PHONE NUMBER: (314) 480-0107  
ADDRESS: 2609 Liberty Gardens Dr Florissant Mo 63031  
LAST PREV. ADDRESS: 1477 Boardwalk Dr Florissant Mo 63031  
NO. OF YEARS AT ADDRESS: 5 yrs
2. FULL NAME: Corwyn N Boykins  
SOC. SEC. NO. [REDACTED] SEX: Male  
DATE OF BIRTH: 11-18-1981 PLACE OF BIRTH: Saint Louis MO  
PHONE NUMBER: (314) 536-0458  
ADDRESS: 2609 Liberty Gardens Dr Floriss<sup>CNB</sup> Florissant Mo 6303  
LAST PREV. ADDRESS: 1477 Boardwalk Dr Florissant Mo 63031  
NO. OF YEARS AT ADDRESS: 5 yrs
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

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

**EMERGENCY CONTACT INFORMATION**

OWNER OF PROPERTY Madeline Boykins PHONE (314) 480-0107  
ADDRESS 2609 Liberty Gardens Dr Florissant Mo 63031  
NAME OF BUSINESS Boykins Family LLC DBA FlyZone PHONE (314) 733-5314  
ADDRESS 620 N Highway 67 Florissant Mo 63031  
BUSINESS HOURS M-Th 10am-7pm Fri-Sat 10am-8pm Sun Events Only  
OWNER/MANAGER Madeline Boykins PHONE (314) 480-0107  
HOME ADDRESS 2609 Liberty Gardens Dr Florissant Mo 63031

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

CONTACT #1 HAS KEY ☒ YES ☐ NO  
NAME Madeline Boykins ADDRESS 2609 Liberty Gardens Dr  
CITY & STATE Florissant Mo PHONE (314) 480-0107

CONTACT #2 HAS KEY ☐ YES ☐ NO  
NAME Corwyn Boykins ADDRESS 2609 Liberty Gardens Dr  
CITY & STATE Florissant Mo PHONE (314) 536-0458

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

IF YES, WHO? \_\_\_\_\_  
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? ☐ YES ☒ NO

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

DO YOU HAVE A SAFE OF ANY KIND? ☒ YES ☐ NO

WHERE IS IT LOCATED? Owners office

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.**

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Madeline Boykins, RESIDING AT

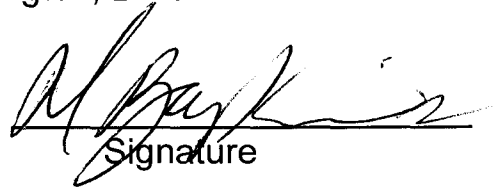
2609 Liberty Gardens Dr IN THE

CITY OF Florissant STATE OF

Missouri

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

Cornyn Boykins  
Witness

  
Signature

5-27-21  
Date

7-3-1985  
Date of Birth

  
Social Security Number\*\*

  
Driver's License No. & State

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



**TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI**  
**APPLICATION FOR SUNDAY LIQUOR LICENSE (\$300/year)**

Authorizing the sale of retail liquor by the drink or package in Florissant on **Sunday** from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ LLC X

NAME OF BUSINESS: Boykins Family LLC

LOCATION: 620 N Highway 67 Florissant Mo 63031 Telephone: (314) 480-0107

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):

Boykins Family LLC DBA Fly Zone

TRADE NAME IF DIFFERENT: \_\_\_\_\_

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from **9:00 a.m. to Midnight** for the period beginning July 1, 2021, and expiring June 30, 2022, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. \_\_\_\_\_ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

Madelaine Boykins, of lawful age, being first duly sworn upon 6-2-2021  
(Individual or Managing Officer)

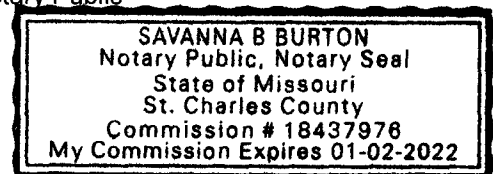
Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation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

Madelaine Boykins  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 01 day of June, 2021.

Savanna B Burton  
Notary Public

My Commission Expires: 01-02-2022



**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**



## 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: 06/03/2021

Name (1): MADELINE BOYKINS

Name (2):

Name (3):

Date Of Birth: 07/03/1985

Control Number: 5548689

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

MEMORANDUM  
CITY OF FLORISSANT



TO: Director of Public Works  
FROM: Savanna B Burton, City Clerk's Office  
SUBJECT: Liquor License Application

---

DATE: 5/20/2021

Please furnish to the City Clerk's Office information on the following liquor applicant:

N/A Boykins Family LLC DBA Fly Zone 620 N Hwy 67

Name of Business

Address of Business

☐

A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.

☒

A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

Per Section 600.035



## PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Boykins Family LLC DBA Fly Zone

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

620 N Hwy 67 Florissant Mo 63031

BUSINESS ADDRESS

NAME

ADDRESS

PHONE

Francisco Solano 690 N Highway 67

314-687-9075

Tina Ditto 492 N. Highway 67

314-479-9501

Robyn Lawrence 580 N Hwy 67 St Sk 5

314-524-2580

Corene Brown 580 N Hwy 67 St 1

314-302-3773

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.



ASHLEY LEWIS  
My Commission Expires  
December 9, 2022  
St. Louis City  
Commission #18254249

Madel Boykins  
Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this 27th day of May, 2021.

Ashley Lewis  
Notary Public

My Commission Expires: 12.09.2022  
Packet Page 149 of 300

## PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Boykins Family LLC DBA Fly Zone

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

620 N Hwy 67 Florissant Mo 63031

BUSINESS ADDRESS

NAME	ADDRESS	PHONE
Tiffany Kell DM	570 N Hwy 67	618-660-0666
Erica Davis	574 N Hwy 67	314-733-5314
David L Newman	580 N 67	314-831-9385
Danyel Bateman	580 N HWY 9	314-532-6607
Nader Qasem	600 N Hwy 67 St	314-455-9250
Xavier Drummond	640 N Hwy 67 St	-314-323-2345
In Suk Son	670 N Hwy 67 St	314-838-8804
TANYA THACH	576 N. HWY 67 St	(314) 600-6809

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.



ASHLEY LEWIS  
My Commission Expires  
December 9, 2022  
St. Louis City  
Commission #18254248

Nader Qasem  
Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this

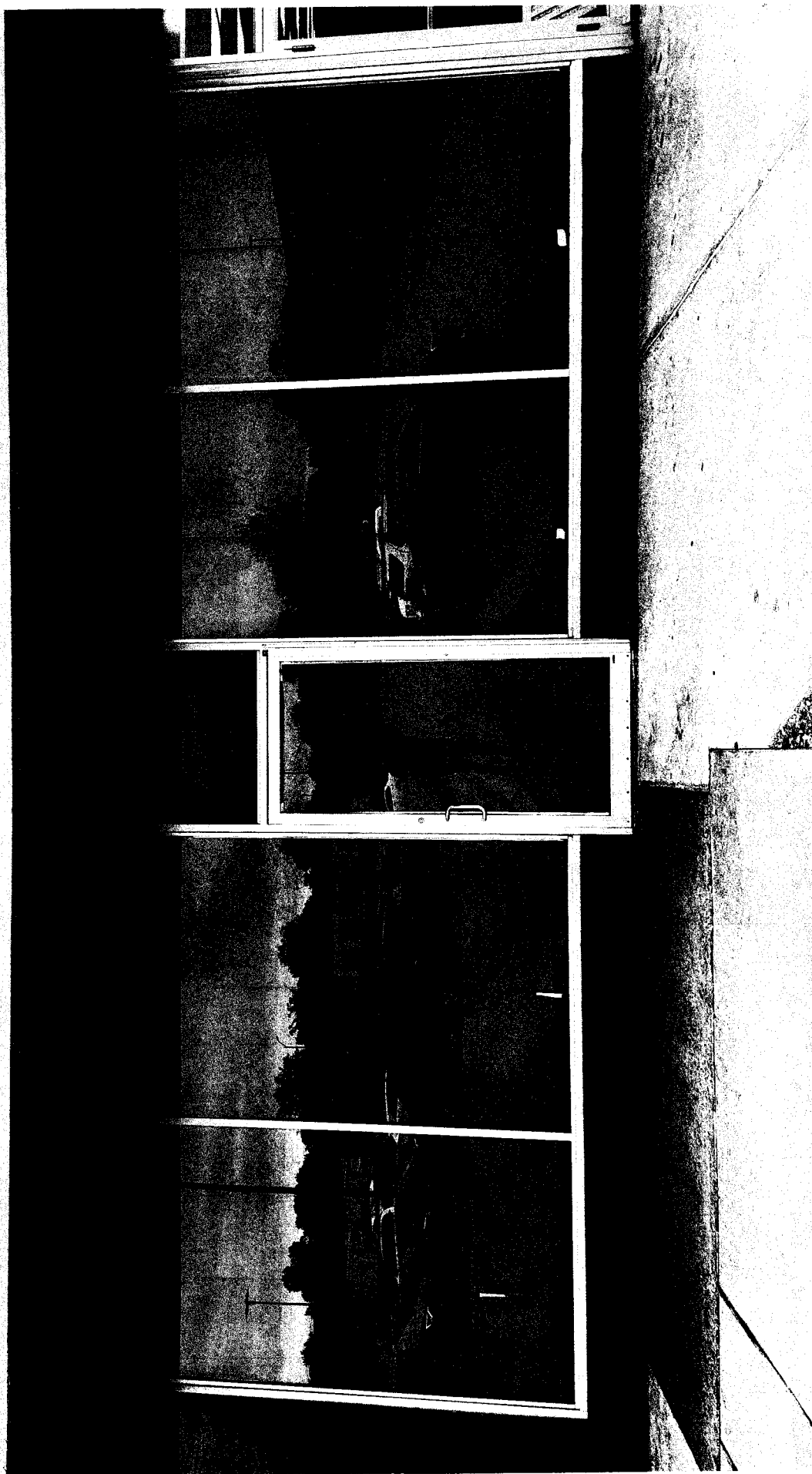
27th

day of

May, 2021

Ashley Lewis  
Notary Public

12.09.2022





TAXATION DIVISION  
PO BOX 3666  
JEFFERSON CITY, MO 65105-3666



*Missouri*  
**DEPARTMENT OF REVENUE**

Telephone: 573-751-9268  
Fax: 573-522-1265  
E-mail: taxclearance@dor.mo.gov

BOYKINS FAMILY LLC  
2609 LIBERTY GARDENS DR  
FLORISSANT, MO 63031-1937

DATE: 06/01/2021  
VALID THROUGH: 08/30/2021  
ST LOUIS COUNTY

### **CERTIFICATE OF NO TAX DUE**

MISSOURI ID: 25293249  
Notice Number 2021706017

To Whom It May Concern: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales or withholding tax due, including penalties and interest, and does not owe any sales and withholding tax, as of May 31, 2021. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

This statement only applies to sales and withholding tax due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

# STATE OF MISSOURI



**Jason Kander**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

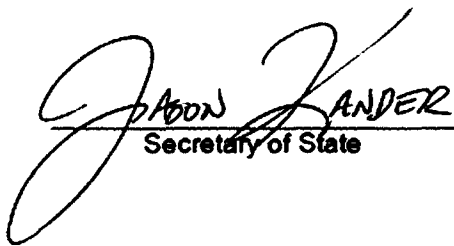
WHEREAS,

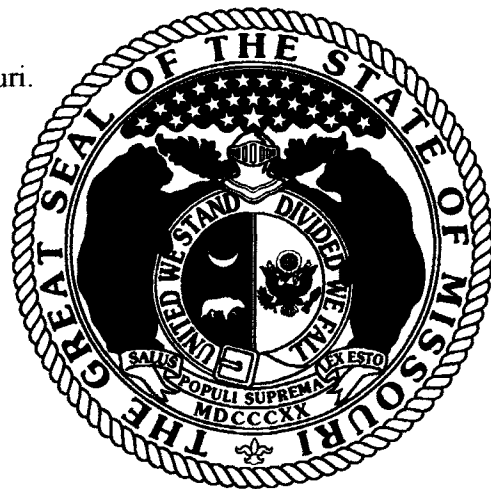
*Boykins Family LLC*  
*LC001488841*

filed its Articles of Organization with this office on the 20th day of April, 2016, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Jason Kander, 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 20th day of April, 2016, 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 20th day of April, 2016.

  
Secretary of State





# State of Missouri

Jason Kander, Secretary of State

Corporations Division

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

Jefferson City, MO 65102

LC001488841  
Date Filed: 4/20/2016  
Jason Kander  
Missouri Secretary of State

## Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

Boykins Family 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:

Start a family business

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

Corwyn Boykins

2609 Liberty Gardens Dr

FLORISSANT MO 63031

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

Boykins, Corwyn

2609 Liberty Gardens Dr

FLORISSANT MO  
63031

Major, Madeline

2609 Liberty Gardens Dr

Florrisant MO 63031

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: Corwyn Boykins

Address: Email: corwynboykins@gmail.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:**

Corwyn Boykins  
*Organizer Signature*

CORWYN BOYKINS  
*Printed Name*

04/20/2016  
*Date of Signature*

Madeline Major  
*Organizer Signature*

MADELINE MAJOR  
*Printed Name*

04/20/2016  
*Date of Signature*



# State of Missouri

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

**X001323412**  
**Date Filed: 5/19/2018**  
**Expiration Date: 5/19/2023**  
**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: Fly Zone

Business Address: 2609 Liberty Gardens Dr

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

City, State and Zip Code: FLORISSANT, MO 63031

### 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%
Boykins Family LLC	LC001488841	2609 Liberty Gardens Dr	FLORISSANT, MO	63031	100.00

**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)

Boykins Family LLC - Madeline Rose Boykins  
*Owner's Signature or Authorized Signature of Business Entity*

BOYKINS FAMILY LLC - MADELINE ROSE  
BOYKINS  
*Printed Name*

05/19/2018  
*Date*

Name and address to return filed document:

Name: Corwyn Boykins

Address: Email: corwynboykins@gmail.com

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

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

3  
4 BILL NO. 9688

ORDINANCE NO.

5  
6 **AN ORDINANCE APPROVING THE COMMUNITY DEVELOPMENT**  
7 **BLOCK GRANT (CDBG) FY2021-FY2025 5-YEAR CONSOLIDATED PLAN**  
8 **AND THE FY2021 ANNUAL ACTION PLAN FOR THE CITY OF**  
9 **FLORISSANT, MISSOURI AND AUTHORIZING AND DIRECTING THE**  
10 **MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES**  
11 **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**  
12

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

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

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

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

24  
25 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**  
26 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**  
27

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

33  
34 PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
35  
36  
37

38  
39 \_\_\_\_\_  
40 Keith Schildroth  
41 President of the Council  
42 City of Florissant

43 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
44

45  
46 \_\_\_\_\_  
47 Timothy J. Lowery  
48 Mayor, City of Florissant

49 ATTEST:

50  
51 \_\_\_\_\_  
52 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk





## **PUBLIC NOTICE CITY OF FLORISSANT**

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

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

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

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

**Posted this 22<sup>nd</sup> day of April, 2021**

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

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

4/26/2021

**Mayor's Approval:**

Agenda Date Requested:

7-Jun-21

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

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

Type of request:

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

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

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

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

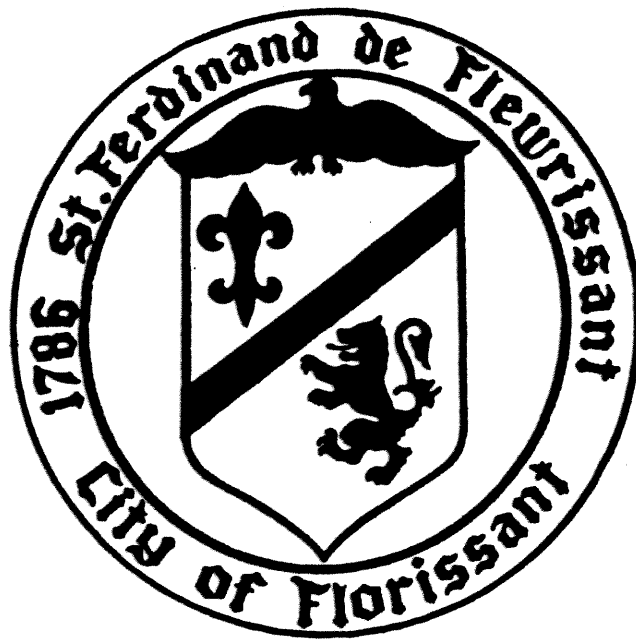
For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

# CDBG

## ANNUAL ACTION PLAN FY2021



# DRAFT



## **Executive Summary**

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

#### **1. Introduction**

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

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

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

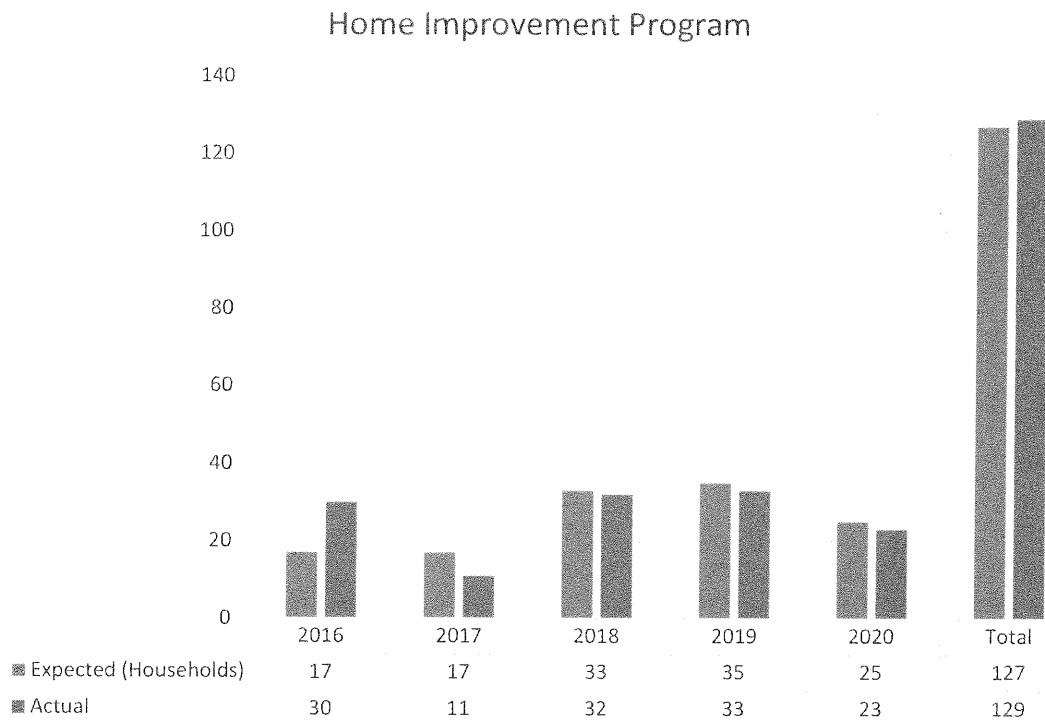
#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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

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

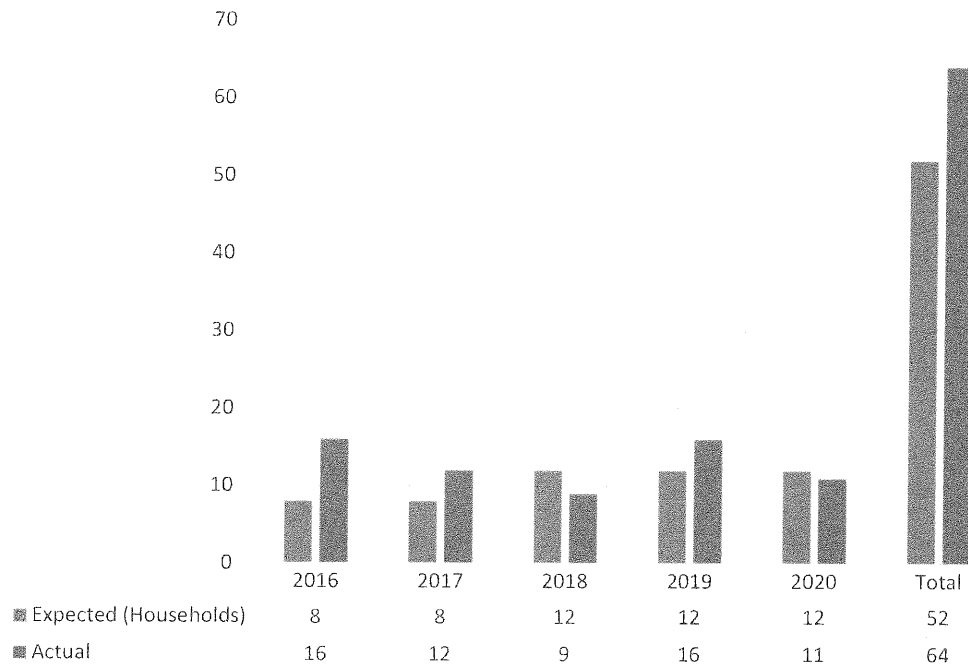
The City of Florissant has an excellent performance record and, as of the end of 2020, is on track to meet or exceed performance goals for four out of the five CDBG funded activities from the last Consolidated Plan (covering FY2016-FY2020). Currently, the only one of the five CDBG funded activities from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

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



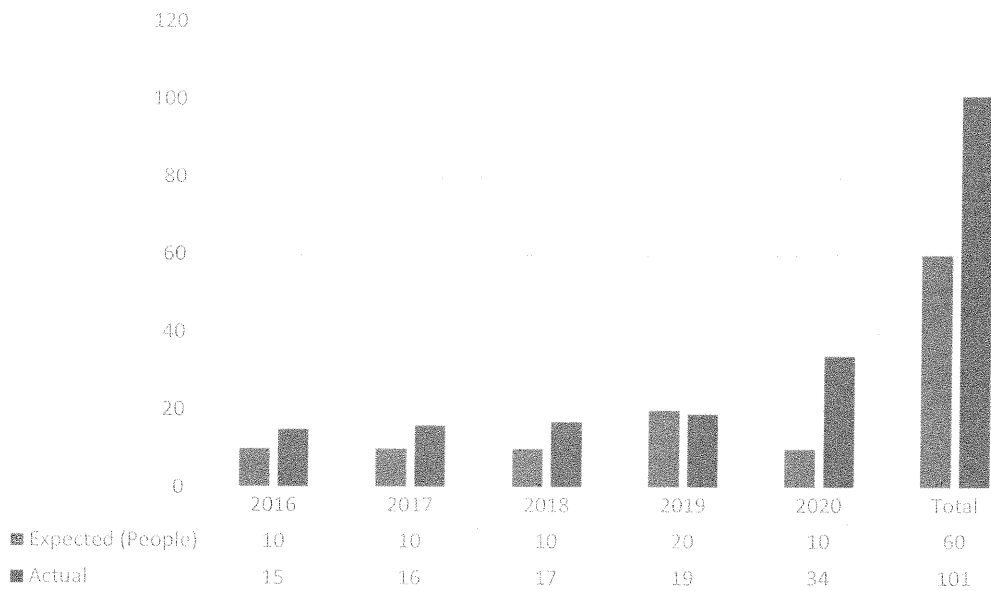
**ES-05-Chart-1**

### Home Improvement Program - Mechanical



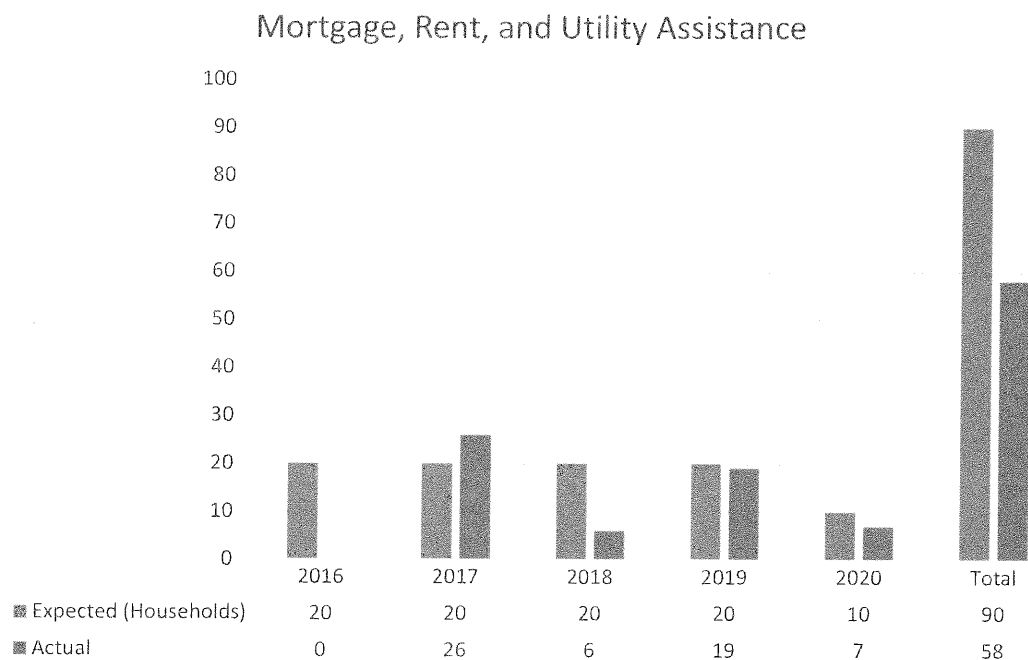
**ES-05-Chart-2**

### Project Impact



**ES-05-Chart-3**





**ES-05-Chart-4**

#### **4. Summary of citizen participation process and consultation process**

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

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

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

**5. Summary of public comments**

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

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

N/A

**7. Summary**

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

## The Process

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

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

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

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

Table 1 – Responsible Agencies

#### Narrative

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

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

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



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

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

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

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

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

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

### **1. Introduction**

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

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

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

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

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

**Table 3 – Other local / regional / federal planning efforts**

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

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

**Narrative (optional):**



## **PR-15 Citizen Participation**

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

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

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

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

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

### **Citizen Participation Outreach**

Consolidated Plan

FLORISSANT

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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)
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# Consolidated Plan

FLORISSANT

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

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

Consolidated Plan

FLORISSANT

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

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

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

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

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

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



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

### Summary of Housing Needs

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

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

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

**Table 6 - Total Households Table**

**Data Source:** 2013-2017 CHAS

## Housing Needs Summary Tables

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

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

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

**Table 7 – Housing Problems Table**

Data 2013-2017 CHAS  
Source:

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

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

**Table 8 – Housing Problems 2**

Data 2019 CHAS  
Source:



### 3. Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS  
Source:

### 4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS  
Source:

### 5. Crowding (More than one person per room)

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

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

**Table 11 – Crowding Information – 1/2**

Data Source: 2013-2017 CHAS

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

**Table 12 – Crowding Information – 2/2**

Data Source:  
Comments:

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

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

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

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

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

### **What are the most common housing problems?**

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

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

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

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

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

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

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

### **Discussion**



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

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

### Introduction

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

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

### 0%-30% of Area Median Income

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

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

### 30%-50% of Area Median Income

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

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

### 30%-50% AMI Disproportionately Greater Needs

### 50%-80% of Area Median Income

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

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

### 50%-80% AMI Disproportionately Greater Needs

### 80%-100% of Area Median Income

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

**Table 16 - Disproportionately Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

### Discussion

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

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

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

### Introduction

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

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

### 0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

### 0%-30% AMI Disproportionately Greater Needs



### 30%-50% of Area Median Income

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

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

### 30%-50% AMI Disproportionately Greater Needs

### 50%-80% of Area Median Income

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

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

## 50%-80% AMI Disproportionately Greater Needs

### 80%-100% of Area Median Income

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

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

## Discussion

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

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

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

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

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

### Introduction:

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

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

### Housing Cost Burden

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

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

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

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

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

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

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

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

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

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

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



## NA-35 Public Housing – 91.205(b)

### Introduction

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

### Totals in Use

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

**Table 22 - Public Housing by Program Type**  
**\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

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

Table 22 - Characteristics of the Program

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Consolidated Plan

FLORISSANT

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

## Race of Residents

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

Data Source: PIC (PIH Information Center)

Table 24 – Race of Public Housing Residents by Program Type

## Ethnicity of Residents

Program Type										
Ethnicity	Certificate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	3	23	0	22	0	0	1	
Not Hispanic	0	63	338	5,910	1	5,639	0	169	92	
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Data Source: PIC (PIH Information Center)

Table 25 – Ethnicity of Public Housing Residents by Program Type

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

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

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

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

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

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

**Discussion**

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



# **NA-40 Homeless Needs Assessment – 91.205(c)**

## **Introduction:**

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

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

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

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

**Nature and Extent of Homelessness: (Optional)**

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

Data Source

Comments:

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

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

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

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

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

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

**Discussion:**

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

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

### **Introduction:**

#### **Describe the characteristics of special needs populations in your community:**

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

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

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

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

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

### **Discussion:**

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

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

### **Describe the jurisdiction's need for Public Facilities:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Improvements:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

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

### **How were these needs determined?**

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



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

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

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

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

### Introduction

#### All residential properties by number of units

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

Table 26 – Residential Properties by Unit Number

Data Source: 2019 ACS

#### Unit Size by Tenure

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

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

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

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

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

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

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

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

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

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

### **Describe the need for specific types of housing:**

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

### **Discussion**

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

### Introduction

### Cost of Housing

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

Table 28 – Cost of Housing

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

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

Table 29 - Rent Paid

Data Source: 2019 ACS

### Housing Affordability

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

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

### Monthly Rent

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

Table 31 – Monthly Rent

Data Source Comments:



### **Is there sufficient housing for households at all income levels?**

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

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

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

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

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

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

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

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

### Introduction

### Definitions

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

### Condition of Units

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

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

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

Table 33 – Year Unit Built

Data Source: 2013-2017 CHAS

### Risk of Lead-Based Paint Hazard

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

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 CHAS

## Vacant Units

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

**Table 35 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

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

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

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

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

## Discussion

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

### Introduction

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

### Totals Number of Units

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

Data Source: PIC (PIH Information Center)

Table 36 – Total Number of Units by Program Type

### Describe the supply of public housing developments:

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

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

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### Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

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

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

Not Applicable.

#### Discussion:

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

### Introduction

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

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

### Facilities and Housing Targeted to Homeless Households

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

Data Source Comments:

Table 38 - Facilities and Housing Targeted to Homeless Households

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

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

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

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

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

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

### **Introduction**

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

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

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

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

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

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

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

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



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

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

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

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

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

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

## Additional Mosaic AI Findings

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

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

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

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

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

### Introduction

### Economic Development Market Analysis

#### Business Activity

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

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



## Labor Force

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

**Table 40 - Labor Force**

Data Source: 2019 ACS

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

**Table 41 – Occupations by Sector**

Data Source: 2019 ACS

## Travel Time

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

**Table 42 - Travel Time**

Data Source: 2019 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

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

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

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

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

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

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

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

**Describe the workforce and infrastructure needs of the business community:**

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

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

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

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

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

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

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

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

No

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

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

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

**Discussion**



## **MA-50 Needs and Market Analysis Discussion**

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

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

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

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

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

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

### **Are there any community assets in these areas/neighborhoods?**

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

### **Are there other strategic opportunities in any of these areas?**

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

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

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

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

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

### Geographic Area

Table 46 - Geographic Priority Areas

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

### General Allocation Priorities

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

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



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

### Priority Needs

Table 47 – Priority Needs Summary

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

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

### Narrative (Optional)

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

### Influence of Market Conditions

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

**Table 48 – Influence of Market Conditions**

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

### Introduction

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

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available 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	262,402	0	0	262,402	1,220,493	The City of Florissant expects a CDBG allocation of \$262,402 for FY2021 and the average allocation of \$296,579 for following years.

Table 49 - Anticipated Resources



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

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

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

**Discussion**

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

**SP-40 Institutional Delivery Structure – 91.215(k)**

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

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

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

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

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

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

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

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

**Table 51 - Homeless Prevention Services Summary**

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

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

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

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



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

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

Table 52 – Goals Summary

## Goal Descriptions

<b>1</b>	<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>2</b>	<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 I.M.P.A.C.T.
	<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 have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of C.O.P.S. funds to be used towards the materials and construction of these ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.

<b>4</b>	<b>Goal Name</b>	Mortgage, Rental & Utility Assistance
	<b>Goal Description</b>	The City works with CAASTLC, a local service provider, to administer the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
<b>5</b>	<b>Goal Name</b>	Administration
	<b>Goal 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.

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

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

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

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

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

### **Activities to Increase Resident Involvements**

Not applicable.

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

N/A

### **Plan to remove the ‘troubled’ designation**

Not applicable.



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

### **Barriers to Affordable Housing**

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

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

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

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

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

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

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

Strategies:

- Increase access to workforce development and employment opportunities

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

Strategies:

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

Barrier: Insufficient housing for people with disabilities

Strategies:

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

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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies:

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

## **SP-60 Homelessness Strategy – 91.215(d)**

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

### **SP-80 Monitoring – 91.230**

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

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available 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	262,402	0	0	262,402	1,186,316	The City of Florissant expects a CDBG allocation of \$262,402 for FY2021 and the average allocation of \$296,579 for following years.

Table 53 - Expected Resources – Priority Table

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

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



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

### **Discussion**

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

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

Table 54 – Goals Summary

## Goal Descriptions

<b>1</b>	<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>2</b>	<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 repair/replacement of heating, cooling units and/or water heaters and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.
<b>3</b>	<b>Goal Name</b>	Project I.M.P.A.C.T.
	<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 have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project I.M.P.A.C.T. funds to be used towards the materials and construction of these ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.

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<b>4</b>	<b>Goal Name</b>	Mortgage, Rental & Utility Assistance (MRU Assist)
	<b>Goal Description</b>	The City works with CAASTLC a local service provider to administer the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
<b>5</b>	<b>Goal Name</b>	Administration
	<b>Goal 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.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

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

Table 55 – Project Information

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



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Home Improvement Program-General
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Home Improvement Program
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$157,263
	<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>	22 low- to moderate-income households
	<b>Location Description</b>	City of Florissant
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Home Improvement Program - Mechanical
	<b>Target Area</b>	City of Florissant
	<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.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low- to moderate-income homeowners
	<b>Location Description</b>	City of Florissant
	<b>Planned Activities</b>	
3	<b>Project Name</b>	Project I.M.P.A.C.T.
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Project I.M.P.A.C.T.
	<b>Needs Addressed</b>	Housing Accessibility Services for Persons with Disabilities
	<b>Funding</b>	CDBG: \$10,000
	<b>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 have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of Project I.M.P.A.C.T. funds to be used towards the materials and construction of these ramps. These activities will improve recipients living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.

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

<b>Funding</b>	CDBG: \$59,315
<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>	12/31/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	City of Florissant
<b>Planned Activities</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.

## **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 56 - Geographic Distribution**

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

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

### **Discussion**

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



## Affordable Housing

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

#### Introduction

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

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

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

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

#### Discussion

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

### **Introduction**

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

Not applicable.

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

### **Introduction**

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

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

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

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

Not applicable.

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

Not applicable.

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

**recently homeless from becoming homeless again**

Not applicable.

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

Not applicable.

#### **Discussion**

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

### **Introduction:**

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

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

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

#### Strategies:

- Increase access to workforce development and employment opportunities

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

#### Strategies:

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

Barrier: Insufficient housing for people with disabilities

#### Strategies:

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



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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies:

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

**Discussion:**

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

### **Introduction:**

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

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

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

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

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

#### Strategies:

- Increase access to workforce development and employment opportunities

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

#### Strategies:

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

Barrier: Insufficient housing for people with disabilities

#### Strategies:

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

units for people with disabilities. (Ongoing, 2021)

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

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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

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

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies:

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

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

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

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

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

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



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

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

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

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

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

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

### **Discussion:**

## **Program Specific Requirements**

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

#### **Introduction:**

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### **Discussion:**

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>
	Census 2010, 2019 ACS, 2018 Longitudinal Employer-Household Dynamics (Jobs)
	<b>List the name of the organization or individual who originated the data set.</b>
	U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b>
	Population demographic including race and housing tenure.
	<b>What was the purpose for developing this data set?</b>
	Federal needs
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	
100 percent count of population	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	
2010	
<b>What is the status of the data set (complete, in progress, or planned)?</b>	
complete	

1 INTRODUCED BY COUNCILMAN EAGAN  
2 JUNE 14, 2021  
3

4 BILL NO. 9689

ORDINANCE NO.

5  
6 **ORDINANCE TO APPROVE THE REZONING OF 130 HOWDERSHELL FROM**  
7 **R-4 “RESIDENTIAL ZONING DISTRICT” TO A B-5 “PLANNED**  
8 **COMMERCIAL DISTRICT FOR THE LOCATION OF A UTILITY**  
9 **SUBSTATION.**  
10

11 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district  
12 classifications for the purpose of regulating their construction and use of land, buildings and property  
13 within the said various districts, and said Ordinance provides the nature, kind and character of buildings  
14 that may be erected in each of the said districts and the use to which the land and buildings may be put;  
15 and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to  
17 the City Council at their meeting of May 17, 2021 that Ordinance No. 1625 be amended to change the  
18 classification of the property at 130 Howdershell from R-4 Single Family District to B-5 Planned  
19 Commercial District; and

20 WHEREAS, due and lawful notice of a public hearing no. 21-06-014 on said proposed zoning  
21 change was duly published, opened on June 14<sup>th</sup>, 2021 at 7:00 P.M. by the Council of the City of  
22 Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful deliberation,  
24 has concluded that the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be in  
25 the best interest of the public health, safety and welfare of the City of Florissant; and

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
28

29 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the  
30 classification of the following described property from R-4 Single Family District to B-5 Planned  
31 Commercial District to coincide with the zoning of the adjacent property, 2096 Charbonier, with the  
32 following conditions to be part of the record:  
33

34 **1. PERMITTED USES**

35 The Uses permitted in this B-5 Planned Commercial District shall be limited  
36 to an electric substation.

37  
38 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

39 No new building proposed.  
40

41 **3. PERFORMANCE STANDARDS**

42 Uses within this B-5 Planned Commercial District identified herein shall conform to the most  
43 restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.  
44

45 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

46 The above Final Site Development Plan shall include the following:

- 47 a. Location and size, including height of building, landscaping and general use of the building.  
48 b. Gross square footage of building.  
49 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in  
50 question.  
51 d. Location and size of parking areas and internal drives.  
52 e. Building and parking setbacks.  
53 f. Curb cut locations.  
54 g. Existing proposed contours at intervals of not more than two (2) feet.  
55 h. Preliminary storm water and sanitary sewer facilities.  
56 i. Identification of all applicable cross-access and cross-parking agreements.  
57

58 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

59 The above Final Site Development Plan shall adhere to the following specific design criteria:

60 a. Structure Setbacks.

- 61 1. No building proposed, excludes retaining walls less than 2' ht. any light standards shall  
62 be located within forty (40) feet of the right-of 110 way.  
63 2. The setbacks shall be as set forth by Section 405.135 of the Zoning Code or as  
64 approved by the Planning and Zoning Commission.

65 b. Parking, Loading and Internal Drives Setbacks.

- 66 1. Parking, loading spaces, internal drives and roadways shall be located in accordance  
67 with the City Parking code, section 405.225.  
68 2. All of the setbacks for the Preliminary Development Plan are approved but may be  
69 modified with the approval of the Planning and Zoning Commission.

70 c. Minimum Parking/Loading Space Requirements.

- 71 1. Parking regulations shall be as required by Section 405.225 of the Florissant Zoning  
72 Code, except as otherwise varied herein. Parking spaces shall comply with the Florissant  
73 parking requirements.

74 d. Road Improvements, Access and Sidewalks.

- 75 1. St. Louis County Department of Highways shall approve any new work in the right-of-  
76 way. The property owner shall comply with all requirements for roadway improvements  
77 as specified by the Director of Public Works and St. Louis County Department of  
78 Highways in approving new work.

79 e. Lighting Requirements.

80 Lighting of the property shall comply with the following standards and requirements:

- 81 1. None proposed.



- 82 3. All lot lighting shall be directed downward and inward to reduce glare onto the  
83 adjacent properties and roads.
- 84 f. Sign Requirements.  
85 All signage shall comply with the City of Florissant sign ordinance.
- 86 g. Landscaping and Fencing.  
87 1. Landscaping shall be in accordance with Section 405.225 of the Florissant Zoning  
88 Code.  
89 2. Any modifications to the landscaping plan shall be reviewed and approved by the  
90 Planning and Zoning Commission.
- 91 h. Storm Water.  
92 Storm Water and drainage facilities shall comply with the following standards and requirements:  
93 1. Written approval of any required storm water detention by the Metropolitan St. Louis  
94 Sewer District shall be filed with the Department of Public Works.  
95 2. The Director of Public Works shall review storm water plans form compliance with  
96 storm water regulations. Water flow will have no adverse effect to neighboring properties  
97 or roads.
- 98 i. Miscellaneous Design Criteria.  
99 1. All applicable parking, circulation, sidewalks, and all other site design features shall  
100 comply with the Florissant City Code.  
101 2. The minimum yard requirements shall be as set forth in the City Code for the 'B-5'  
102 Planned Commercial District.  
103 3. All storm water and drainage facilities shall be constructed, and all landscaping shall  
104 be installed, prior to occupancy of the building, unless remitted by the Director of Public  
105 Works due to weather related factors.  
106 4. Unless and except to the extent otherwise specifically provided herein, the Final Site  
107 Development Plan shall comply and be in accordance with all other ordinances of the City of  
108 Florissant.

109  
110 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

- 111 Any changes to the approved plans attached hereto must be reviewed by the Building  
112 Commissioner. The Building Commissioner must make a determination as to the extent of the  
113 changes per the following procedure:
- 114 a. The property owner or designate representative shall submit in writing a request  
115 for an amendment to the approved plans. The Building Commissioner shall  
116 review the plans for consistency with the purpose and content of the proposal as  
117 originally or previously advertised for public hearing and shall make an advisory  
118 determination.
- 119 b. If the Building Commissioner determines that the requested amendment is not  
120 consistent in purpose and content with the nature of the purpose as originally  
121 proposed or previously advertised for the public hearing, then an amendment to the  
122 special use permit shall be required and a review and recommendation by the  
123 planning and zoning commission shall be required and a new public hearing shall  
124 be required before the City Council.
- 125 c. If the Building Commissioner determines that the proposed revisions are consistent  
126 with the purpose and content with the nature of the public hearing then a  
127 determination of non-necessity of a public hearing shall be made.

- d. Determination of minor changes: If the Building Commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
- e. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval of an amendment to the Planning and Zoning commission.

12. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code 209 Section 405.135.

13. **GENERAL DEVELOPMENT CONDITIONS.**

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

14. **PROJECT COMPLETION**

None proposed.

Section 2: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth  
President of the Council  
City of Florissant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1  
2 INTRODUCED BY COUNCILMAN CAPUTA  
3 JUNE 14, 2021  
4

5 BILL NO. 9690

ORDINANCE NO.

6  
7 **ORDINANCE TO AMEND AN EXISTING B-5 “PLANNED**  
8 **COMMERCIAL DISTRICT” TO ALLOW FOR CHANGES IN THE**  
9 **RECORDED DEVELOPMENT PLAN TO INCLUDE AN ADDITION,**  
10 **EXTERIOR CHANGES AND SIGNAGE LOCATED AT 3500**  
11 **PATTERSON ROAD.**  
12

13 WHEREAS, 3500 Patterson was annexed into the City of Florissant and was determined  
14 to be a B-5 zoning district in the City of Florissant; and

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
16 recommended to the City Council at their meeting of May 17, 2021 that the existing B-5 Planned  
17 Commercial District be amended to allow for an addition, exterior changes and signage located  
18 at 3500 Patterson Road; and

19 WHEREAS, due and lawful notice of public hearing no. 21-06-015 on said proposed  
20 change was duly published, held and concluded on the 14<sup>th</sup> of June, 2021 by the Council of the  
21 City of Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful  
23 deliberation, has concluded that the amendment to the existing B-5 development is in the best  
24 interest of the public health, safety and welfare of the City of Florissant; and  
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
28

29 Section 1: The existing ‘B-5’ Planned Commercial District located at 3500 Patterson  
30 (Hucks) is hereby amended to allow for an addition, exterior changes, and signage in an existing  
31 B-5 Zoning District with the following restrictions to regulate the property as part of the record:  
32

33 **1. PERMITTED USES**

34 The use permitted in this B-5 Planned Commercial District shall be limited to a Filling Station  
35 and Convenience store with carryout hot food.  
36

37 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

38 The building shall be limited to a single story building with a total square footage of  
39 approximately 3321 square feet. The main building shall not exceed 22 feet 4 inches in height.  
40 The building shall be constructed as depicted on the plans presented and enumerated on : Sheets  
41 1, 2 and 3 from TWM dated 4/14/21 and Tabberson Architects Construction set dated 4/29/21  
42 including T1, D1 and D2 rendered elevations, A1-A8, M1, M2, M3, E1, E2, P1-P3, S1, S2 and  
43 SC1.

### 45 3. PERFORMANCE STANDARDS

46 Uses within this B-5 Planned Commercial District identified herein shall conform to the most  
47 restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

### 49 5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

50 The above Final Site Development Plan shall include the following:

- 51 a. Location and size, including height of building, landscaping and general use of the  
52 building.
- 53 b. Gross square footage of building.
- 54 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property  
55 in question.
- 56 d. Location and size of parking areas and internal drives.
- 57 e. Building and parking setback 40 feet along Patterson and Greenway Chase.
- 58 f. Curb cut locations.
- 59 g. Existing proposed contours at intervals of not more than two (2) feet.
- 60 h. Existing storm water and sanitary sewer facilities.
- 61 i. Identification of all applicable cross-access and cross-parking agreements.

### 63 6. FINAL SITE DEVELOPMENT PLAN CRITERIA

64 The above Final Site Development Plan shall adhere to the following specific design criteria:

#### 65 a. Structure Setbacks.

- 66 1. No new building, excluding retaining walls and light standards shall be located  
67 within forty (40) feet of the right-of-way.
- 68 2. The setbacks shall be as approved by the Planning and Zoning Commission.

#### 69 b. Parking, Loading and Internal Drives Setbacks.

- 70 1. Parking, loading spaces, internal drives and roadways shall be located in  
71 accordance with the plans attached.
- 72 2. All of the setbacks depicted on the Preliminary Development Plan are hereby  
73 corrected to be 40' from Patterson and Greenway Chase and may be modified  
74 only by amendment.

#### 75 c. Minimum Parking/Loading Space Requirements.

- 76 1. Parking regulations shall be as required by 405.225 of the Florissant Zoning  
77 Code, except as otherwise varied herein. There shall be a minimum of 23 parking  
78 spaces. Parking spaces shall comply with the Florissant parking requirements.

#### 79 d. Road Improvements, Access and Sidewalks.

- 80 1. The Director of Public Works, the Missouri Department of Transportation  
81 (MODOT) and St. Louis County Department of Highways shall approve any new  
82 work in the North Highway 67 right-of-way. The property owner shall comply

83 with all requirements for roadway improvements as specified by the Director of Public  
84 Works and MODOT in approving new work.

85 **e. Lighting Requirements.**

86 Lighting of the property shall comply with the following standards and requirements:

- 87 1. All lot lighting shall be directed downward and inward to reduce glare onto the  
88 adjacent properties and roads.

89 **f. Sign Requirements.**

- 90 1. There shall be one Ground Sign F located as shown on Custom Sign package  
91 attached located 20 feet from property line aligned with proposed location,  
92 located as shown on TWM Sheet 1, dated 4/14/21.

- 93 2. There shall be wall and canopy signs as shown on attached Custom Sign  
94 package attached, dated 4/14/21 and a price sign on canopy.

- 95 3. All other signage shall comply with the City of Florissant sign ordinance.

96 **g. Landscaping and Fencing.**

- 97 1. Landscaping shall be in accordance with the Landscape and Screening code of  
98 the City of Florissant, section 405.245 and shall include 13 frontage trees and 50  
99 shrubs.

- 100 2. Any modifications to the landscaping plan shall be reviewed and approved by  
101 the Planning and Zoning Commission.

102 **h. Storm Water.**

103 Existing Storm Water and drainage facilities shall remain. All such systems shall comply with  
104 the following standards and requirements:

- 105 1. Written approval of any required below ground storm water detention by the  
106 Metropolitan St. Louis Sewer District shall be filed with the Department of Public  
107 Works at the discretion of the Public Works Director.

- 108 2. The Public Works Director shall review the storm water plans to assure that  
109 storm water flow will have no adverse affect the neighboring properties or roads.

110 **i. Miscellaneous Design Criteria.**

- 111 1. Existing paving shall remain. Any new applicable parking, circulation,  
112 sidewalks, and all other site design features shall comply with the Florissant City  
113 Code.

- 114 2. The minimum yard requirements shall be as shown on the Final Development  
115 Plan approved by the Building Commissioner.

- 116 4. All dumpsters shall be contained within a trash enclosure constructed of  
117 material to match the new building materials with self-closing gates that are solid  
118 metal, metal reinforced vinyl or metal picket type with a maximum spacing of the  
119 pickets of 2 inches or 80% minimum opacity. The trash enclosure shall remain  
120 located as shown on the preliminary site plan.

- 121 5. All storm water and drainage facilities shall be constructed, and all  
122 landscaping shall be installed, prior to occupancy of the building, unless remitted  
123 by the Director of Public Works due to weather related factors.

- 124 6. All mechanical equipment shall be roof mounted and screened from view by  
125 the building parapet walls or rooftop screens or other equipment shall be properly  
126 screened as required by section 405.245 of the Florissant Municipal Code.



127 7. Unless and except to the extent otherwise specifically provided herein, the Final Site  
128 Development Plan shall comply and be in accordance with all other ordinances of  
129 the City of Florissant.  
130

131 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

132 Any changes to the approved plans attached hereto must be reviewed by the Building  
133 Commissioner. The Building Commissioner must make a determination as to the extent of the  
134 changes per the following procedure:

- 135 1. The property owner or designate representative shall submit in writing a request for an  
136 amendment to the approved plans. The building commissioner shall review the plans for  
137 consistency with the purpose and content of the proposal as originally or previously  
138 advertised for public hearing and shall make an advisory determination.
- 139 2. If the building commissioner determines that the requested amendment is not  
140 consistent in purpose and content with the nature of the purpose as originally proposed or  
141 previously advertised for the public hearing, then an amendment to the special use permit  
142 shall be required and a review and recommendation by the planning and zoning  
143 commission shall be required and a new public hearing shall be required before the City  
144 Council.
- 145 3. If the building commissioner determines that the proposed revisions are consistent with  
146 the purpose and content with the nature of the public hearing then a determination of non-  
147 necessity of a public hearing shall be made.
- 148 4. Determination of minor changes: If the building commissioner determines that an  
149 amendment to the special use permit is not required and that the changes to the plans are  
150 minor in nature the Building Commissioner may approve said changes conditionally and  
151 the owner shall submit to Planning & Zoning for ratification of a minor change.
- 152 5. Determination of major changes: If the Building Commissioner determines that an  
153 amendment to the 'B-5' is not required but the changes are major in nature, then the  
154 owner shall submit an application for review and approval of an amendment.  
155

156 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

157 Submit Final Development Plan for approval prior to recording per City Code Section 405.135.  
158

159 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 160 a. Unless, and except to the extent, otherwise specifically provided herein, development  
161 shall be effected only in accordance with all ordinances of the City of Florissant.
- 162 b. The Department of Public Works shall enforce the conditions of this ordinance in  
163 accordance with the Final Site Development Plan approved by the Planning & Zoning  
164 Commission and all other ordinances of the City of Florissant.  
165

166 **7. PROJECT COMPLETION.**

167 Construction shall start within 90 days of the issuance of building permits, and the development  
168 shall be completed in accordance of the Final Development Plan, within 1 year from start of  
169 construction.  
170

171 Section 2: Except as herein amended Ordinance No. 7965, shall remain in full force and  
172 effect.

173        Section 3: This ordinance shall become in full force and effect immediately upon its  
174 passage and approval.

175  
176 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

177  
178  
179 \_\_\_\_\_  
180 Keith Schildroth  
181 President of the Council

182 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

183  
184  
185 \_\_\_\_\_  
186 Timothy J. Lowery  
187 Mayor, City of Florissant  
188

189 ATTEST:

190  
191 \_\_\_\_\_  
192 Karen Goodwin, MPPA, MMC, MRCC  
193 City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE  
2 JUNE 14, 2021

3  
4 BILL NO. 9691

ORDINANCE NO.

5  
6 **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY**  
7 **OF FLORISSANT TO ENTER INTO A PROGRAM**  
8 **AGREEMENT FOR THE FEDERAL FUNDING FOR PROJECT**  
9 **NUMBER STP-5622 (603) FOR THE IMPROVEMENT OF RUE**  
10 **ST. DENIS STREET PHASE II.**

11  
12 WHEREAS, the City of Florissant wishes to make improvements to rue St. Denis Street;  
13 and

14  
15 WHEREAS, the improvements contemplated by this agreement and designated as Project  
16 STP-5622(603) involve resurfacing the road and installing new curbs, gutters, and  
17 sidewalk along rue St. Denis; and

18  
19 WHEREAS, the City of Florissant supports the attached Transportation Improvement  
20 Program (TIP) application through the East-West Gateway Council of Governments and  
21 the Missouri Department of Transportation (MoDOT) as a part of its overall effort  
22 improve the quality of the roads.

23  
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
25 FLORISSANT, AS FOLLOWS:

26  
27 Section 1: The City Council endorses and supports the City of Florissant's  
28 application for federal funding of the improvements to rue St. Denis Street, from the  
29 Transportation Improvement Program (TIP) through the East-West Gateway Council of  
30 Governments and the Missouri Department of Transportation (MoDOT).

31  
32  
33 Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

34  
35  
36  
37 Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Keith Schildroth, Council President

38  
39  
40  
\_\_\_\_\_  
Timothy J. Lowery  
Mayor

41 ATTEST

42  
43 \_\_\_\_\_  
44 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

CCO Form: FS11  
Approved: 07/96 (KMH)  
Revised: 03/17 (MWH)  
Modified:

CFDA Number: CFDA #20.205  
CFDA Title: Highway Planning and Construction  
Award name/number: STP-5622(603)  
Award Year: 2022  
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION  
STP-URBAN PROGRAM AGREEMENT**

THIS STP-URBAN AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Florissant, St. Louis County, Missouri (hereinafter, "City").

WITNESSETH:

WHEREAS, the Fixing America's Surface Transportation Act (FAST) 23 U.S.C. §133, authorizes a Surface Transportation Program (STP) to fund transportation related projects; and

WHEREAS, the City desires to construct certain improvements, more specifically described below, using such STP funding; and

WHEREAS, those improvements are to be designed and constructed in compliance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to grant the use of STP funds to the City. The improvement contemplated by this Agreement and designated as Project STP-5622(603) involves:

Resurfacing, new curb and gutter, curb bump-outs, marked on-street parking spaces, storm sewer improvements and sidewalks

The City shall be responsible for all aspects of the construction of the improvement.

(2) LOCATION: The contemplated improvement designated as Project STP-5622(603) by the Commission is within the city limits of Florissant, Missouri. The general

location of the improvement is shown on an attachment hereto marked "Exhibit A" and incorporated herein by reference. More specific descriptions are as follows:

Rue St. Denis from N. Lafayette St. to N. New Florissant Road

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City.

(4) LIMITS OF SYSTEM: The limits of the surface transportation system for the City shall correspond to its geographical area as encompassed by the urban boundaries of the City as fixed cooperatively by the parties subject to approval by the Federal Highway Administration (FHWA).

(5) ROUTES TO BE INCLUDED: The City shall select the high traffic volume arterial and collector routes to be included in the surface transportation system, to be concurred with by the Commission, subject to approval by the FHWA. It is understood by the parties that surface transportation system projects will be limited to the said surface transportation system, but that streets and arterial routes may be added to the surface transportation system, including transfers from other federal aid systems.

(6) INVENTORY AND INSPECTION: The City shall:

(A) Furnish annually, upon request from the Commission or FHWA, information concerning conditions on streets included in the STP system under local jurisdiction indicating miles of system by pavement width, surface type, number of lanes and traffic volume category.

(B) Inspect and provide inventories of all bridges on that portion of the federal-aid highway systems under the jurisdiction of the City in accordance with the Federal Special Bridge Program, as set forth in 23 U.S.C. §144, and applicable amendments or regulations promulgated thereunder.

(7) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved street and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. Any traffic signals installed on highways maintained by the Commission will



be turned over to the Commission upon completion of the project for maintenance. All obligations of the Commission under this Agreement shall cease upon completion of the improvement.

(8) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(9) CONSTRUCTION SPECIFICATIONS: Parties agree that all construction under the STP for the City will be constructed in accordance with current MoDOT design criteria/specifications for urban construction unless separate standards for the surface transportation system have been established by the City and the Commission subject to the approval of the FHWA.

(10) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement

with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(11) ACQUISITION OF RIGHT OF WAY: With respect to the acquisition of right of way necessary for the completion of the project, City shall acquire any additional necessary right of way required for the project and in doing so agrees that it will comply with all applicable federal laws, rules and regulations, including 42 U.S.C. 4601-4655, the Uniform Relocation Assistance and Real Property Acquisition Act, as amended and any regulations promulgated in connection with the Act. However upon written request by the City and the written acceptance by the Commission, the Commission shall acquire right of way for the City. Upon approval of all agreements, plans and specifications by the Commission and the FHWA, the commission will file copies of said plans in the office of the county clerk: and proceed to acquire by negotiation and purchase or by condemnation any necessary right of way required for the construction of the improvement contemplated herein. All right of way acquired by negotiation and purchase will be acquired in the name of City, and the City will pay to grantors thereof the agreed upon purchase prices. All right of way acquired through condemnation proceedings will be acquired in the name of the State of Missouri and subsequently released to the City. The City shall pay into court all awards and final judgments in favor of any such condemnees. The City shall also reimburse the Commission for any expense incurred by the Commission in acquiring said right of way, including but not limited to the costs of surveying, appraisal, negotiation, condemnation, and relocation assistance benefits. Unless otherwise agreed to in writing the Commission shall have the final decision regarding the settlement amount in condemnation.

(12) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. All federally funded projects are required to have a project end date. Any costs incurred after the project end date are not eligible for reimbursement. The federal share for this project will be 80 percent not to exceed \$839,200. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs

associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(B) The total reimbursement otherwise payable to the City under this Agreement is subject to reduction, offset, levy, judgment, collection or withholding, if there is a reduction in the available federal funding, or to satisfy other obligations of the City to the Commission, the State of Missouri, the United States, or another entity acting pursuant to a lawful court order, which City obligations or liability are created by law, judicial action, or by pledge, contract or other enforceable instrument. Any costs incurred by the City prior to authorization from FHWA and notification to proceed from the Commission are not reimbursable costs.

(13) PERMITS: The City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to permit the construction and maintenance of the contemplated improvements.

(14) TRAFFIC CONTROL: The plans shall provide for handling traffic with signs, signal and marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

(15) WORK ON STATE RIGHT OF WAY: If any contemplated improvements for Project STP-5622(603) will involve work on the state's right of way, the City will provide reproducible final plans to the Commission relating to such work.

(16) DISADVANTAGED BUSINESS ENTERPRISES (DBEs): At time of processing the required project agreements with the FHWA, the Commission will advise the City of any required goals for participation by DBEs to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(17) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(18) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly. All progress payment requests must be submitted for reimbursement within 90 days of the project completion date for the final phase of work. The City shall repay any progress payments which involve ineligible costs.

(19) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice

shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(20) OUTDOOR ADVERTISING: The City further agrees that the right of way provided for any STP improvement will be held and maintained inviolate for public highway or street purposes, and will enact and enforce any ordinances or regulations necessary to prohibit the presence of billboards or other advertising signs or devices and the vending or sale of merchandise on such right of way, and will remove or cause to be removed from such right of way any sign, private installation of any nature, or any privately owned object or thing which may interfere with the free flow of traffic or impair the full use and safety of the highway or street.

(21) FINAL AUDIT: The Commission will perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(22) AUDIT REQUIREMENT: If the City expend(s) seven hundred fifty thousand dollars (\$750,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than seven hundred fifty thousand dollars (\$750,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(23) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

(24) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(25) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(26) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(27) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(28) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

- (A) To the City:  
955 Rue St. Francois  
Florissant, MO 63031
- (B) To the Commission:  
1590 Woodlake Drive  
Chesterfield, MO 63017

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(29) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, et seq.). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.



(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (29) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the

City may request the United States to enter into such litigation to protect the interests of the United States.

(30) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the FHWA and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

(31) CONFLICT OF INTEREST: The City shall comply with conflict of interest policies identified in 23 CFR 1.33. A conflict of interest occurs when an entity has a financial or personal interest in a federally funded project.

(32) MANDATORY DISCLOSURES: The City shall comply with 2 CFR 200.113 and disclose, in a timely manner, in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City on \_\_\_\_\_(DATE).

Executed by the Commission on \_\_\_\_\_(DATE).

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

CITY OF FLORISSANT

\_\_\_\_\_  
Title \_\_\_\_\_

By \_\_\_\_\_  
Title \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
Secretary to the Commission

By \_\_\_\_\_  
Title \_\_\_\_\_

Approved as to Form:

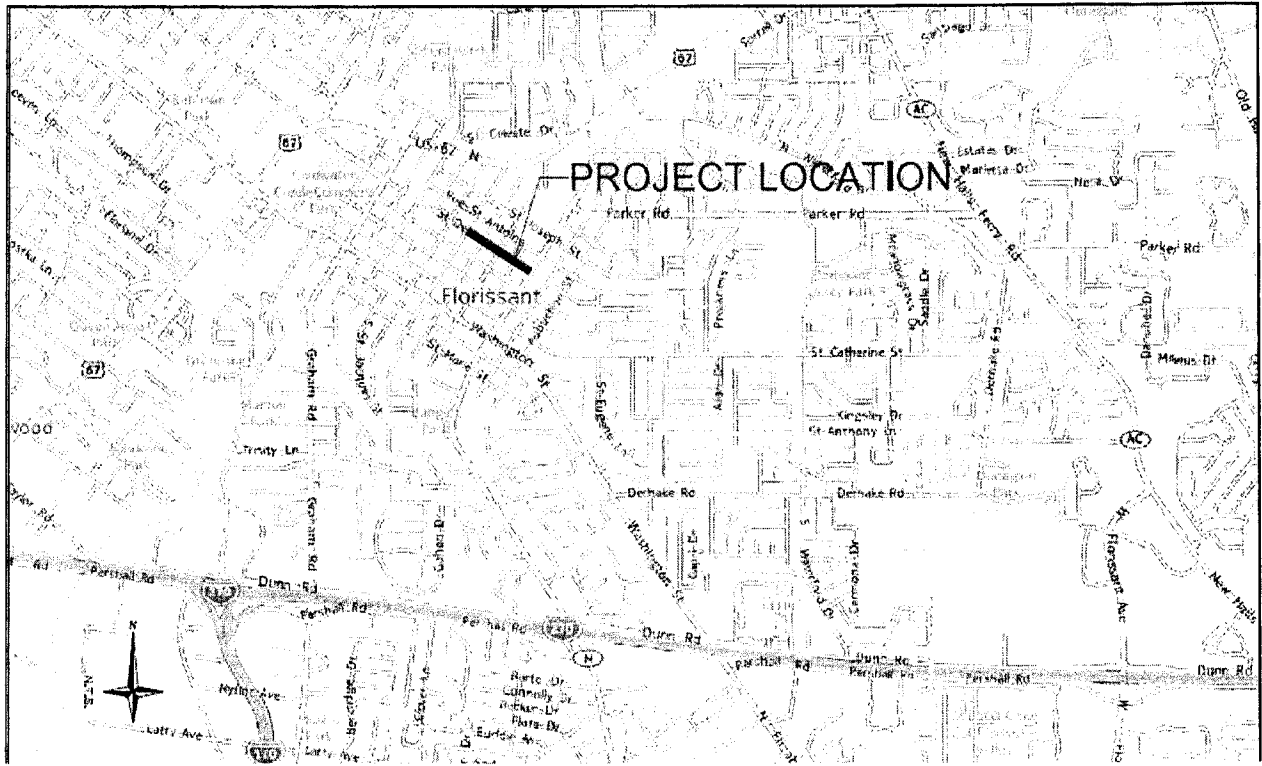
Approved as to Form:

\_\_\_\_\_  
Commission Counsel

By \_\_\_\_\_  
Title \_\_\_\_\_

Ordinance No:\_\_\_\_\_

## Exhibit A - Location of Project



## Exhibit B – Project Schedule

Project Description: STP-5622(603) Rue St. Denis

<b>PROJECT DEVELOPMENT SCHEDULE</b>			
<i>Note: many stages can occur concurrently.</i>			
<b>Activity Description</b>	<b>Start Date (MM/YYYY)</b>	<b>Finish Date (MM/YYYY)</b>	<b>Time Frame (Months)</b>
Receive notification letter	10/2020	10/2020	1
Execute agreement (project sponsor and DOT)	05/2021	07/2021	3
<b>Engineering services contract submitted and approved*</b>	08/2021	10/2021	3
Obtain environmental clearances (106, CE2, T&E, etc.)	10/2021	08/2022	11
Public meeting/hearing	05/2022	05/2022	1
Develop and submit preliminary plans	10/2021	05/2022	8
Preliminary plans approved	06/2022	06/2022	1
Develop and submit right-of-way plans	05/2022	07/2022	3
Review and approval of right-of-way plans	08/2022	08/2022	1
<b>Submit and receive approval for notice to proceed for right-of-way acquisition (A-Date)*</b>	08/2022	10/2022	1
Right-of-way acquisition	10/2022	05/2023	8
Utility coordination	10/2021	07/2023	22
Develop and submit PS&E	08/2022	07/2023	12
<b>District approval of PS&amp;E/advertise for bids*</b>	08/2023	10/2023	3
Submit and receive bids for review and approval	10/2023	11/2023	2
Project implementation/construction	12/2023	09/2024	10
* Finish date must match fiscal year for each milestone shown in <b>bold text</b> .			

\*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

\*\*Schedule dates are approximate as the project schedule will be actively managed and issues mitigated through the project delivery process. The Award Date or Planning Study Date deliverable is not approximate and requires request to adjust.



## Exhibit C - Required Contract Provisions

### REQUIRED CONTRACT PROVISIONS FEDERAL-AID CONSTRUCTION CONTRACTS

- I. General
- II. Nondiscrimination
- III. Nonsegregated Facilities
- IV. Davis-Bacon and Related Act Provisions
- V. Contract Work Hours and Safety Standards Act Provisions
- VI. Subletting or Assigning the Contract
- VII. Safety: Accident Prevention
- VIII. False Statements Concerning Highway Projects
- IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
- X. Compliance with Governmentwide Suspension and Debarment Requirements
- XI. Certification Regarding Use of Contract Funds for Lobbying

#### ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

#### I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under Title 23 (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services). The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in bid proposal or request for proposal documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors.

#### II. NONDISCRIMINATION

The provisions of this section related to 23 CFR Part 230 are applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR 60, 29 CFR 1625-1627, Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding \$10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR 60, and 29 CFR 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), and Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR 230, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. **Equal Employment Opportunity:** Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630, 29 CFR 1625-1627, 41 CFR 60 and 49 CFR 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under

this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract.

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

2. **EEO Officer:** The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

3. **Dissemination of Policy:** All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. **Recruitment:** When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. **Personnel Actions:** Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. **Training and Promotion:**

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are

applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

**7. Unions:** If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

**8. Reasonable Accommodation for Applicants / Employees with Disabilities:** The contractor must be familiar

with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established there under. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

**9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment:** The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors and suppliers and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

#### **10. Assurance Required by 49 CFR 26.13(b):**

a. The requirements of 49 CFR Part 26 and the State DOT's U.S. DOT-approved DBE program are incorporated by reference.

b. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the contracting agency deems appropriate.

**11. Records and Reports:** The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women;

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor

will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

### III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more.

The contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location, under the contractor's control, where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

### IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding \$2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size). The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. Contracting agencies may elect to apply these requirements to other projects.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 "Contract provisions and related matters" with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

#### 1. Minimum wages

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions

of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b.(1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Wage and Hour Administrator for determination. The Wage and Hour Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or

will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

## **2. Withholding**

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

## **3. Payrolls and basic records**

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-

Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b.(1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency..

(2) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.



(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

#### 4. Apprentices and trainees

##### a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly

rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

##### b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

**5. Compliance with Copeland Act requirements.** The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

**6. Subcontracts.** The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

**7. Contract termination: debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

**8. Compliance with Davis-Bacon and Related Act requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

**9. Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

**10. Certification of eligibility.**

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

**V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT**

The following clauses apply to any Federal-aid construction contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

**1. Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

**2. Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1.) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

**3. Withholding for unpaid wages and liquidated damages.** The FHWA or the contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

**4. Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

## VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term "perform work with its own organization" refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions:

(1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;

(2) the prime contractor remains responsible for the quality of the work of the leased employees;

(3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and

(4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract.

2. The contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is

evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract.

5. The 30% self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements.

## VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

## VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

#### **IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT**

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

By submission of this bid/proposal or the execution of this contract, or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any person who is or will be utilized in the performance of this contract is not prohibited from receiving an award due to a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act.

2. That the contractor agrees to include or cause to be included the requirements of paragraph (1) of this Section X in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements.

#### **X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION**

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost \$25,000 or more – as defined in 2 CFR Parts 180 and 1200.

##### **1. Instructions for Certification – First Tier Participants:**

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this

covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

\* \* \* \* \*

## **2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:**

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

## **2. Instructions for Certification - Lower Tier Participants:**

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost \$25,000 or more - 2 CFR Parts 180 and 1200)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which

this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the



department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

\* \* \* \* \*

**Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:**

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

\* \* \* \* \*

**XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING**

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed \$100,000 (49 CFR 20).

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such recipients shall certify and disclose accordingly.

**ATTACHMENT A - EMPLOYMENT AND MATERIALS  
PREFERENCE FOR APPALACHIAN DEVELOPMENT  
HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS  
ROAD CONTRACTS**

This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 6-4-21

Mayor's Approval:

Agenda Date Requested:

14-Jun-21

Description of request:

An ordinance is requested as a requirement to the East-West Gateway Council of Government:

and the Missouri Department of Transportation Transportation Improvement Program

grant application for the improvement of Rue St Denis Street Phase II

Department: Public Works

Engineering Division

Recommending Board or Commission:

City Council

Type of request:

Ordinances		Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment		Ordinance	X

Public Hearing needed:

No

3 readings? :

No

Back up materials  
attached:

Minutes	
Maps	
Memo	
Draft Ord.	X

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: \_\_\_\_\_