



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday November 9, 2020

7:30 PM

Karen Goodwin, MMC/MRCC



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 conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday November 9, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

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

- Written comments sent prior to 3 pm on Monday November 9, 2020 to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

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

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday November 9, 2020. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of October 26, 2020
- Council Budget Meeting minutes of October 24th, 2020

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

20-11-034	Request to authorize an amendment to B-5 ordinance 6648 to allow for the location of a post sign for the property locate at 1955 N. Hwy 67. (this application was withdrawn by the petitioner)	Withdrawn
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VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9632	Ordinance to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space.	2 nd Reading Harris
9633	Ordinance authorizing an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the property located at 3120 N Highway 67.	2 nd Reading Siam
9634	Ordinance authorizing an amendment to Special Use Permit No. 4144, as transferred, to allow for a ‘Restaurant Use’ to become a ‘Restaurant-Bar Use’ in an existing B-1 Zoning District for the property located at 3343 Parker Spur.	2 nd Reading Parson

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Transfer SPU (Ward 6) Application	Request to transfer an existing Special Use from Voss Automotive to Quick Stop Automotive, LLC for the operation of an automobile repair business located at 1685 N. Hwy 67.	Muath Salameh
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C. RESOLUTIONS

1019	Resolution of the Florissant City Council honoring Mark Behlmann for his many years of service and dedication to the residents of Florissant and North County	Council as a whole
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D. BILLS FOR FIRST READING

9638	Ordinance authorizing a transfer of an existing Special Use from Voss Automotive to Quick Stop Automotive, LLC for the operation of an automobile repair business located at 1685 N. Hwy 67.	Mulcahy
9639 Budget	Ordinance adopting the budget for the City of Florissant for the fiscal year commencing on December 1, 2020 and ending on November 30, 2021 and providing for its effective date.	Council as a whole
9640 Memo	Ordinance repealing ordinance No. 8182 and establishing a new compensation plan for part-time employees of the city of Florissant and containing an effective clause.	Schildroth
9641 Memo	Ordinance amending Section 125.065.A “Job Classification and Grade Level” by adding certain job classifications.	Schildroth
9642 Contract	Ordinance repealing ordinance no. 8574 and authorizing the Mayor of the City of Florissant to enter into a contract with the law firm of Lewis, Rice, represented by John M. Hessel for legal services for the City of Florissant commencing on December 1, 2020 and ending on November 30, 2021.	Council as a whole

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON NOVEMBER 6, 2020 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, NOVEMBER 9TH, 2020.

CITY OF FLORISSANT



COUNCIL MINUTES

October 26, 2020

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, October 26, 2020 at 7:30 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Siam moved to approve the City Council Minutes of October 12, 2020, seconded by Caputa. Motion carried.

The next item on the Agenda was a *Proclamation* proclaiming Extra Mile Day.

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

Rhoda Sims, resident, asked that the police patrol her neighborhood for speeding vehicles.

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

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

The City Clerk reported that Public Hearing #20-10-031 on a request to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5 Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The

31 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
32 forward.

33 Wes Kistler, petitioner, explained that this would be a 2 tenant, 3,360 sf building and Domino's
34 Pizza would be one of the tenants. The current site is an asphalt parking lot next to a post office. The
35 old parking lot will be replaced with a new one and will have 27 parking spaces. There will be new
36 landscaping and lighting installed along with a pole sign on Shackelford Road. In response to
37 Councilman Harris's questions, Mr. Kistler responded that after working with Planning & Zoning, it
38 was decided that the fences would stay, but a continuous row of shrubs/trees will be added as well.
39 There is a 6" vertical curb between the post office and the proposed site. The building will be
40 constructed of stone EIFS, stone veneer and stone accents. The petitioner thought that the stone would
41 be a natural, creek stone, nothing pre-cast.

42 Councilman Manganelli questioned whether the stone met the city's brick requirement. The
43 petitioner stated that Mr. Lum requested that they meet the 3 foot masonry requirement at the base of
44 the building, which they have revised in order to comply.

45 Wes Kistler explained that the drive through will be on the post office side of the building.
46 Furthermore, it is a pick-up window only, no ordering will be done. No second tenant has been selected
47 as of now.

48 Being no citizens who wished to speak, Councilman Harris moved to close P.H. #20-10-031,
49 seconded by Manganelli. Motion carried.

50 The City Clerk reported that Public Hearing #20-10-032 on a request to issue an amendment to
51 Ord. No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle
52 rentals from "Permitted Uses" for the property located at 3120 N. Hwy 67 had been advertised in
53 substantially the same form as appears in the foregoing publication and by posting the property. The
54 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
55 forward.

56 Bill Robinson, architect for Take Five, stated that they would like to make exterior alterations
57 to the existing building to give it a fresh look. The current building, although it looks like it is made of
58 brick, does not comply with the city's masonry code. This existing brick will remain and they would
59 like to re-freshen it by staining it. They would also like to replace the "wrap around" material with
60 EIFS with accent banding. A raised parapet will be added as well.

61 The petitioner will restripe and reseal the parking lot in order to comply with the parking
62 ordinance. The previous tenant needed parking for vehicle rentals, which they do not need. They
63 propose to use the existing landscaping plan, but will replant all the dead and removed foliage.

64 In response to Councilman Siam's question, the petitioner stated that he will look into repairing
65 and freshening the dumpster and enclosure. Take Five is very aggressive on keeping their properties
66 clean and well maintained, both inside and out.

67 The signage will be included in a separate package submitted by the sign company. The
68 petitioner guessed that the sign company would like to take down the existing sign and replace it with
69 something acceptable to the city.

70 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-10-032,
71 seconded by Pagano. Motion carried.

72 The City Clerk reported that Public Hearing #20-10-033 on a request to authorize an
73 amendment to Special Use Permit Ord. No. 4144, as amended, to allow for a 'Restaurant Use' to
74 become a 'Restaurant Bar Use' in an existing B-1 Zoning District for the property located at 3343
75 Parker Spur had been advertised in substantially the same form as appears in the foregoing publication
76 and by posting the property. The Chair declared the Public Hearing to be open and invited those who
77 wished to be heard to come forward.

78 Ms. Tonya Hester, petitioner for NOCO, stated that she proposed to open a restaurant with a
79 bar at that location, which used to be a café. There will be no changes to the outside of the building
80 other than updating the sign. She will also be updating the inside space. Ms. Hester will be selling
81 liquor by the drink with meals. She will also sell top shelf liquor and cigars, but there will be no
82 smoking on the premises. She does not plan on having any large groups or banquet settings.
83 Councilman Parson asked that she keep the area around her restaurant clean of trash because they have
84 a problem with debris along Parker Spur.

85 Being no citizens who wished to speak, Councilman Parson moved to close P.H. #20-10-033,
86 seconded by Mulcahy. Motion carried.

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

88 Councilman Siam moved that Bill No. 9627 an Ordinance to approve a final subdivision plat of
89 the Flower Valley Shopping Center plat for the property located at 3159 N. Hwy 67 be read for a
90 second time, seconded by Schildroth. Motion carried and Bill No. 9627 was read for a second time.
91 Councilman Siam moved that Bill No. 9627 be read for a third time, seconded by Harris. Motion

92 carried and Bill No. 9627 was read for a third and final time and placed upon its passage. Before the
93 final vote all interested persons were given an opportunity to be heard.

94 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
95 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
96 Whereupon the Chair declared Bill No. 9627 to have passed and said Bill became Ordinance No. 8642.

97 Councilman Siam moved that Bill No. 9628 an Ordinance to authorize a Special Use Permit to
98 allow for an Event Center establishment in a B-3 Extensive Commercial District for the property
99 located at 3421 N. Hwy 67 be read for a second time, seconded by Caputa. Motion carried and Bill
100 No. 9628 was read for a second time. Councilman Siam moved that Bill No. 9628 be read for a third
101 time, seconded by Schildroth. Motion carried and Bill No. 9628 was read for a third and final time and
102 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
103 heard.

104 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
105 Harris yes, Manganelli yes, Eagan yes, Caputa no, Schildroth yes, Mulcahy yes and Pagano no.
106 Whereupon the Chair declared Bill No. 9628 to have passed and said Bill became Ordinance No. 8643.

107 Councilman Mulcahy moved that Bill No. 9630 an Ordinance amending Title III “Traffic Code”
108 of the Florissant City Code, Schedule III “Stop Intersections” Table III-D “Four-Way Stops” by adding
109 thereto Jefferson Street at St. Antoine Street be read for a second time, seconded by Manganelli.
110 Motion carried and Bill No. 9630 was read for a second time. Councilman Mulcahy moved that Bill
111 No. 9630 be read for a third time, seconded by Parson. Motion carried and Bill No. 9630 was read for a
112 third and final time and placed upon its passage. Before the final vote all interested persons were given
113 an opportunity to be heard.

114 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
115 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth no, Mulcahy yes and Pagano yes.
116 Whereupon the Chair declared Bill No. 9630 to have passed and said Bill became Ordinance No.8644.

117 Councilwoman Pagano moved to approve the Mayor’s re-appointment of Ray Keil to the
118 Traffic Commission with an expiration date of 11/28/2024, seconded by Manganelli. Motion carried.

119 The next item on the agenda was First Readings.

120 Councilman Harris introduced Bill No. 9632 an Ordinance to rezone the property located at
121 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for

122 a sit-down, carry-out, and drive-through restaurant and tenant space and said Bill was read for the first
123 time by title only.

124 Councilman Siam introduced Bill No. 9633 an Ordinance authorizing an amendment to B-5
125 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove
126 vehicle rentals from 'Permitted Uses' for the property located at 3120 N Highway 67 and said Bill was
127 read for the first time by title only.

128 Councilman Schildroth introduced Bill No. 9634 an Ordinance authorizing an amendment to
129 Special Use Permit No. 4144, as transferred, to allow for a 'Restaurant Use' to become a 'Restaurant-
130 Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur and said Bill
131 was read for the first time by title only.

132 Councilman Schildroth introduced Bill No. 9635 an Ordinance authorizing transfers within
133 various Park Improvement Fund accounts for the parks department and said Bill was read for the first
134 time. Councilman Caputa moved that Bill No. 9635 be read for a second time, seconded by Schildroth.
135 Motion carried and Bill No. 9635 was read for a second time. Councilman Parson moved that Bill No.
136 9635 be read for a third time, seconded by Siam. On roll call the Council voted: Parson yes, Siam yes,
137 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
138 Having received the unanimous vote of all members present Bill No. 9635 was read for a third and final
139 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
140 to be heard.

141 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,
142 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
143 Whereupon the Chair declared Bill No. 9635 to have passed and said Bill became Ordinance No. 8645.

144 Councilman Manganelli introduced Bill No. 9636 an Ordinance authorizing transfers within
145 various accounts for the information technology department, and said Bill was read for the first time.
146 Councilwoman Pagano moved that Bill No. 9636 be read for a second time, seconded by Manganelli.
147 Motion carried and Bill No. 9636 was read for a second time. Councilman Harris moved that Bill No.
148 9636 be read for a third time, seconded by Siam. On roll call the Council voted: Parson yes, Siam yes,
149 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.
150 Having received the unanimous vote of all members present Bill No. 9636 was read for a third and final
151 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
152 to be heard.

Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9636 to have passed and said Bill became Ordinance No. 8646.

Councilman Schildroth introduced Bill No. 9637 an Ordinance amending the General Fund Budget to reflect \$100,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for the pay down compensatory overtime for personnel at the police department said Bill was read for the first time. Councilman Eagan moved that Bill No. 9637 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9637 was read for a second time. Councilman Eagan moved that Bill No. 9637 be read for a third time, seconded by Caputa. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9637 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9637 to have passed and said Bill became Ordinance No. 8647.

The next item on the Agenda was Council Announcements.

Councilman Siam reminded everyone, in light of the continuing pandemic, to continue to wear masks, wash hands and socially distance even though it is difficult for everyone.

Councilman Parson announced that there will be a Block Party in Ward 8 on Halloween from 3-6 p.m. Masks will be required.

Councilwoman Pagano asked everyone to be patient with the construction going on, especially at Dunn Road at 270. There is a considerable amount of cross through traffic in the neighborhoods and she asked everyone to be careful.

Councilman Mulcahy thanked the Parks Department for a fun Boo Bash at Sunset Park.

Councilman Caputa reminded everyone to secure their firearms and not leave guns in their vehicles. He encouraged residents to vote.

Councilman Eagan reminded residents to donate to the T.E.A.M. food pantry on St. Catherine.

Councilman Manganelli also encouraged everyone to get out and vote.

Councilman Harris thanked the Park employees and volunteers for a wonderful evening at Boo Bash. He also thanked the Mayor and staff for the hard work that was put into planning the 2021 budget.

Councilman Schildroth stated that the Graham Road Project is near completion, but he asked residents to continue to be patient with the construction.

The next item was Mayor Announcements.

The Mayor announced that the Parks Department did an outstanding job at Family Boo Bash and a good time was had by parents and kiddos alike. He thanked the Finance Department and Council for an excellent job in preparing the city's upcoming budget. He expressed concern about people leaving their cars running during the cold weather. It is a dangerous thing to do and creates perfect opportunities for crimes. The Halloween Skate will be held for 5-8th graders at the JJE Ice Rink on 10/30. The Veterans Parade has been cancelled. On November 29, there will be the annual Christmas tree lightening at City Hall.

The Council President stated that the next regular City Council Meeting will be Monday, November 9, 2020 at 7:30 pm.

Councilman Eagan moved to adjourn the meeting, seconded by Harris. Motion carried. The meeting was adjourned at 8:48 p.m.



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9627	Ord. 8642
Bill No. 9628	Ord. 8643
Bill No. 9630	Ord. 8644
Bill No. 9635	Ord. 8645
Bill No. 9636	Ord. 8646
Bill No. 9637	Ord. 8647



CITY OF FLORISSANT
BUDGET MINUTES
OCTOBER 24, 2020



The City Council met on Saturday, October 24th, 2020 for a budget work session on the FY 2021 proposed budget at 8:00 am in the Council chambers at 955 rue St. Francois and via the Zoom platform. Council members in attendance included: Manganelli, Eagan, Caputa, Schildroth, Mulcahy and Pagano. Councilmen Harris, Parson and Siam attended remotely via Zoom due to Covid 19 concerns. Also in attendance were Mayor Timothy Lowery, Director of Finance Kimberlee Johnson, and City Clerk Karen Goodwin. Council President Schildroth stated that a quorum was present and the meeting was brought to order.

The meeting was also made available via the Zoom platform to residents who wished to attend.

Council President Schildroth asked Kimberlee Johnson, Finance Director to begin. Mrs. Johnson thanked everyone for their assistance and patience and explained that the projections have changed.

Mrs. Johnson began by explaining the changes in the revenues from what was originally projected. She enumerated the recalculated changes in the fund summaries and provided a brief explanation for the changes.

Councilman Manganelli asked about the gasoline tax revenue increase. Mrs. Johnson answered that they felt the revenues would be increasing.

FUND SUMMARIES		Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)
	Dept #				
General Fund - 01					
Revenues		\$ 22,555,612	\$ 20,579,490	\$ 21,693,391	\$ 1,113,900
Expenditures					
Administrative	40	\$ 2,960,520	\$ 3,093,124	\$ 3,080,951	\$ (12,173)
Legislative	38	154,438	127,953	154,951	26,998
Information Technology/MEDIA (2020)	36	644,454	685,140	665,640	(19,500)
Police	49	10,827,155	11,421,912	11,253,686	(168,226)
Municipal Court	41	624,487	616,365	616,428	63
Prosecuting Attorney	35	267,810	267,575	267,675	100
Housing Resource Center	37	52,794	59,435	59,435	-
Senior Services	39	213,429	210,725	208,924	(1,801)
Public Works (merged Health FY2020)	48	3,988,707	3,804,115	3,635,545	(168,570)
Recreation-Theater	43	463,778	458,448	350,113	(108,335)
Recreation-Centers	44	1,889,138	1,908,185	1,706,621	(201,564)
Recreation-Summer Camp	45	190,004	165,892	142,949	(22,943)
Recreation-Bangert Pool	46	316,189	285,680	252,914	(32,766)
Recreation - Parks (FY20 PIF)	47	-	-	-	-
Recreation-Golf Course	06	924,865	902,908	846,867	(56,041)
General Fund Expenditures		\$ 23,517,768	\$ 24,007,457	\$ 23,242,699	\$ (764,758)
Revenue over Expenditures		\$ (962,156)	\$ (3,427,967)	\$ (1,549,308)	\$ 1,878,658
FY20 Appropriation for FY19 Rollover		\$ (60,805)			
FY20 Appropriation for Election Expense		\$ (10,000)			
FY20 Final Budget		\$ (1,032,961)			

	Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)
Capital Improvement Fund - 03				
Revenue	\$ 3,497,000	\$ 3,515,000	\$ 3,907,054	\$ 392,054
Expenditures	4,468,621	3,762,288	3,678,342	(83,946)
Revenue over Expenditures	\$ (971,621)	\$ (247,288)	\$ 228,713	\$ 476,000
Park Improvement Fund - 09				
Revenue	\$ 3,990,221	\$ 3,881,400	\$ 3,975,000	\$ 93,600
Expenditures	4,783,382	4,883,386	4,549,752	(333,634)
Revenue over Expenditures	\$ (793,161)	\$ (1,001,986)	\$ (574,752)	\$ 427,234
Street Fund - 08				
Revenue	\$ 3,285,440	\$ 1,660,000	\$ 1,660,000	\$ -
Expenditures	4,021,801	2,086,376	1,931,376	(155,000)
Revenue over Expenditures	\$ (736,361)	\$ (426,376)	\$ (271,376)	\$ 155,000
Sewer Lateral Fund - 04				
Revenue	\$ 509,000	\$ 509,000	\$ 509,000	\$ -
Expenditures	805,835	761,185	761,185	-
Revenue over Expenditures	\$ (296,835)	\$ (252,185)	\$ (252,185)	\$ -
Property Revitalization Fund - 10				
Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures	45,000	44,802	-	(44,802)
Revenue over Expenditures	\$ (45,000)	\$ (44,802)	\$ -	\$ 44,802
Court Building Fund - 14				
Revenue	\$ 149,000	\$ 132,000	\$ 132,000	\$ -
Expenditures	132,000	132,000	132,000	-
Revenue over Expenditures	\$ 17,000	\$ -	\$ -	\$ -
	Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)
Public Safety Fund - 17				
Revenue	\$ 2,800,000	\$ 2,600,000	\$ 2,800,000	\$ 200,000
Expenditures	3,036,284	2,758,660	2,773,160	14,500
Revenue over Expenditures	\$ (236,284)	\$ (158,660)	\$ 26,840	\$ 185,500
Property Maintenance Fund - 16				
Revenue	\$ 390,000	\$ 365,000	\$ 365,000	\$ -
Expenditures	388,000	396,170	396,170	-
Revenue over Expenditures	\$ 2,000	\$ (31,170)	\$ (31,170)	\$ -

*Councilman Schildroth moved to accept the changes in revenue listed in the fund summaries, seconded by Eagan, on voice vote, the motion carried.

Mrs. Johnson provided an overview of the corrections made to the Administration budget since it was originally submitted.

40 - ADMINISTRATIVE DEPARTMENT				
Account	Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)
4000-Salaries & Benefits	\$ 1,586,676	\$ 1,588,361	\$ 1,618,361	\$ 30,000
4021-Uniforms	-	600	100	(500)
4023-Postage & Printing	46,000	46,000	46,000	-
4024-Telecom/Computer	49,200	43,500	43,500	-
4031-Lease/ Rental Equip	44,000	44,000	44,000	-
4032-Office Expense	18,000	15,750	14,750	(1,000)
4042-Travel, Training & Certifications	22,250	21,900	17,500	(4,400)
4043-Organizational Dues	40,300	38,618	33,055	(5,563)
4050-Professional Services	393,368	401,520	387,360	(14,160)
4052-Programs & Events	80,540	79,250	60,700	(18,550)
4053-Advertising	6,500	4,500	6,500	2,000
4055-Insurance & Bonds	658,686	794,125	794,125	-
4058-Elected Official Expense	15,000	15,000	15,000	-
Total	\$ 2,960,520	\$ 3,093,124	\$ 3,080,951	\$ (12,173)

*Councilman Eagan moved to accept changes in the proposed budget for the Administration Department, seconded by Councilwoman Pagano, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Legislative Department budget since it was originally submitted.

38 - LEGISLATIVE DEPARTMENT				
	Budget	Proposed	Revised	Differences
Account	2020	2021	2021	Incr/(Decr)
3800-Salaries & Benefits	\$ 127,438	\$ 127,953	\$ 127,951	\$ (2)
3858-Elected Official Expense	27,000	-	27,000	27,000
Total	\$ 154,438	\$ 127,953	\$ 154,951	\$ 26,998

*Councilman Eagan moved to accept changes in the proposed budget for the Legislative Department, seconded by Councilman Manganello, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the IT/Media budget since it was originally submitted.

36 - IT/MEDIA DEPARTMENT				
	Budget	Proposed	Revised	Differences
Account	2020	2021	2021	Incr/(Decr)
3600-Salaries & Benefits	\$ 405,454	\$ 415,140	\$ 410,140	\$ (5,000)
3621-Uniforms	1,500	1,500	1,000	(500)
3624-Telecom/ Computer	169,000	189,000	190,000	1,000
3627-Gasoline	-	1,500	-	(1,500)
3629-Building & Grounds	-	-	-	-
3630-Equip & Vehicle Expense	-	-	-	-
3632-Office Expense	18,500	15,000	1,000	(14,000)
3633-Material & Supplies	-	-	-	-
3642-Travel, Training & Certifications	4,000	4,000	1,500	(2,500)
3644-License, Permits & Inspections	2,000	2,500	2,500	-
3650-Professional Services	44,000	16,000	14,000	(2,000)
3655-Advertising	-	40,500	45,500	5,000
Total	\$ 644,454	\$ 685,140	\$ 665,640	\$ (19,500)

*Councilman Schildroth moved to accept changes in the proposed budget for the IT/Media Department, seconded by Councilman Eagan, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Police Department budget since it was originally submitted.

49 - POLICE DEPARTMENT				
	Budget	Proposed	Revised	Differences
Account	2020	2021	2021	Incr/(Decr)
4900-Salaries & Benefits	\$ 9,749,054	\$ 10,335,112	\$ 10,206,886	\$ (128,226)
Administrative Cross Charge recorded as Revenue prior to FY1	-	-	-	-
4921-Uniforms	101,000	101,000	101,000	-
4924-Telecom/Computer	340,500	359,500	319,500	(40,000)
4926-Utilities	50,000	48,000	48,000	-
4927-Gasoline	200,000	200,000	200,000	-
4929-Buildings & Grounds	74,600	74,600	74,600	-
4930-Equip & Vehicle Expense	47,901	47,900	47,900	-
4931-Lease/ Rental Equip	30,800	41,000	41,000	-
4932-Office Expense	46,000	46,000	46,000	-
4933-Material & Supplies	67,500	49,000	49,000	-
4942-Travel, Training & Certifications	87,600	87,600	87,600	-
4943-Organizational Dues	6,000	6,000	6,000	-
4950-Professional Service	7,500	7,500	7,500	-
4952-Programs & Events	18,700	18,700	18,700	-
4961-Capital Adds (will budget based on forfeitures)	-	-	-	-
Total	\$ 10,827,155	\$ 11,421,912	\$ 11,253,686	\$ (168,226)

*Councilman Schildroth moved to accept changes in the proposed budget for the Police Department, seconded by Councilwoman Pagano, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Municipal Court budget since it was originally submitted.

41 - MUNICIPAL COURT DEPARTMENT		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
Account					
4100-Salaries & Benefits		\$ 557,337	\$ 575,415	\$ 575,413	\$ (2)
4124-Telecom/Computer		43,200	15,000	15,000	-
4132-Office Expense		11,800	12,600	12,600	-
4142-Travel, Training & Certifications		4,550	4,550	4,550	-
4143-Organizational Dues		200	200	265	65
4150-Professional Service		7,400	8,600	8,600	-
Total		\$ 624,487	\$ 616,365	\$ 616,428	\$ 63

*Councilman Schildroth moved to accept changes in the proposed budget for the Municipal Court, seconded by Councilman Manganelli, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Prosecuting Attorney's budget since it was originally submitted.

35 - PROSECUTING ATTORNEY DEPARTMENT		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
Account					
3500-Salaries & Benefits		\$ 241,685	\$ 241,426	\$ 241,426	\$ -
3524-Telecom/Computer		5,081	5,081	5,081	-
3532-Office Expense		2,000	2,000	2,000	-
3542-Travel/ Training/ Cert		3,900	3,900	3,900	-
3543-Organizational Dues		-	-	100	100
3550-Professional Services		15,144	15,168	15,168	-
Total		\$ 267,810	\$ 267,575	\$ 267,675	\$ 100

*Councilman Manganelli moved to accept changes in the proposed budget for the Prosecuting Attorney, seconded by Councilman Mulcahy, on voice vote, the motion carried unanimously.

Mrs. Johnson noted that there were no changes in the Housing Resource center budget.

Mrs. Johnson provided an overview of the corrections made to the Senior Services budget since it was originally submitted.

39 - SENIOR SERVICES DEPARTMENT		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
Account					
3900-Salaries & Benefits		\$ 147,194	\$ 152,305	\$ 152,304	\$ (1)
3921-Uniforms		400	500	200	(300)
3926-Utilities		6,600	6,060	6,060	-
3929-Bldg. & Grounds		9,800	6,400	6,100	(300)
3932-Office Expense		2,000	2,700	2,000	(700)
3942-Travel, Training & Certifications		1,000	1,000	500	(500)
3950-Professional Services		-	-	-	-
3952-Programs & Events		44,935	40,260	40,260	-
3953-Publicity		1,500	1,500	1,500	-
Total		\$ 213,429	\$ 210,725	\$ 208,924	\$ (1,801)

*Councilman Schildroth moved to accept changes in the proposed budget for the Senior Services Department, seconded by Councilwoman Pagano, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Public Works budget since it was originally submitted.

48 - PUBLIC WORKS DEPARTMENT		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
Account					
4800-Salaries & Benefits		\$ 3,610,167	\$ 3,500,825	\$ 3,406,745	\$ (94,080)
4821-Uniforms		13,800	13,000	13,000	-
4824-Telecom/ Computer		43,000	43,000	-	(43,000)
4826-Utilities		121,000	100,000	80,000	(20,000)
4827-Gasoline		90,000	65,000	65,000	-
4829-Bldg. & Grounds		-	-	-	-
4830-Equip & Vehicle Expense		-	-	-	-
4832-Office Expense		25,000	20,000	20,000	-
4833-Material & Supplies		-	10,000	10,000	-
4342-Travel, Training & Certifications		35,940	31,990	20,500	(11,490)
4343-Organizational Dues		4,800	4,800	4,800	-
4850-Professional Service		45,000	15,500	15,500	-
Total		\$ 3,988,707	\$ 3,804,115	\$ 3,635,545	\$ (168,570)

Councilman Eagan questioned reduction in salary, Mayor Lowery answered that he asked that the Department head look at personnel and provide a more realistic request.

*Councilman Schildroth moved to accept changes in the proposed budget for the Public Works Department, seconded by Councilman Eagan, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Recreation Department-Theater budget since it was originally submitted.

43 - RECREATION DEPARTMENT-THEATRE					
	Budget	Proposed	Revised	Differences	
Account	2020	2021	2021	Incr/(Decr)	
4300-Salaries & Benefits	\$ 226,928	\$ 219,798	\$ 221,763	\$ 1,965	
4321-Uniforms	250	300	300	-	
4324-Telecom/Computer	6,250	8,000	8,000	-	
4328-Merchandise Concessions	-	-	1,700	1,700	
4329-Bldg. & Grounds	10,600	10,600	10,600	-	
4332-Office Expense	10,200	10,200	8,700	(1,500)	
4333-Materials & Supplies	-	-	1,200	1,200	
4342-Travel, Training & Certifications	1,200	1,200	-	(1,200)	
4343-Organizational Dues	650	650	-	(650)	
4350-Professional Services	6,000	6,000	6,000	-	
4352-Programs & Events	187,700	187,700	83,500	(104,200)	
4353-Advertising	14,000	14,000	8,350	(5,650)	
Total	\$ 463,778	\$ 458,448	\$ 350,113	\$ (108,335)	

*Councilman Schildroth moved to accept changes in the proposed budget for the Recreation Department-Theater, seconded by Councilman Eagan, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Recreation Department-Civic and Community Centers budget since it was originally submitted.

44 - RECREATION DEPARTMENT - CIVIC AND COMMUNITY CENTERS					
	Budget	Proposed	Revised	Differences	
Account	2020	2021	2021	Incr/(Decr)	
4400-Salaries & Benefits	\$ 1,589,138	\$ 1,608,185	\$ 1,406,621	\$ (201,564)	
4426-Utilities	300,000	300,000	300,000	-	
Total	\$ 1,889,138	\$ 1,908,185	\$ 1,706,621	\$ (201,564)	

*Councilman Eagan moved to accept changes in the proposed budget for the Recreation Department-Civic and Community Centers, seconded by Councilman Caputa, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Recreation Department-Summer Camp budget since it was originally submitted.

45 - RECREATION DEPARTMENT - SUMMER CAMP					
	Budget	Proposed	Revised	Differences	
Account	2020	2021	2021	Incr/(Decr)	
4500-Salaries & Benefits	\$ 190,004	\$ 165,892	\$ 142,949	\$ (22,943)	
Total	\$ 190,004	\$ 165,892	\$ 142,949	\$ (22,943)	

*Councilman Schildroth moved to accept changes in the proposed budget for the Recreation Department- Summer camp, seconded by Councilwoman Pagano, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Recreation Department-Bangert Pool budget since it was originally submitted.

46 - RECREATION DEPARTMENT - BANGERT POOL					
Account	Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)	
4600-Salaries & Benefits	\$ 266,189	\$ 235,680	\$ 202,914	\$	(32,766)
4626-Utilities	50,000	50,000	50,000		-
Total	\$ 316,189	\$ 285,680	\$ 252,914	\$	(32,766)

*Councilman Eagan moved to accept changes in the proposed budget for the Recreation Department-Bangert Pool, seconded by Councilwoman Pagano, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Recreation Department-Golf Course budget since it was originally submitted.

06 - RECREATION DEPARTMENT - GOLF COURSE					
Account	Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)	
0600-Salaries & Benefits	\$ 511,395	\$ 509,759	\$ 477,718	\$	(32,041)
0621-Uniforms	1,700	1,700	1,700		-
0623-Postage & Printing	1,700	1,000	1,000		-
0624-Telecom/Computer	-	1,000	1,000		-
0626-Utilities	50,000	50,000	45,000		(5,000)
0627-Gasoline	13,000	12,000	10,000		(2,000)
0628-Merchandise	80,000	80,000	65,000		(15,000)
0629-Bldg. & Grounds	111,000	97,000	95,000		(2,000)
0630-Equip & Vehicle Repairs	40,000	36,600	36,600		-
0631-Lease/ Rental Equip	90,000	90,204	90,204		-
0632-Office Expense	4,000	2,000	2,000		-
0642-Travel/ Training/ Cert	200	200	200		-
0643-Organizational Dues	1,700	1,825	1,825		-
0644-License,Permits & Inspections	1,870	1,820	1,820		-
0650-Professional Services	10,100	12,800	12,800		-
0653-Advertising	8,200	5,000	5,000		-
Total	\$ 924,865	\$ 902,908	\$ 846,867	\$	(56,041)

*Councilwoman Pagano moved to accept changes in the proposed budget for the Recreation Department- Golf Course, seconded by Councilman Schildroth, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Capital Improvement Fund budget since it was originally submitted.

03 - CAPITAL IMPROVEMENT FUND					
		Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)
REVENUE					
Capital Improvement Sales Tax		\$ 3,497,000	\$ 3,387,000	\$ 3,487,000	\$ 100,000
Interest		-	-	-	-
Miscellaneous Revenue		-	-	-	-
Grants & Reimbursements		-	128,000	420,054	292,054
Total Budgeted Revenue		\$ 3,497,000	\$ 3,515,000	\$ 3,907,054	\$ 392,054
EXPENDITURES					
0320-Debt Payment		\$ 515,000	\$ 499,088	\$ 499,088	\$ -
0314-Salary & Benefit Admin Cross Charge CIF		105,000	104,000	104,000	-
0324-Telecom/Computer		180,500	185,500	228,500	(43,000)
0329-Buildings & Grounds		187,500	200,500	150,500	50,000
0330-Equip & Vehicle Expense		211,000	206,500	206,500	-
0333-Material & Supplies		122,000	90,000	90,000	-
0334-Street Markings		22,500	22,500	22,500	-
0350-Professional Service		208,964	565,200	540,200	25,000
0351-Street Lighting		515,000	375,000	375,000	-
0352-Street Contracts		1,450,506	1,000,000	700,000	300,000
0353-Bridge Repair & Maint.		50,000	50,000	50,000	-
0354-Sidewalk Repairs		239,362	110,000	50,000	60,000
0355-Stormwater Projects		-	-	292,054	(292,054)
0361-Capital Additions		661,289	354,000	370,000	(16,000)
Total		\$ 4,468,621	\$ 3,762,288	\$ 3,678,342	\$ 83,946

*Councilwoman Pagano moved to accept changes in the proposed budget for the Capital Improvement Fund, seconded by Councilman Schildroth, on voice vote, the motion carried unanimously. Mrs. Johnson provided an overview of the corrections made to the Park Improvement Fund budget since it was originally submitted.

09 - PARK IMPROVEMENT FUND						
			Budget	Proposed	Revised	Differences
			2020	2021	2021	Incr/(Decr)
<u>REVENUE</u>						
Park Improvement Sales Tax			\$ 3,450,000	\$ 3,350,000	\$ 3,450,000	\$ 100,000
Interest			4,000	-	-	-
Miscellaneous Revenue			4,821	-	-	-
Grant Revenue			531,400	531,400	525,000	(6,400)
Total Budgeted Revenue			\$ 3,990,221	\$ 3,881,400	\$ 3,975,000	\$ 93,600
<u>EXPENDITURES</u>						
0900-Salaries & Benefits			\$ 1,827,622	\$ 1,806,137	\$ 1,767,103	\$ (39,034)
0920-Debt Payment			974,000	975,819	975,819	-
0921-Uniforms			18,150	16,800	16,800	-
0924-Telecom/Computer			7,000	2,500	6,500	4,000
0926-Utilities			95,000	92,000	80,000	(12,000)
0927-Gasoline			60,500	55,000	50,000	(5,000)
0928-Merchandise-Concessions			36,600	36,700	36,250	(450)
0929-Buildings & Grounds			251,946	247,465	243,465	(4,000)
0930-Equip & Vehicle Expense			38,000	39,000	29,000	(10,000)
0931-Equip Rental/Lease			6,320	6,320	6,320	-
0932-Office Expense			29,400	25,000	22,500	(2,500)
0933-Material & Supplies			147,200	147,050	136,400	(10,650)
0942-Travel, Training and Certification			12,100	12,700	2,700	(10,000)
0943-Organizational Dues			2,000	3,300	3,300	-
0944-License, Permits & Inspections			11,890	11,250	11,250	-
0950-Professional Services			19,410	18,500	6,000	(12,500)
0952-Program & Events			77,700	79,700	68,200	(11,500)
0954-Publicity			28,500	40,350	40,350	-
0961-Capital Additions			1,140,044	1,267,795	1,047,795	(220,000)
Total			\$ 4,783,382	\$ 4,883,386	\$ 4,549,752	\$ (333,634)

*Councilman Caputa moved to accept changes in the proposed budget for the Park Improvement Fund, seconded by Councilman Manganelli, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Street Fund budget since it was originally submitted.

08 - STREET FUND		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
<u>REVENUE</u>					
Revenue		\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ -
Interest		-	-	-	-
Grant Revenue		1,785,440	160,000	160,000	-
Total Budgeted Revenue		\$ 3,285,440	\$ 1,660,000	\$ 1,660,000	\$ -
<u>EXPENDITURES</u>					
0814-Salary & Benefit Cross Charge - Street Fund		\$ 255,000	\$ 256,376	\$ 256,376	\$ -
0833-Material & Supplies		95,000	120,000	120,000	-
0852-Street Contracts		3,431,801	1,400,000	1,400,000	-
0861-Capital Additions		240,000	310,000	155,000	(155,000)
	Total	\$ 4,021,801	\$ 2,086,376	\$ 1,931,376	\$ (155,000)

*Councilman Mulcahy moved to accept changes in the proposed budget for the Street Fund, seconded by Councilman Schildroth, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Property Revitalization Fund budget since it was originally submitted.

10 - PROPERTY REVITALIZATION		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
REVENUE					
Program Income		\$ -	\$ -	\$ -	\$ -
Misc Income		-	-	-	-
Total Budgeted Revenue		\$ -	\$ -	\$ -	\$ -
ENDITURES					
1050-Professional Services		\$ 45,000	\$ 44,802	\$ -	\$ (44,802)
Total		\$ 45,000	\$ 44,802	\$ -	\$ (44,802)

*Councilman Schildroth moved to accept changes in the proposed budget for the Capital Improvement Fund, seconded by Councilwoman Pagano, on voice vote, the motion carried unanimously.

Mrs. Johnson noted that there were no changes in the Court Building fund budget.

Mrs. Johnson noted that there were no changes in the Sewer Lateral fund budget.

Mrs. Johnson provided an overview of the corrections made to the Public Safety Fund budget since it was originally submitted.

17 - PUBLIC SAFETY FUND		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
REVENUE					
Sales Tax Revenue		\$ 2,800,000	\$ 2,600,000	\$ 2,800,000	\$ 200,000
Interest		-	-	-	-
Miscellaneous Revenue		-	-	-	-
Total Budgeted Revenue		\$ 2,800,000	\$ 2,600,000	\$ 2,800,000	\$ 200,000
ENDITURES					
1700-Salaries & Benefits		\$ 2,151,680	\$ 1,874,360	\$ 1,874,360	\$ -
1726-Utilities		60,000	60,000	60,000	-
1729-Buildings & Grounds		25,000	25,000	25,000	-
1761-Capital Additions		799,604	799,300	813,800	14,500
Total		\$ 3,036,284	\$ 2,758,660	\$ 2,773,160	\$ 14,500

*Councilman Mulcahy moved to accept changes in the proposed budget for the Capital Improvement Fund, seconded by Councilman Schildroth, on voice vote, the motion carried unanimously.

Mrs. Johnson noted that there were no changes in the Property Maintenance fund budget.

Mrs. Johnson provided an overview of the corrections made to the General Fund revenues since it was originally submitted.

01 - GENERAL FUND - REVENUES		Budget	Proposed	Revised	Differences
		2020	2021	2021	Incr/(Decr)
TAXES					
Cigarette		\$ 108,000	\$ 105,000	\$ 105,000	\$ -
Gasoline		1,648,000	1,499,604	1,641,276	141,672
Road & Bridge Taxes		542,000	550,000	540,000	(10,000)
Sales Tax		7,925,000	7,178,500	7,955,000	776,500
Utility Tax		5,717,000	4,975,825	5,003,622	27,797
Total Taxes		\$ 15,940,000	\$ 14,308,928	\$ 15,244,898	\$ 935,969
LICENSES					
Business		\$ 746,500	\$ 672,000	\$ 755,000	\$ 83,000
Liquor & Other Licenses		61,000	60,000	60,000	\$ -
Total Licenses		\$ 807,500	\$ 732,000	\$ 815,000	\$ 83,000
PERMITS					
Building		\$ 463,000	\$ 400,000	\$ 420,000	\$ 20,000
Minimum Housing		430,000	350,000	425,000	75,000
Signs & Other Permits		46,000	42,000	42,000	\$ -
Total Permits		\$ 939,000	\$ 792,000	\$ 887,000	\$ 95,000

*Councilman Mulcahy moved to accept changes in the proposed budget for the General Fund Revenues, seconded by Councilman Caputa, on voice vote, the motion carried unanimously.

Mrs. Johnson provided an overview of the corrections made to the Recreation-golf, Recreation-other, and miscellaneous revenues budget since it was originally submitted.

	Budget 2020	Proposed 2021	Revised 2021	Differences Incr/(Decr)
<u>RECREATION - GOLF</u>				
Green Fees	\$ 235,000	\$ 235,000	\$ 235,000	\$ -
Cart Fees	214,000	214,000	214,000	-
Pro Shop Sales	50,000	50,000	50,000	-
Concession Sales and Fees	138,000	138,000	138,000	-
Other- Rental Carts & Clubs	8,400	8,400	8,400	-
Total Golf	\$ 645,400	\$ 645,400	\$ 645,400	\$ -
<u>RECREATION - OTHER</u>				
Rentals-Nature Lodge/Gym	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Center Activity	277,000	277,000	277,000	-
Outdoor Pool Receipts	96,700	96,700	96,700	-
Rink	91,600	91,600	91,600	-
Parks & Rec Fees	213,900	213,900	213,900	-
Summer/Winter Camp Program	75,000	75,000	75,000	-
Theater	135,000	125,000	83,600	(41,400)
Concession Sales	50,800	50,800	50,800	-
Total Other Recreation	\$ 970,000	\$ 960,000	\$ 918,600	\$ (41,400)
Total Recreation	\$ 1,615,400	\$ 1,605,400	\$ 1,564,000	\$ (41,400)
<u>MISCELLANEOUS</u>				
Interest Income	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Municipal Court	1,193,700	1,034,700	1,034,700	-
Other Miscellaneous	170,800	198,800	198,800	-
Property Maintenance Fees	200,000	150,000	200,000	50,000
Cable TV	603,000	550,000	550,000	-
Senior Citizen Trips/Luncheons	33,000	31,400	31,400	-
Grants & Reimbursement	983,212	1,106,262	1,097,593	(8,669)
Transfer in	-	-	-	-
Total Miscellaneous	\$ 3,253,712	\$ 3,141,162	\$ 3,182,493	\$ 41,331

*Councilman Eagan moved to accept changes in the proposed budget for the Recreation-golf, Recreation-other, and miscellaneous revenues, seconded by Councilman Caputa, on voice vote, the motion carried unanimously.

Police Department - Chief Fagan/Major Boden

Chief Fagan provided an overview of the police department budget. He stated that it is a realistic picture of what they expect in the next budget year. He described some of the changes that were made and any significant requests.

Chief suggested that the Central SquarZuercher line item in account 24070 be moved to the public safety fund.

**Councilman Eagan moved to move \$55,000 for the SquarZuercher line item in account no.24070 to the public safety fund, seconded by Pagano, motion carried unanimously.

** Councilman Eagan moved to move \$39,000 in account no. 4929 for Building Repairs (HVAC/Electrical/Plumbing) to the Capital Improvement Fund, seconded by Manganeli, on voice vote the motion carried unanimously.

Councilman Harris asked about the less lethal munitions. Chief gave a brief description of less lethal munitions.

Chief Fagan provided an explanation of the Capital Additions being requested for the police department.

Discussion regarding surveillance cameras and the utility of a mobile surveillance camera trailer.

Mayor Lowery asked what the mobile surveillance camera on the trailer would cost. Chief stated that it would be approximately \$30,000. He enumerated the benefits of having a mobile surveillance camera. Councilman Eagan asked for a description of the camera and asked if it is securable. Chief Fagan described the equipment and stated that it is securable. He described the maintenance and life span of the equipment.

Chief corrected his estimate of the cost of the trailer to approximately \$63,000. Discussion regarding the public safety fund and how much is in the reserve.

**Councilman Caputa moved to add \$70,000 in the public safety fund for a mobile surveillance camera. On voice vote the motion carried unanimously.

Council discussed the proposed gates for the police department and the court building.

Council discussed vehicles and tech vests being requested.

IT/Media - Steve Weiersmueller, Director

Mr. Weiersmueller provided an overview of the IT/Media budget and any significant changes.

He reviewed some of the funds that his department was able to bring back to the city.

Municipal Court – Judge Mary Elizabeth Dorsey

Judge Dorsey reviewed the court budget and any significant changes.

Judge Dorsey explained the Covid preparation and the court proceedings as they are at present.

Prosecuting Attorney – Todd Marler

Mr. Marler provided an overview of the proposed budget for the Prosecuting Attorney's office.

Senior Services Department - Peggy Hogan, Director

Mrs. Hogan explained how the senior department operates and stated that they operate many of the events out of the Senior Commission funds and are typically paid for by the ticket price of the event.

She reviewed the proposed budget stating that there are not many changes from last year. She explained some of the programs and how they are operating.

Council discussed the window repairs for the senior center and the tax preparation that is offered by the city and AARP.

Human Resources – Sonya Brooks-White

Mrs. Brooks-White presented the proposed budget for the Human Resources Department. She stated that the EAP program is needed but was pulled out of the medical provider.

Mrs. Brooks-White stated that they are doing more online advertising for positions so the help wanted ads could be reduced by \$500.

****Councilman Eagan moved to reduce Account no. 4053 by \$500.00, seconded by Pagano, on voice vote, the motion carried unanimously.**

***** Council discussed the changing of a position to Deputy Court Clerk, Mrs. Brooks-White stated that the position will need to be addressed by ordinance and she anticipated sometime after the first of the year.**

Mrs. Brooks-White stated that the medical insurance is coming in with an increase of 10%. They are looking at options for employees to buy up to a lower deductible.

Council discussed medical insurance premiums.

Administration- Karen Goodwin, City Clerk, Travis Wilson, Economic Development Director, Kimberlee Johnson, Finance Director

Ms. Goodwin reviewed items in the administration budget that pertained to the City Clerk Department. She outlined the need for the record request software being requested.

Mrs. Johnson reviewed the administration budget proposal.

*****Councilwoman Pagano questioned the need to be a member of North County Incorporated and felt that the membership fee was very high. She asked for comments from the rest of the Council and said she would like to have the NCI Director meet with the Council to discuss.**

Council discussed the North County Incorporated membership in comparison to other memberships.

Patrick Mulcahy stated his concerns about the legislative consultant. Council discussed the value of a lobbyist in Jefferson City.

Mayor Lowery asked if the consultant would agree to a reduced rate he agreed to \$12,000.

****Councilman Mulcahy moved to add \$12,000 for the legislative consultant to professional services in administration. Seconded by Schildroth, motion carried 8-1 with Harris voting no.**

Economic Development - Travis Wilson, Economic Development Director

Mr. Wilson reviewed the budget for the Economic Development.

Council discussed North County Incorporated and the benefits of being a member of the organization.

Mr. Wilson discussed the proposal for a comprehensive plan and gave a brief explanation of the process.

Public Works - Todd Hughes, Public Works Director

Mr. Hughes reviewed the personnel changes to the budget from last year. He reviewed the Public Works accounts and noted any changes from last year.

Mr. Hughes provided an overview of the Capital Improvement fund proposed expenditures.

Council discussed the storm water projects and what areas were being considered.

Council questioned whether the Senior dining center windows and exterior painting were included in the infrastructure project. Mr. Hughes said they were not.

Council discussed the need for the UTV for the public works department.

Street Fund

Mr. Hughes reviewed the proposed budget for the Street Fund. Council discussed the need for the replacement of the Salt truck for \$155,000. Mr. Hughes stated that the salt truck being replaced caught on fire and is not repairable.

Sewer Lateral Fund

Mr. Hughes reviewed the Sewer Lateral Fund proposed budget stating that is the same as last year.

Court Building Fund

Mr. Hughes reviewed the Court Building Fund and noted no changes from last year.

Property Maintenance Fund

Mr. Hughes reviewed the proposed budget for the Property Maintenance Fund.

***Councilwoman Pagano asked for a list of the registered vacant properties and rental licenses. Council also asked for a list of rental properties by ward.

Parks & Recreation Department – Cheryl Thompson-Stimage, Parks Director

Brian Paladin, Theater Director provided an overview of the proposed Theater budget. He stated that the Telecom/Computer account (4324) could be reduced to the previous year's amount.

****Councilman Parson moved to reduce account no. 4324 from \$8000 to \$6250, seconded by Harris, on voice vote the motion carried.**

Mrs. Thompson-Stimage provided a review of the proposed budget for the civic centers, highlighting any significant changes. Council discussed the life span of the pools and Mrs. Thomson-Stimage reviewed the repairs and replacements that would be necessary in the coming years.

*****Council discussed the potential for raising fees for ID's and asked Mrs. Thompson-Stimage for a recommendation.**

*****Councilman Eagan asked about setting up another tour of the City facilities for the City Council.**

Parks – Golf - Sam Friehoff, Clubhouse Manager and Andy Sprunt, Golf Course Superintendent

Mrs. Thomson-Stimage gave an overview of the golf course finances for the year so far. She provided a statement to show the revenues and expenses for 2020. Mr. Friehoff discussed the number of tournaments and provided an overview of their plans to increase play and tournaments in 2021. He stated that the Golf Now software in account no. 24070 was not necessary because the fees are structured differently.

****Councilman Parson moved to remove the \$1000 in account no 24070, seconded by Mulcahy, on voice vote, motion carried unanimously.**

****Councilman Eagan moved to remove the \$250 in account no. 0643 "Organizational Dues" for the Northwest Chamber of Commerce because the organization has dissolved. Seconded by Manganelli, on voice vote, motion carried unanimously.**

Councilman Schildroth asked when the golf cart lease is up. He complimented the staff on their efforts to maintain and support the golf course.

Council discussed the need for the new rotary motor for the golf course. Mr. Sprunt gave a description of the requested mower and the condition of the mower being replaced.

Park Improvement – Cheryl Thomson-Stimage, Kevin Green, Park Superintendent

Mrs. Thompson-Stimage provided an overview of the Park Improvement proposed budget and outlined any significant changes. She discussed the reduction in some part time staff and the efforts to use existing full time staff to cover.

*****Council discussed the proposed roof for the Wiese House in St. Ferdinand Park and the repairs that would be needed to keep the structure stable. They stated that the city needs to determine what the ultimate goal is for the property and how much the council is willing to put into the project. The discussion involved the fact that the Wiese House is a historic property and needs to be preserved. Council also asked about potential grants for the repairs and rehabilitation of the house.**

Mrs. Thompson-Stimage stated that the \$4000 in account no. 29020 had been inadvertently left out but needed to be added.

**Councilman Eagan moved to add \$4000 to account no. 29020 “Building & Grounds, Nature Lodge”, seconded by Manganelli, on voice vote, motion carried unanimously.

***Councilwoman Pagano questioned the need for roof repairs on the James J. Eagan Civic center building. She stated that she was sure that roof was part of the infrastructure project. Councilmen Caputa and Parson agreed that they toured that roof and felt it was supposed to be included in the overall project. They asked that it be looked into and discussed with the contractor.

Council discussed the lifespans of the indoor pool and Mrs. Thompson-Stimage stated that it needs some attention.

There being no further business to discuss, Councilwoman Pagano moved to adjourn meeting, seconded by Caputa. Meeting adjourned at 5:32 pm.

Karen Goodwin
City Clerk

*Motions made

**Motions for Budget adjustments

***Future action needed

1 INTRODUCED BY COUNCILMAN HARRIS
2 OCTOBER 26, 2020

3
4 BILL NO. 9632

ORDINANCE NO.

5
6 **ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1620**
7 **SHACKELFORD ROAD FROM A B-3 ZONING DISTRICT TO A B-5,**
8 **PLANNED COMMERCIAL DISTRICT TO ALLOW FOR A SIT-DOWN,**
9 **CARRY-OUT, AND DRIVE-THROUGH RESTAURANT AND TENANT**
10 **SPACE.**

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

17 WHEREAS, the Planning and Zoning Commission at their meeting on October 5th, 2020
18 has recommended to the City Council that Ordinance No. 1625 be amended to change the
19 classification of certain property identified as 1620 Shackelford Road from B-3 Extensive
20 Commercial District to B-5, Planned Commercial District to allow for a sit-down, carry-out, and
21 drive-through restaurant and tenant space; and

22 WHEREAS, due and lawful notice of public hearing no. 20-10-031 on said proposed
23 zoning change to be held on Monday, October 26, 2020, at 7:30 P.M. by the Council of the City
24 of Florissant was duly published; and

25 WHEREAS, said public hearing was duly and properly held by the Council of the City
26 of Florissant at the time and place provided in said notice at which time said public hearing was
27 concluded, and all comments, statements and suggestions made by those present and concerning
28 the proposed change were heard and considered by the Council; and

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

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

35
36 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
37 classification of the following described property from B-3 Extensive Commercial District to B-
38 5, Planned Commercial district:

Section 2: The property located at 1620 Shackelford Road (Domino's) is hereby rezoned from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space 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 a sit down, carry out, drive through restaurant as herein described and any Uses allowed as Permitted Uses in the 'B-3' District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 3360 square feet. The main building shall not exceed 20 feet in height. The building shall be constructed of as depicted on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

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 setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- I. Identification of all applicable cross-access and cross-parking agreements.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

a. Structure Setbacks.

- (1) No building, excluding **retaining walls less than 2' ht.** and light standards shall be located within forty (40) feet of the right-of-way.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with **C1 dated 7/30/20 by CDI** attached.
- (2) All of the setbacks for the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be 27 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

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

e. Lighting Requirements.

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

- (1) All site lighting shall be as shown in accordance with the lighting plan marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**
- (2) The maximum height of any lights, including base, light fixture and light standard, shall be **25** feet above grade.
- (3) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

- (1) **There shall be one Post Sign in a furthestmost location away from the front right-of-way, in a landscaped parking island in lieu of one of the 6 front parking spaces shown on C1 dated 7/30/20 by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated 3/6/20. Digital sign shall perform within the provisions of the City digital sign code (section 520.115) <https://ecode360.com/34831207#34831207>.**
- (2) All other signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the landscaping plan marked **L1 dated 7/30/20 by CDI**, except as amended herein.
- (2) The grass areas and landscaped areas shall have a fully operation underground irrigation system.
- (3) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.
- (4) A landscaped parking island shall be added to the front row of parking for the location of the post sign.

h. Storm Water.

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

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

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be **as set forth in the City Code for the 'B-5' Planned Commercial District**.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on **C1 dated 7/30/20 by CDI**.
- (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. All electrical equipment shall be properly screened with landscaping 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.

(8) Stone shown on elevations (attached) shall be 36" minimum above grade and shall meet all other restrictions of the City Masonry Ordinance, section 500.040.

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 by 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.

Construction shall start within **60** days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within **365** days from start of construction.

Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2020.

Keith Schildroth
President of the Council
City of Florissant

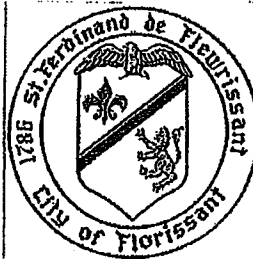
Approved this _____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA, MMC/MRCC
City Clerk

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



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

X SIGN

DATE: 10-12-2020

Address of Property:

1620 Shackelford Rd

Council Ward 1 Zoning 'B-3'

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

PETITION FOR A B-5 RE-ZONING:

1) Comes Now MBR Florissant Property, LLC DBA Domino's Pizza

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Buyer of Property

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which
the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is
identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn
to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street
intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and
distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 1.02
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in
a B-3 District and is presently being used for: Parking lot

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

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
New construction of mixed use restaurant/retail space with off street parking

List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Mark B. Ratterman

PETITIONER(S) SIGNATURE ^{Print Name} (S) 

FOR MBR Florissant Property, LLC

(company, corporation, partnership)

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

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

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

SIGNATURE 

ADDRESS 5220 Oakland St. Louis Missouri 63110

STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 217-340-0350

I (we) the petitioner (s) do hereby appoint Wes Kistler as

BUSINESS

Print name of agent.

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


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 corporate papers with registration papers.

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

(a) If an Individual:

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

(b) If a Partnership:

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

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Mark Ratterman, same as business address
- (2) Telephone numbers 636-947-4433
- (3) Business address 201 N. Main St. suite 300, St. Charles, MO 63301
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation August 16, 1984
- (6) Missouri Corporate Number 00267396
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated Domino's Pizza
- (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 Hazelwood School District
Address 15955 New Halls Ferry Rd, Florissant, MO 63031
Property Owner Hazelwood School District
Location of property 1620 Shackelford Rd
Dimensions of property Approx. 150' x 281'
Current Use of Property parking lot
Proposed Use of Property mixed use restaurant/retail
Type of Sign pole sign Height 20'
Type of Construction stone and drivit Number Of Stories one (1)
Square Footage of Building 3360 Number of Curb Cuts one (1)
Number of Parking Spaces thirty (30) Sidewalk Length existing
Landscaping: No. of Trees 38 Diameter 2.5"
No. of Shrubs 0 Size 0
Fence: Type chain-link/wood Length 428' Height 6'

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

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

- 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: Is there any foreseen vibration problems at the property line? _____ Yes / No
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? _____ Yes / No
- c) Odor is there any foreseen problem with odor? _____ Yes / No
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 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 emission of dirt, dust, fly ash, and other forms of particle matter? _____ Yes / No
- g) Is there any dangerous amount of radiation produced from the operation? _____ Yes / No
- h) Is there any glare or heat which would be produced outside of an enclosure? _____ Yes / No
- i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? _____ Yes / No
- j) Is buildings screened from adjoining residential? _____ Yes / No
- 3) Are height of structures shown? _____ Yes / No
- 4) Are all setbacks shown? _____ Yes / No
- 5) Are building square footages shown? _____ Yes / No
- 6) What is the exterior construction of the buildings? _____
- 7) Is off street loading shown? _____ Yes / No
- 8) Parking:
- a) Does parking shown meet the ordinance? _____ Yes / No
- b) Is a variance required in accordance with the ordinance? _____ Yes / No
- c) Ratio shown _____ to _____
- d) Total Number _____
- e) Will cross access and cross parking agreements be required? _____ Yes / No
- f) Is the parking lot adequately landscaped? _____ Yes / No
- 9) Are there any signs? _____ Yes / No
- Number of signs shown _____
- Type of Signs _____
- Are sizes, heights, details, and setbacks shown? _____ Yes / No
- 10) Are existing and proposed contours shown at not more than five (5) feet intervals? _____ Yes / No
- 11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? _____ Yes / No

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

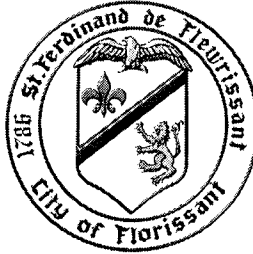
25) Staff Comments: _____

10/1/20
Date Application reviewed

[Signature]
Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners

Date: October 1, 2020

Revised 10/5/20 ~

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

Todd Hughes, P.E.

Director of Public Works

Applicant

Deputy City Clerk

File

Subject: Request **recommended approval** of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-100520-1

PROJECT DESCRIPTION:

The request before the commission is for recommended approval for Rezoning to a 'B-5' Planned Commercial District, to allow for redevelopment of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District with plans submitted:

Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

SURROUNDING PROPERTIES

The property to the north is a Post Office at **1650 Shackleford**. The East and South property lines about **5 residences** in the 'R-4' district: **1675, 1685, 1705, 1725 Verlène Dr and 1570 Shackleford Rd.**

41 **BUILDING DESIGN:**

42 The new building is proposed is 3360 square feet. The exterior of the building is
43 constructed of "to be determined stone" and EIFS.

44
45 **PARKING AND DRIVEWAYS:**

46 There are 28 parking spaces proposed for both tenants with a total required of 25. The
47 parking ordinance requires 19 spaces for Domino's and 6 Spaces for retail. Parking of
48 10% excess is permitted.

49
50 The parking of 6 cars is proposed in front of the front yard 40 foot setback, contrary to
51 the Parking Code 405.225 for 'B-5' new developments:

52
53 *"F. Supplementary Off-Street Parking And Loading Requirements. In addition to the*
54 *parking and loading requirements set forth herein, the following standards shall apply: ...*

55
56 *...6. In "B-5" Planned Commercial Districts, parking spaces and drive aisles*
57 *shall adhere to the minimum setbacks of the underlying zoning district."*

58
59 Traffic pattern is clearly identified with traffic arrows on C1.

60
61 **WALKWAYS:**

62 Proposed is a walk way that is shown around 3 sides of the building.

63
64 **LANDSCAPING:**

65 L1 shows compliance with the landscape ordinance in the chart for Planting
66 Requirements.

67
68
69 **STORMWATER AND SEWER CONCEPT:**

70 Concept grading and drainage are shown on sheet C1. Drainage is indicated by diamond
71 notes 1 and 2 which notes the creation of a barrier curb on the North line and drainage on
72 the South property line directed into an existing 15" reinforced concrete pipe.

73
74
75 **SITE LIGHTING:**

76 There are **two** sheets of drawings, **PH1.0 and PH2.0** devoted to lighting the site. The
77 lights will be **25** feet tall. The Photometric drawing indicates that the light levels will
78 range **well over 0.5 foot candles around the building and front and rear** to a low of
79 **less than 0.5 foot candles abutting most residential property**. The highest intensity is
80 directly below the lights and disperses ~~evenly~~ over the lot.

81
82 **SIGNAGE:**

83 The proposal includes areas for wall signs **of 24 s.f.** and there is a **pole sign and a**
84 **directional sign . The 15 foot tall Post Sign is located in proximity to the front**
85 **property line.** Therefore, all signs conform to the dimensions and construction of signs
86 according to the Florissant Code, **but the post sign does not meet the code for location**

and therefore, location must be considered for further recommendation and inclusion in the 'B-5' ordinance, as such locations are stated under city code section 520.090

520.090 Post Signs

[Code 1980 §23-9; CC 1990 §5-199]

A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.

B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

The petitioner shall research exterior materials records for information on Life Cycle of materials proposed in lieu of compliance with the masonry ordinance.

STAFF RECOMENDATIONS:

SUGGESTED MOTION
1620 Shackleford Rd (Domino's)

I move for recommended approval of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District, 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 a sit down, carry out, drive through restaurant as herein described and any Uses allowed as Permitted Uses in the 'B-3' District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 3360 square feet. The main building shall not exceed 20 feet in height. The building shall be constructed of as depicted on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated

140 **3. PERFORMANCE STANDARDS**

141 Uses within this B-5 Planned Commercial District identified herein shall
142 conform to the most restrictive performance standards as set forth in Article
143 VII of the Florissant Zoning Code.
144

145
146 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

147 The above Final Site Development Plan shall include the following:
148

- 149 a. Location and size, including height of building, landscaping and general use
150 of the building.
151
152 b. Gross square footage of building.
153
154 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to
155 the property in question.
156
157 d. Location and size of parking areas and internal drives.
158
159 e. Building and parking setbacks.
160
161 f. Curb cut locations.
162
163 g. Existing proposed contours at intervals of not more than two (2) feet.
164
165 h. Preliminary storm water and sanitary sewer facilities.
166
167 I. Identification of all applicable cross-access and cross-parking agreements.
168

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

170 The above Final Site Development Plan shall adhere to the following specific
171 design criteria:
172

173 **a. Structure Setbacks.**

174 (1) No building, excluding retaining walls less than 2' ht. and light
175 standards shall be located within forty (40) feet of the right-of-way.

176 (2) The setbacks shall be as approved by the Planning and Zoning
177 Commission.
178

179 **b. Parking, Loading and Internal Drives Setbacks.**

180 (1) Parking, loading spaces, internal drives and roadways shall be located
181 in accordance with C1 dated 7/30/20 by CDI attached.

- 182 (2) All of the setbacks for the Preliminary Development Plan are approved
183 but may be modified with the approval of the Planning and Zoning
184 Commission.
185

186 c. Minimum Parking/Loading Space Requirements.

- 187 (1) Parking regulations shall be as required by 405.225 of the Florissant
188 Zoning Code, except as otherwise varied herein. There shall be a
189 minimum of 27 parking spaces. Parking spaces shall comply with the
190 Florissant parking requirements.
191

192 d. Road Improvements, Access and Sidewalks.

- 193 (1) St. Louis County Department of Highways shall approve any new
194 work in the right-of-way. The property owner shall comply with all
195 requirements for roadway improvements as specified by the Director
196 of Public Works and St. Louis County Department of Highways in
197 approving new work.
198

199 e. Lighting Requirements.

200 Lighting of the property shall comply with the following standards and
201 requirements:
202

- 203 (1) All site lighting shall be as shown in accordance with the lighting plan
204 marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**
205 (2) The maximum height of any lights, including base, light fixture and
206 light standard, shall be 25 feet above grade.
207 (3) All lot lighting shall be directed downward and inward to reduce glare
208 onto the adjacent properties and roads.
209

210 f. Sign Requirements.

- 211
212 (1) **There shall be one Post Sign located as shown on C1 dated 7/30/20**
213 **by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated**
214 **3/6/20. Digital sign shall perform within the provisions of the City**
215 **digital sign code (section 520.115)**
216 **<https://ecode360.com/34831207#34831207>.**
217 (2) All other signage shall comply with the City of Florissant sign
218 ordinance.
219

220 g. Landscaping and Fencing.

- 221 (1) Landscaping shall be in accordance with the landscaping plan marked
222 **L1 dated 7/30/20 by CDI**, except as amended herein.
223 (2) The grass areas and landscaped areas shall have a fully operation
224 underground irrigation system.
225 (3) Any modifications to the landscaping plan shall be reviewed and
226 approved by the Planning and Zoning Commission.
227 (4) A landscaped parking island shall be added to the front row of parking
228 for the location of the post sign.

229
230 h. Storm Water.

231 Storm Water and drainage facilities shall comply with the following
232 standards and requirements:
233

- 234 (1) Written approval of any required below ground storm water detention
235 by the Metropolitan St. Louis Sewer District shall be filed with the
236 Department of Public Works.
237
238 (2) The Director of Public Works shall review the storm water plans to
239 assure that storm water flow will have no adverse affect the
240 neighboring properties or roads.
241

242 i. Miscellaneous Design Criteria.

- 243 (1) All applicable parking, circulation, sidewalks, and all other site design
244 features shall comply with the Florissant City Code.
245
246 (2) The minimum yard requirements shall be **as set forth in the City**
247 **Code for the 'B-5' Planned Commercial District.**
248
249 (3) All dumpsters shall be contained within a trash enclosure constructed
250 of material to match the building with gates that are solid metal, metal
251 reinforced vinyl or metal picket type with a maximum spacing of the
252 pickets of 2 inches. The trash enclosure shall be located as shown on
253 **C1 dated 7/30/20 by CDI.**
254
255 (5) All storm water and drainage facilities shall be constructed, and all
256 landscaping shall be installed, prior to occupancy of the building,
257 unless remitted by the Director of Public Works due to weather related
258 factors.
259
260 (6) All mechanical equipment shall be roof mounted and screened from
261 view by the building parapet walls. All electrical equipment shall be
262 properly screened with landscaping as required by section 405.245 of
263 the Florissant Municipal Code.
264
265 (7) Unless and except to the extent otherwise specifically provided herein,
266 the Final Site Development Plan shall comply and be in accordance
267 with all other ordinances of the City of Florissant.
268
269 (8) **Stone shown on elevations (attached) shall be 36" minimum above**
270 **grade and shall meet all other restrictions of the City Masonry**
271 **Ordinance, section 500.040.**
272

273 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 by 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.

318 Construction shall start within **60** days of the issuance of building
319 permits, and the development shall be completed in accordance of the final
320 development plan within **365** days from start of construction.
321



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, October 26, 2020 at 7:30 p.m. on the following proposition, to-wit:

To rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

EQUIPMENT SCHEDULE				SCHEDULES ARE NOT INTENDED TO BE ALL INCLUSIVE. STORE OWNER IS TO BE ULTIMATELY RESPONSIBLE FOR ALL ORDERS.		
MARK	QTY.	DESCRIPTION / MFG	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
(E-1)	1	1 STAINLESS STEEL DOUGH SPACER W/ LEGS	SEE E&S	4" BACKSPASH/ LEG ASSEMBLY 22314D	E&S	GC
(E-2)	2	2 STAINLESS STEEL DOUGH SPACER W/ LEGS	PC 273160	4" BACKSPASH/ LEG ASSEMBLY 22314D	E&S	GC
(E-3)	3	3 STAINLESS STEEL DOUGH SPACER W/ LEGS	PC 273161	4" BACKSPASH/ LEG ASSEMBLY 22314D	E&S	GC
(E-4)	1	4 STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273162	4" BACKSPASH	E&S	GC
(E-5)	5	5 STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273163	4" BACKSPASH		
(E-6)	6	6 STAINLESS STEEL DOUGH COUNTER W/ LEGS	SEE E&S	4" BACKSPASH		
(E-7)	1	45 DEGREE ROLL TABLE W/ 4" BACKSPASH	PC 273167	4" BACKSPASH	E&S	GC
(E-8)	1	UNIVERSAL CORNER STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273165	4" BACKSPASH		
(E-9)	4	4 MAKELINE	SEE E&S			
(E-10)	1	10'-0" MAKELINE LCP (LEFT SIDE COMPRESSOR)	SEE E&S		E&S	GC
(E-11)	1	CORNMEAL CATCHER	PC 273021		E&S	GC
(E-12)	1	BOFI 325S DOUBLE STACK CONVEYOR OVEN	SEE E&S	SPLIT BELT DRIVE ONE OVEN	E&S	GC
(E-13)	1	CANOPY EXHAUST HOOD	BY OWNER	S.S. VALANCE BY E&S OR OPTIONALLY BY G.C.	OWNER	GC
(E-14)	1	PULSE TELEPHONE EQUIPMENT BOX W/ HINGED ACCESS DOORS		PWD W/ WHITE P. LAM		
(E-15)	2	MENU BOARD - 37"-55" MONITOR 1080p & HDMI COMPATIBLE	SEE POMEROY	RECOMMEND LG 43SE3B OR LG 49SE3B	POMEROY	GC
(E-16)	1	PIZZA TRACKER - 37"-55" MONITOR 1080p & HDMI COMPATIBLE	SEE POMEROY	WITH HP T620 THIN CLIENT	POMEROY	GC
(E-17a)	3	PULSE TELEPHONE / ORDER STATION - WALL MOUNTED	SEE PULSE	WALL MOUNTED	PULSE	GC
(E-17b)	2	PULSE TELEPHONE/ DRIVER DISPATCH/ CUT STATION - WALL MOUNTED	SEE PULSE	ADDL. DATA FOR PRINTER	PULSE	GC
(E-17c)	2	PULSE TELEPHONE / ORDER STATION - POS COUNTER	SEE PULSE	POS COUNTER/ADDL. DATA FOR PRINTER	PULSE	GC
(E-17d)	2	DOUGH / MAKELINE MONITOR - POLE MOUNTED ABOVE	SEE PULSE		PULSE	GC
(E-17e)		COUNTER MOUNTED KIOSK	SEE PULSE	MOUNTING BASE		
(E-17f)		TEAM MEMBER NOTIFICATION (TMN) SYSTEM	SEE PULSE	MOUNTING ARM, IF NEXT TO POS TERM.		
(E-18)	1	CALIFORNIA SAFE WITH DIGITAL LOCK/TIME DELAY	PC 381811	20" TALL DUE TO ELEC. & CASH DRAWER	E&S	GC
(E-19)	2	METAL CASH DRAWER W/ REMOVABLE TILL	PC 312661	MTL BRACKET KIT RECD. - PC 284008	E&S	GC
(E-20)	30	30' SINGLE DOOR VISH-COOLER	SEE COKE			
(E-21)	1	54" DOUBLE DOOR VISH-COOLER	SEE COKE		COKE	GC
(E-22)	1	COKE COOLER GDM15-RETR (RETRO COKE COOLER)	SEE COKE		COKE	GC
(E-23)	1	8' CUT TABLE W/ OVERSHELF	SEE E&S		E&S	GC
(E-24)	1	60" ROUTE STAND W/ (3) 54" HEAT LAMPS (PC320815)	PC 320810		E&S	GC
(E-25)	2	2 DRIVERS TABLE	PC 22141D			
(E-26)	1	3 DRIVERS TABLE	PC 22140D		E&S	GC
(E-27)	1	8' x 18' NOMINAL KOLPAC WALK-IN COOLER BOX W/OUT FLR.	SEE E&S		E&S	GC
(E-28)	1	ALL-IN-ONE WASHER/DRYER	SEE E&S		E&S	GC
(E-29)		SIDE BY SIDE WASHER	SEE E&S			
(E-30)		SIDE BY SIDE DRYER	SEE E&S			
(E-31)	1	STAINLESS STEEL 3-COMPARTMENT SINK	PC 28102		E&S	GC
(E-32)	3	3-COMP. SINK, WASTE LEVER	PC 383050		E&S	GC
(E-33)	1	3-COMP. SINK, ECONOMY SPRAYER W/ ADD-ON FAUCET	PC 383011		E&S	GC
(E-34)	1	3-COMP. SINK, WALL BRACKET FOR ECONOMY SPRAYER	PC 28108		E&S	GC
(E-35)	2	COMPLETE 3-COMP. SINK WALL STORAGE SYSTEM	PC 411956		E&S	GC
(E-36)	2	STAINLESS STEEL HANDSINK W/2 WRIST HANDLES & BACKSPASH	SEE E&S	W/ SPLASH GUARDS, BOTH SIDES	E&S	GC
(E-37)	2	LIQUID SOAP DISPENSER	PC 244006		E&S	GC
(E-38)	2	HAND SANITIZER DISPENSER	SEE E&S		E&S	GC
(E-39)	2	PAPER TOWEL DISPENSER	SEE E&S		E&S	GC
(E-40)	2	TRASH CAN W/ LID	PC 7030, PC7031		E&S	GC
(E-41)	1	MOLDED STONE MOP SINK	PC 28096		E&S	GC
(E-42)	1	WATER HEATER	SEE PLUMBING		GC	GC
(E-43)	4	4 STAINLESS WORK TABLE	PC 326031			
(E-44)	5	5 STAINLESS WORK TABLE	PC 22289			
(E-45)	18	18" x 36" OLYMPIC SHELVING	PC 411960	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-46)	18	18" x 48" OLYMPIC SHELVING	PC 411961	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-47)	18	18" x 60" OLYMPIC SHELVING	PC 411962	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-48)	18	18" x 72" OLYMPIC SHELVING	PC 411963	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-49)	1	24" x 36" OLYMPIC SHELVING	PC 411964	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-50)	2	24" x 48" OLYMPIC SHELVING	PC 411965	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-51)	2	24" x 60" OLYMPIC SHELVING	PC 411966	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-52)	2	24" x 72" OLYMPIC SHELVING	PC 411967	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-53)	20	20" x 36" HEAVY DUTY DUNNAGE RACK	PC 462452			
(E-54)	20	20" x 48" HEAVY DUTY DUNNAGE RACK	PC 462453			
(E-55)	24	24" x 36" HEAVY DUTY DUNNAGE RACK	PC 462450			
(E-56)	2	24" x 48" HEAVY DUTY DUNNAGE RACK	PC 462451		E&S	GC
(E-57)	16	16 COMPARTMENT LOCKER	SEE OWNER			
(E-58)	1	BUILT-IN MANAGER'S DESK (WITH A.D.A. KNEE CLEARANCE)			GC	GC
(E-59)	4	MODULAR METAL DROP BOX	PC 8610A	(4) BAYS TO BE ATTACHED TOGETHER	E&S	GC
(E-60)		COKE FOUNTAIN BEVERAGE DISPENSER W/ ICE MACHINE ABOVE	SEE COKE			

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.
E&S = DOMINO'S PIZZA EQUIPMENT AND SUPPLY PULSE = DOMINO'S PIZZA POINT OF SALE SYSTEM

COUNTER CABINET/ SOFFIT SCHEDULE				SCHEDULES ARE NOT INTENDED TO BE ALL INCLUSIVE. STORE OWNER IS TO BE ULTIMATELY RESPONSIBLE FOR ALL ORDERS.		
MARK	QTY.	DESCRIPTION	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
(CC-01)	1	TRANSACTION COUNTER (33.5" DEEP)	PC 273310		E&S	GC
(CC-02)	18	18" POS FILLER CABINET (33.5" DEEP)	PC 273306			
(CC-03)	2	24" POS FILLER CABINET (33.5" DEEP)	PC 273307		E&S	GC
(CC-04)	1	30" POS FILLER CABINET (33.5" DEEP)	PC 273308		E&S	GC
(CC-05)	36	36" POS FILLER CABINET (33.5" DEEP)	PC 273309			
(CC-06)		WEDGE CABINET (33.5" DEEP)	PC 273311			
(CC-07)		HOT HOLD CABINET BASE	PC 273312			
(CC-08)	1	8' STAINLESS DOUGH TABLE - PIZZA THEATER	PC 273100	4" BACKSPASH	E&S	GC
(CC-09)	3	POS MOUNTS	PC 284007		E&S	GC
(CC-10)	7	CUT TABLE - PIZZA THEATER	PC 273117	W/ OVERSHELF (PC 273128)		
(CC-11)		SOLID STAINLESS BOX SHELF - 3 REQ.	PC 273119	W/ (4) 54" ERCTA POSTS (PC 273166)		
(CC-12)		BEVERAGE COUNTER	PC 284043/ PC 284042	TRASH ON RIGHT/ TRASH ON LEFT		
(CC-13)		BEVERAGE COUNTER TOP ORGANIZER	SEE E&S			
(CC-14)		AMENITIES STATION	SEE E&S			
(CC-15)	4	SNEEZE GUARD POLE END (INDIVIDUAL)	PC 284300	G.C. TO PROVIDE GLASS	E&S	GC
(CC-16)	6	SNEEZE GUARD POLE CENTER/CORNER (INDIVIDUAL)	PC 284301	G.C. TO PROVIDE GLASS	E&S	GC
(CC-17)		45" PREFAB MODULAR SOFFIT	PC DOM AA-15 060	PRE-FABRICATED SOFFIT OPTIONAL.		
(CC-18)		48" x 24" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 010	SEE E&S FOR SOFFIT ACCESSORIES		
(CC-19)		48" x 36" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 020			
(CC-20)		48" x 48" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 030			
(CC-21)		48" x 60" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 040			
(CC-22)		48" x 96" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 050			
(CC-23)	6	CORIAN LEDGE SUPPORT COLUMN	SEE E&S	SUPPORT FOR CORIAN WAITING LEDGE	E&S	GC

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.
NOTE: SOFFIT LAYOUT/ACCESSORIES FOR DESIGN INTENT ONLY. FINAL EQUIPMENT ORDER TO BE BASED ON MANUFACTURER'S SPECIFICATIONS.

FURNITURE SCHEDULE				*SCHEDULES ARE NOT INTENDED TO BE ALL INCLUSIVE. STORE OWNER IS TO BE ULTIMATELY RESPONSIBLE FOR ALL ORDERS.		
MARK	QTY.	DESCRIPTION / MFG	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
(FN-01)	2	DINING CHAIR (18" SEAT HEIGHT)	PC 318080	DINING ROOM	E&S	GC
(FN-02)	6	COUNTER STOOL (25" SEAT HEIGHT)	PC 318081	WAITING LEDGE	E&S	GC
(FN-03)		DINING TABLE TOP AND 1 BASE: 36" x 24"	PC 284015/284016	DINING ROOM		
(FN-04)	4	DINING TABLE TOP AND 2 BASES: 36" x 48"	PC 284017/284018	DINING ROOM	E&S	GC
(FN-05)	1	BENCH - 3 SEAT	PC 284014	WAITING AREA (60" LONG)	E&S	GC
(FN-07)		BENCH - 3 SEAT - SECURITY STORE	SEE E&S	SECURITY STORE (61.25" LONG)		
(FN-08)	1	INTERIOR TRASH CAN - 36 GALLON 20" X 20" X 40"	PC 273030/273031	BASE AND TOP/ TOP ONLY FITS (E) BASE	E&S	GC
(FN-11)	1	48" SINGLE BOOTH SECTION	PC 284011	INTERIOR SEATING AREA	E&S	GC
(FN-12)		WALL BOOTH SEATING (SEE PLAN FOR LENGTHS)	PC 284013	INTERIOR SEATING AREA		
(FN-13)	3	48" DOUBLE BOOTH SEATING	PC 284012	INTERIOR SEATING AREA	E&S	GC
(FN-14)		EXTERIOR TRASH CAN - 55 GALLON	PC 273016	EXTERIOR DINING AREA		
(FN-15)	30	30" ROUND OUTDOOR TABLE WITH BASE: SEATS 2	PC 318070/318071	EXTERIOR DINING AREA		
(FN-16)	36	36" SQUARE OUTDOOR TABLE WITH BASE: SEATS 4	PC 318072/318073	EXTERIOR DINING AREA		
(FN-18)	7	7' RED OUTDOOR TABLE UMBRELLA W/ BASE: ADD SMALL LOGO	PC 318043/318044	EXTERIOR DINING AREA		
(FN-19)		OUTDOOR PLATINUM CHAIR	PC 318074	EXTERIOR DINING AREA		
(FN-20)		CHILD STEP	PC 273300	24W x 18D x 12H		
(FN-21)		HAND RAIL	PC 273301			

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.

TOTAL DOMINO'S AREA = 1,980 SQ. FT.

PROJECT STATISTICS:

BUILDING DATA

TOTAL AREA OF DOMINO'S TENANT SPACE:
1,980 S.F. GROSS

OCCUPANT LOAD SUMMARY

OCCUPANCY CLASSIFICATION: GROUP B (LESS THAN 50 OCCUPANTS)

IBC SECTION 303.1
EXCEPTION 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

EXCEPTION 3. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

FIXED SEATING AREA
GROSS AREA = 190 S.F.
NUMBER OF SEATS = 22

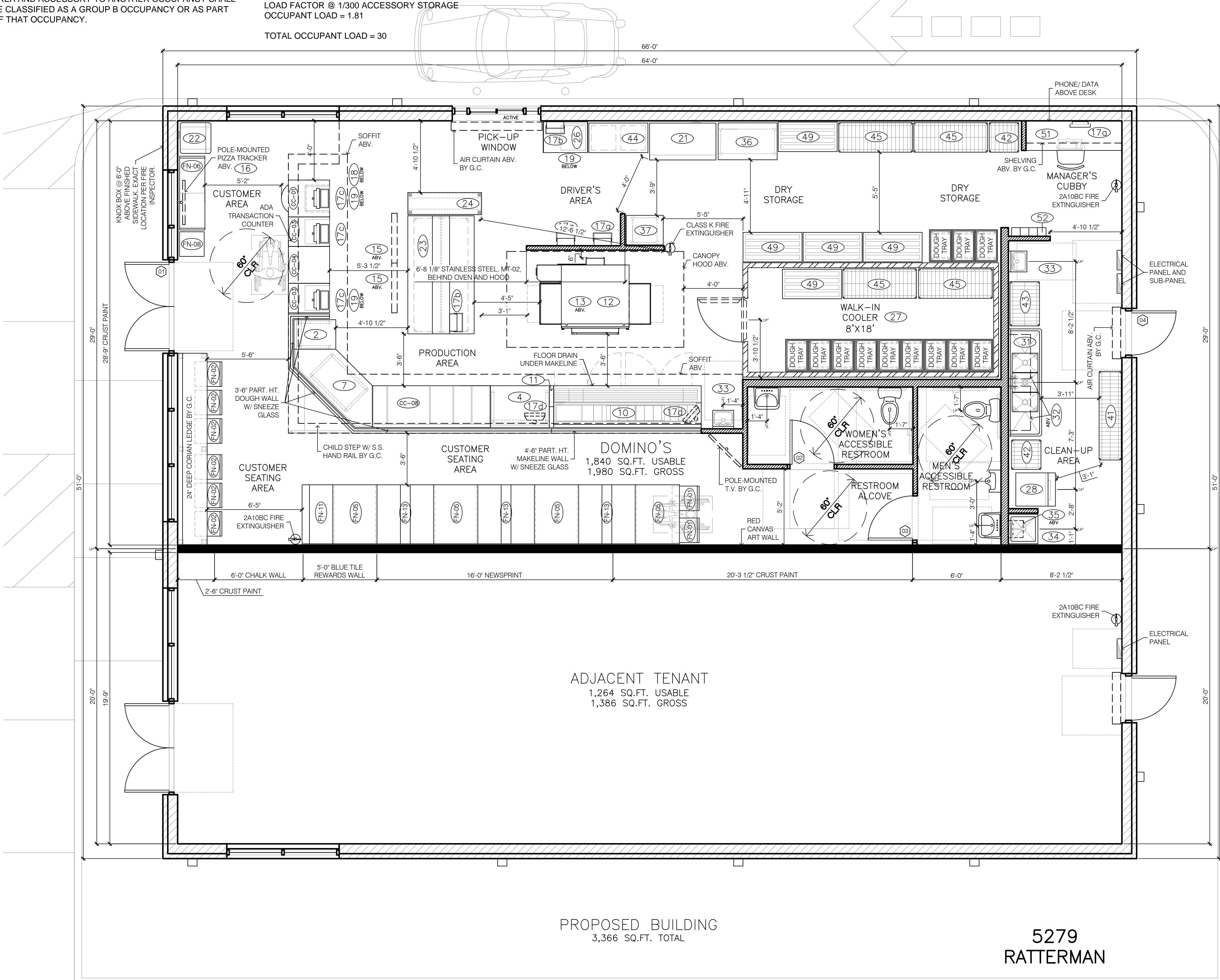
LOBBY AREA
GROSS AREA = 260 S.F.
LOAD FACTOR @ 1/100 BUSINESS
OCCUPANT LOAD = 2.60

RESTROOM AND ALCOVE AREA
GROSS AREA = 190 S.F.

PRODUCTION AREA
GROSS AREA = 643 S.F.
LOAD FACTOR @ 1/200 KITCHEN, COMMERCIAL
OCCUPANT LOAD = 3.22

STORAGE AREA
GROSS AREA = 542 S.F.
LOAD FACTOR @ 1/300 ACCESSORY STORAGE
OCCUPANT LOAD = 1.81

TOTAL OCCUPANT LOAD = 30



ADJACENT TENANT
1,264 SQ.FT. USABLE
1,386 SQ.FT. GROSS

PROPOSED BUILDING
3,366 SQ.FT. TOTAL

5279
RATTERMAN

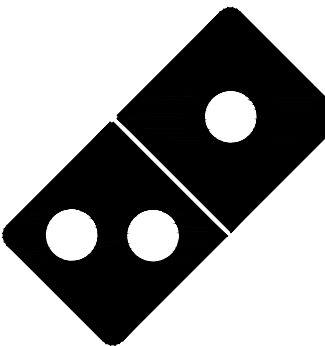
1 EQUIPMENT LAYOUT

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



1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

STAMP



636.947.4433

Project No: 5279
Domino's Pizza Bakery Store
Pizza Theater Freestanding Building
1620 Shackelford Rd., Florissant, MO 63031
for MBR Management Corp.
201 N. Main St., Suite 300
St. Charles, MO 63301

EQUIPMENT LAYOUT
FOR OWNER REVIEW/
NOT FOR
CONSTRUCTION:
09.18.2020

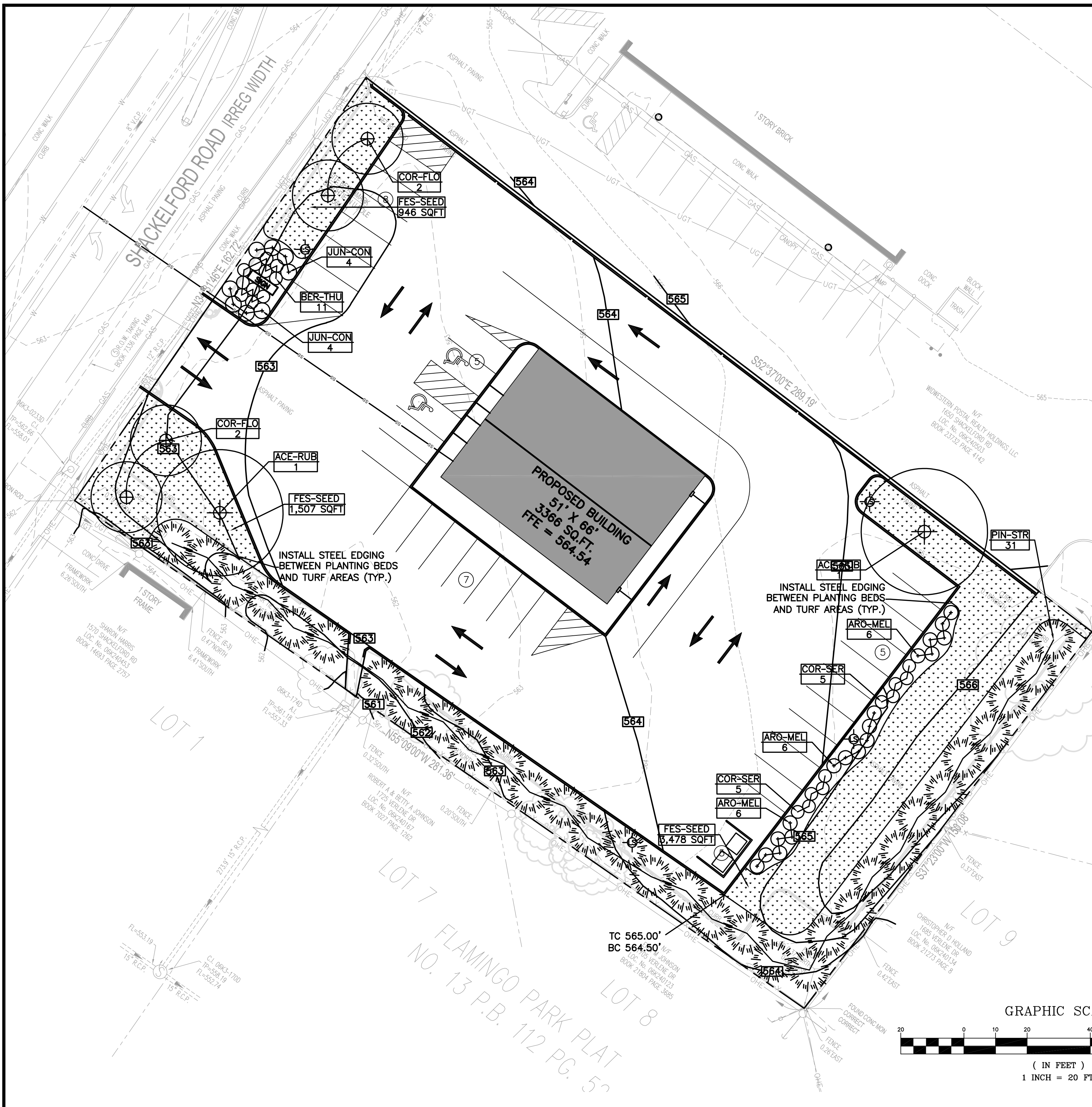
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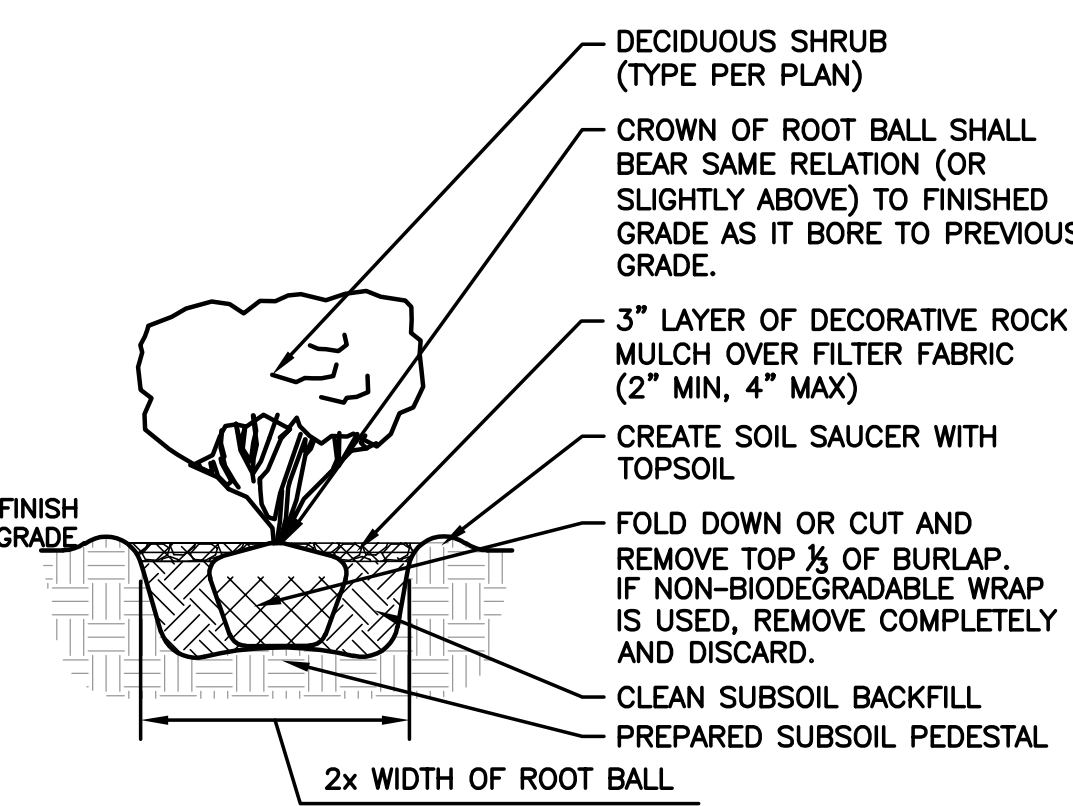
EQUIPMENT LAYOUT/
COUNTER CABINETS/
SCHEDULES

SHEET NUMBER:

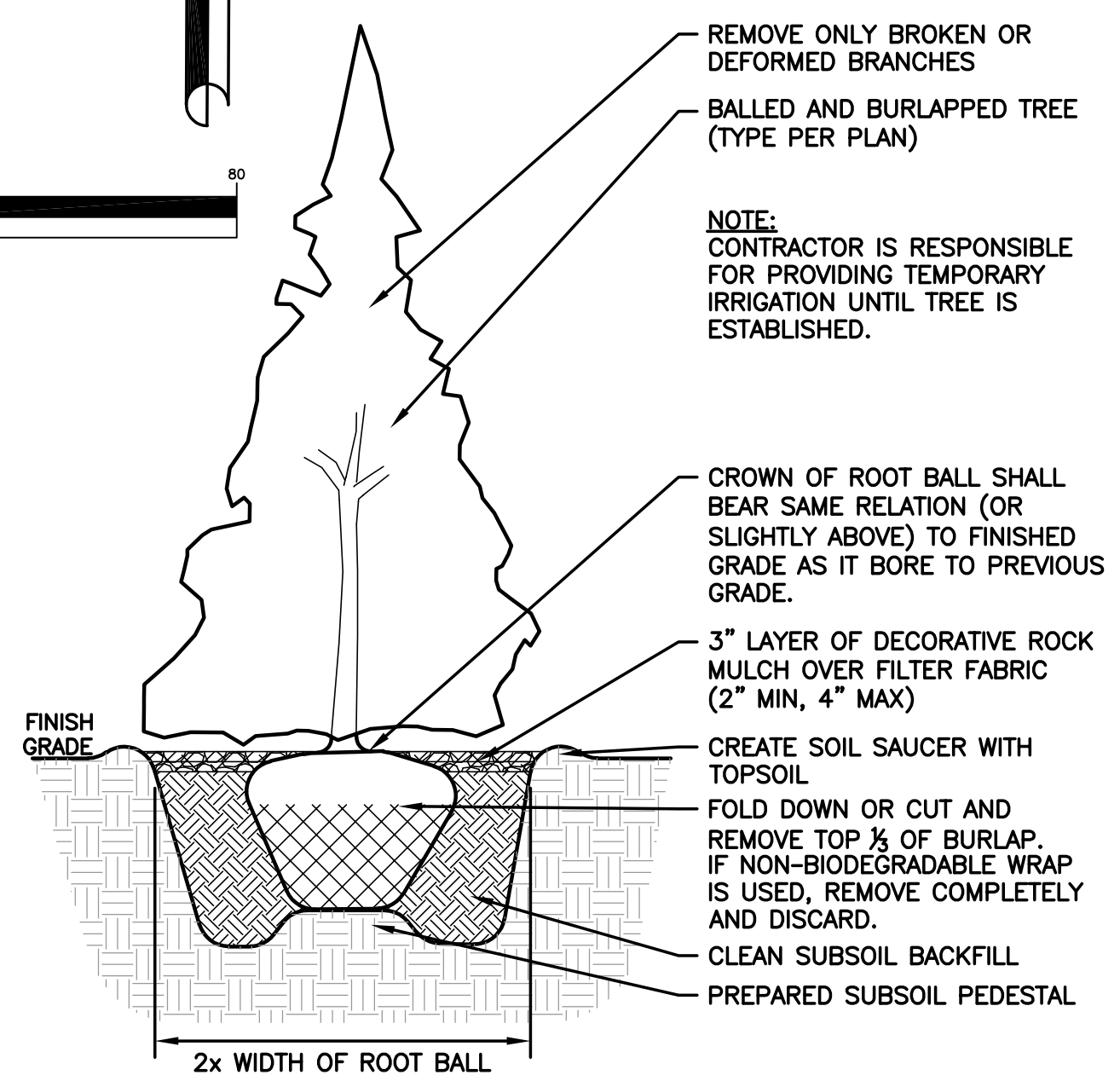
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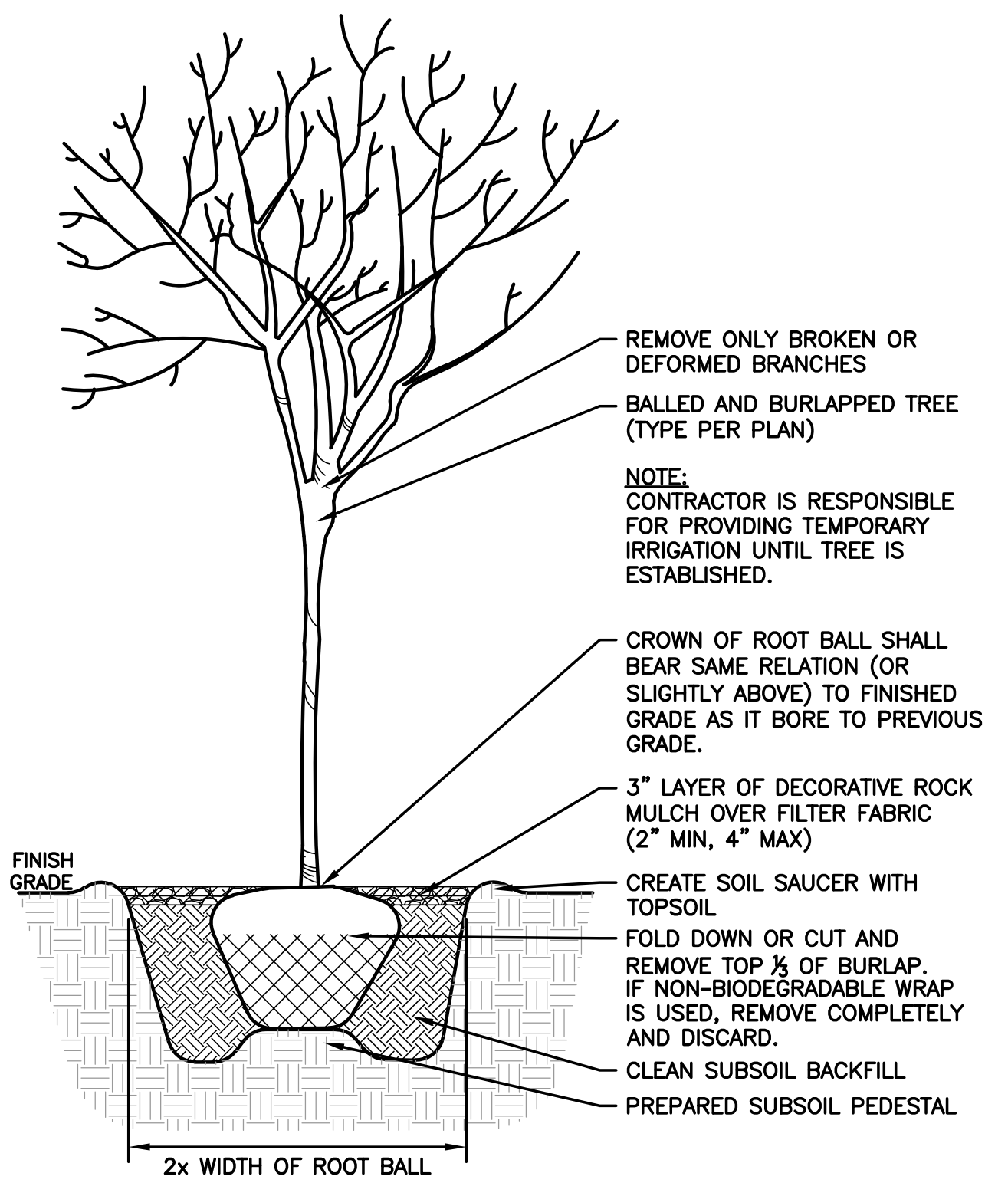
PLANTING REQUIREMENTS:	
FRONTAGE PLANTING: 1 TREE/50 FEET OF FRONTAGE -162 FEET = 3.24 TREES -4 TREES REQUIRED -4 TREES PROVIDED	BUFFERYARD REQUIREMENTS: 15' WIDE BUFFER PLANTINGS ALONG ADJACENT PROPERTY WITH 6' EVERGREEN TREES ON 10' CENTERS -15' WIDE BUFFER PROVIDED ALONG SOUTHWESTERN AND SOUTHEASTERN PROPERTY LINES, NEXT TO RESIDENTIAL DISTRICT.
PARKING LOT PLANTING: 1 TREE/15 STALLS -29 STALLS = 1.93 TREES -2 TREES REQUIRED -2 TREES PROVIDED 180 SF OF LANDSCAPING/15 STALLS -1.93x180 = 347 SF REQUIRED -750 SF OF LANDSCAPING AREA PROVIDED ADJACENT TO PARKING LOT	BUILDING PLANTINGS: 1 SHRUB/5 FEET OF EXTERIOR WALL -234 FEET = 46.8 SHRUBS -47 SHRUBS REQUIRED -47 SHRUBS PROVIDED



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS IN AREAS OF WORK PRIOR TO START OF OPERATIONS
2. EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
3. THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTING AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF IMPORTED TOP SOIL.
5. PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
6. ANY PLANT MATERIAL THAT DIES OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
7. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
9. HOLES FOR THE PLANT INSTALLATION SHALL BE DUG A MINIMUM OF 2x THE WIDTH OF THE ROOTBALL FOR AT LEAST THE FIRST 12" OF DEPT. BELOW 12", DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
10. LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
11. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
12. AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-BIODEGRADABLE WRQP IS USED, REMOVE COMPLETELY AND DISCARD.
13. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.

14. INSTALL HEAVY DUTY STEEL LAWN EDGING TO SEPARATE ALL SHRUB PLANTING AREAS FROM TURF AREAS. TREES NOT LOCATED IN A PLANTING BED SHALL BE SURROUNDED BY A 4" DIA STEEL LAWN EDGING RING.
15. ALL DISTURBED AREAS OF THE SITE INDICATED ON THE PLANTING PLAN SHALL BE EVENLY SEEDED WITH A FESCUE TURF MIX AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
16. PRIOR TO SEED DISTRIBUTION, ALL EXISTING PLANT MATERIAL IN THE DISTURBED AREAS SHALL BE SPRAYED WITH A HERBICIDE. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH THE PLANT MATERIAL.
17. ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 1V:4H SHALL BE MULCHED WITH STRAW AT A RATE OF 4000 POUNDS PER ACRE. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. STRAW MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
18. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF DECORATIVE ROCK MULCH OVER FILTER FABRIC OR APPROVED EQUAL AROUND THE PROPOSED PLANTINGS AFTER INSTALLATION. OWNER TO APPROVE TYPE OF DECORATIVE ROCK. ALL TREES NOT LOCATED IN A PLANTING AREA SHALL RECIEVE A MINIMUM OF 3 INCH DEPTH OF DECORATIVE ROCK MULCH IN A RADIUS OF 2' AROUND THE TREE AFTER INSTALLATION. MULCH MUST BE EVENLY SPREAD.
19. ANY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
21. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
22. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
23. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AND SEEDED AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
24. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.

PLANT MATERIALS					
TREES	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	ACE-RUB	ACER RUBRUM RED MAPLE	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
	COR-FLO	CORNUS FLORIDA FLOWERING DOGWOOD	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
	PIN-STR	PINUS STROBUS 'FASTIGIATA' FASTIGIATA EASTERN WHITE PINE	B&B	6' TALL	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
SHRUBS	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	ARO-MEL	ARONIA MELANOCARPA 'MORTIN' IROQUOIS BEAUTY BLACK CHOKEBERRY	CONT	5 GAL	FULL HEALTHY PLANT
	BER-THU	BERBERIS THUNBERGII F. ATROPURPUREA GOLDEN RING JAPANESE BARBERRY	CONT	3 GAL	FULL HEALTHY PLANT
	COR-SER	CORNUS SERICEA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD	CONT	5 GAL	FULL HEALTHY PLANT
	JUN-CON	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	CONT	3 GAL	FULL HEALTHY PLANT
G.C.	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	FES-SEED	FESTUCA SPP. FESCUE TURF	SEED	N/A	SEED AREAS INDICATED ON THE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 07/30/2020

CDI #: R4485

DESIGNED BY: WMK

DRAWN BY: WMK

CHECKED BY: XXX

REV. NO.

DATE

REMARKS

CIVIL ENGINEER: 5220 Oakland Avenue
St. Louis, MO 63110
314.863.3570

CIVIL DESIGN, INC.
Missouri State Certificate
of Authority #202006804

FLORISSANT DOMINO'S

1620 SHACKELFORD ROAD

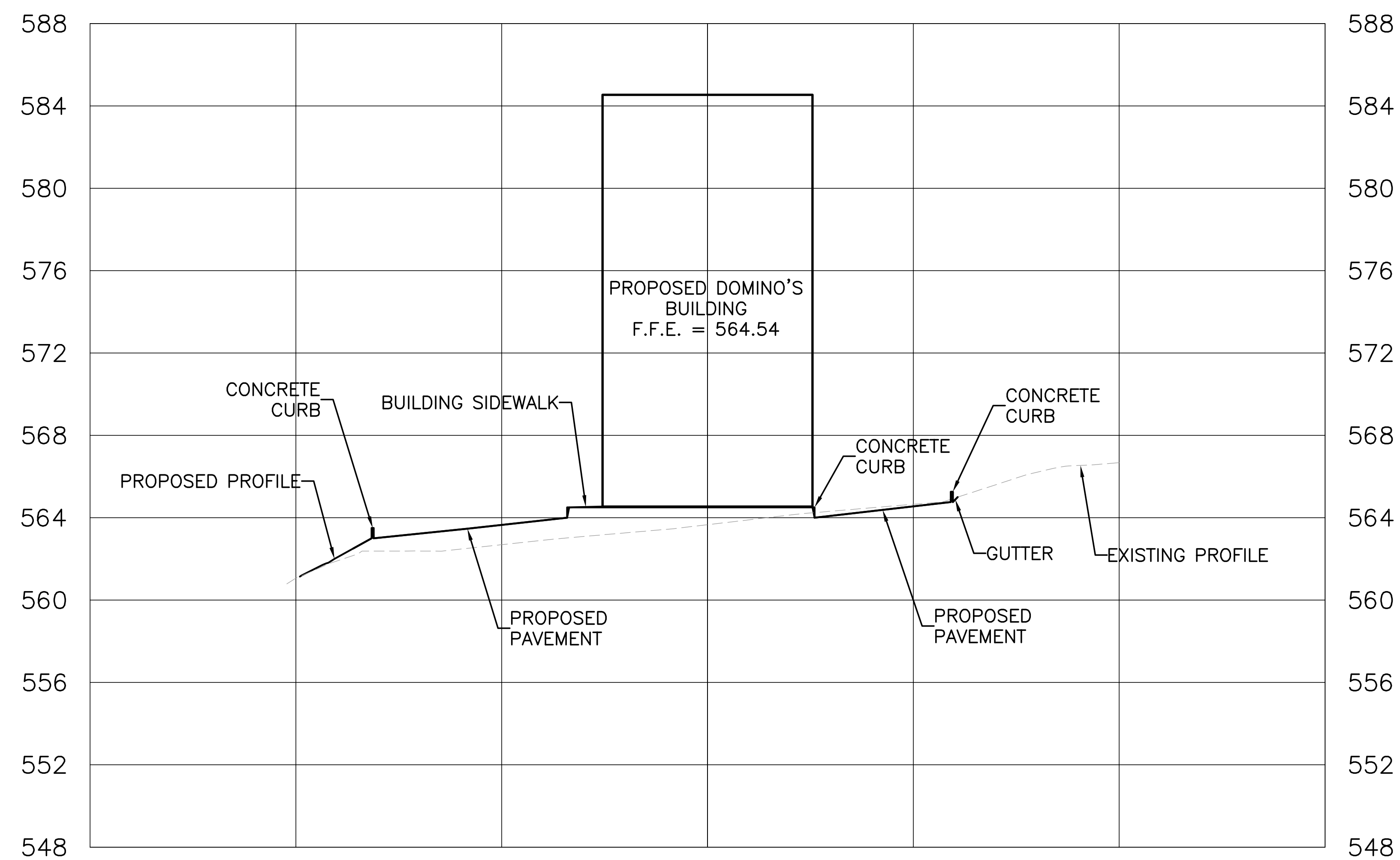
FLORISSANT, MISSOURI

PLANTING PLAN

SHEET TITLE

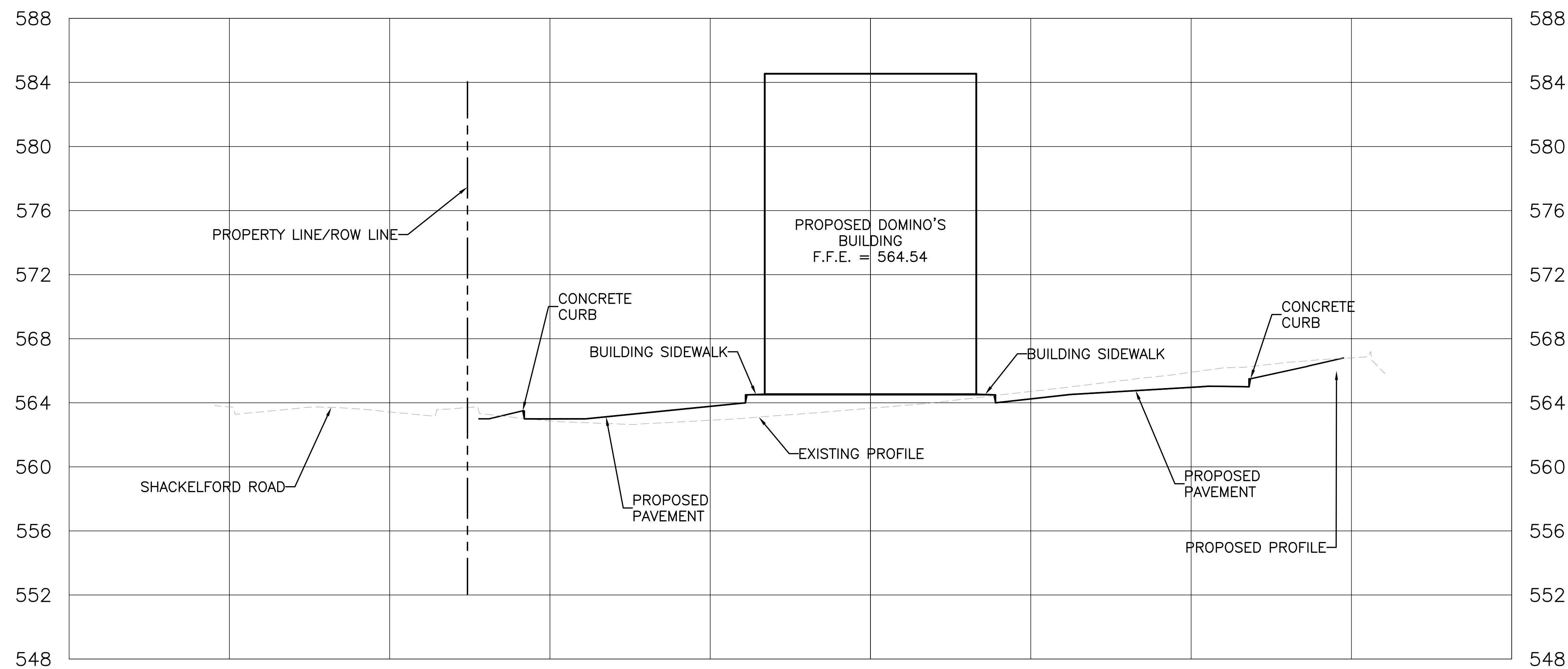
SHEET NO.

L1



SECTION A-A

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



SECTION B-B

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

PRELIMINARY

NOT FOR
CONSTRUCTION

DATE: 07/30/2020

CDI #: R4485

DESIGNED BY: WMK

DRAWN BY: WMK

CHECKED BY: XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:

5220 Oakland Avenue
St. Louis, MO 63110
314.863.3570

CDI

CIVIL DESIGN, INC.
Missouri State Certificate
Professional Engineer
of Authority #202006804

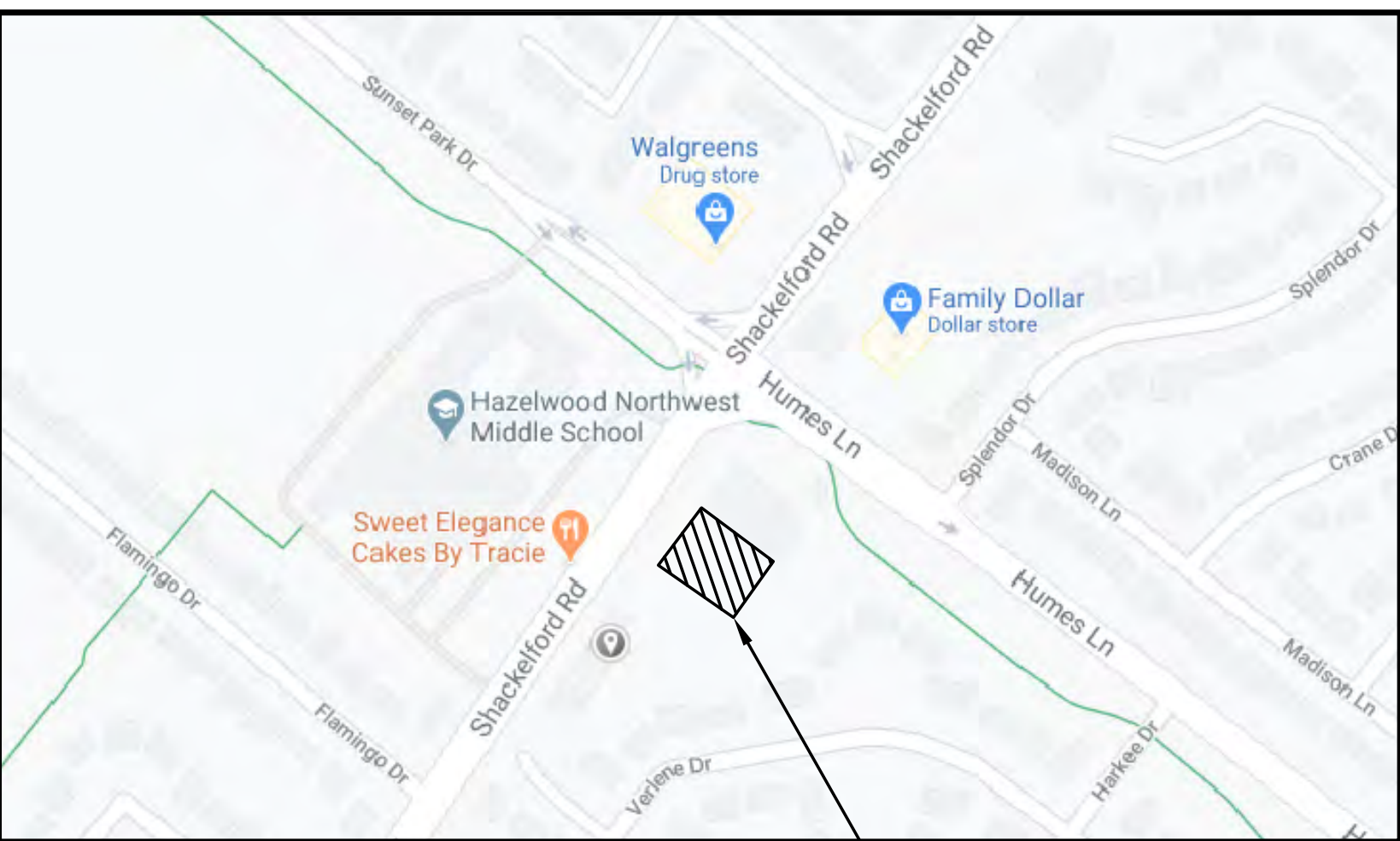
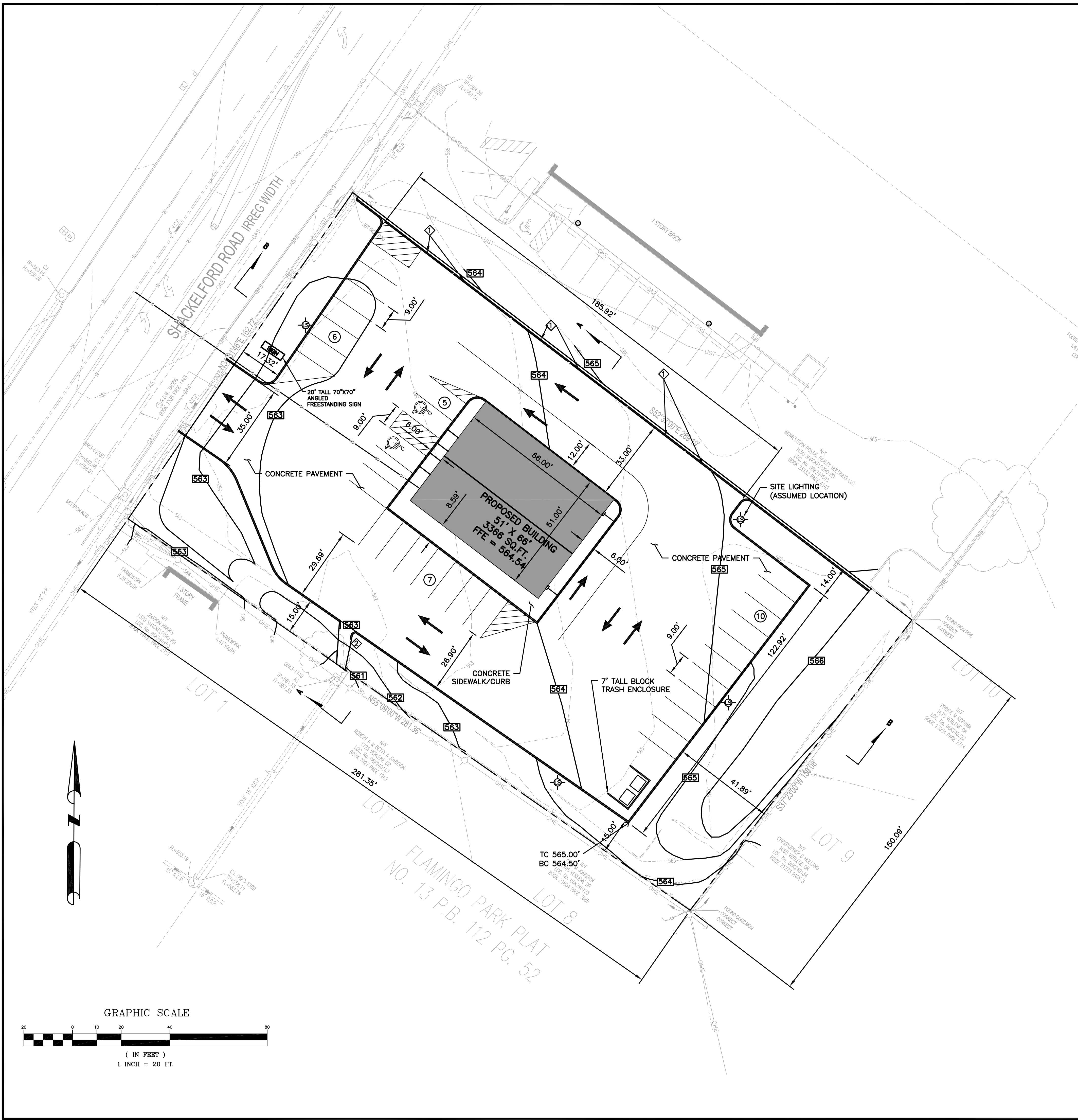
FLORISSANT DOMINO'S
1620 SHACKELFORD ROAD
FLORISSANT, MISSOURI

SITE
CROSS
SECTIONS

SHEET TITLE

SHEET NO.

CS-1



PROJECT
LOCATION

PROPERTY INFORMATION:

CURRENT OWNER: HAZELWOOD SCHOOL DIST.
15955 NEW HALLS FERRY RD
FLORISSANT, MO 63031

BUYER: MBR FLORISSANT PROPERTY, LLC
201 N. MAIN ST, SUITE 300
ST. CHARLES, MO 63301
PH:(636)-347-4433

BUILDING USE: MIXED USE RESTAURANT/RETAIL
APPROX. 3,484 SQFT TOTAL

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SHACKLEFORD ROAD, 45 FEET WIDE, WHERE SAID POINT IS INTERSECTED BY THE DIRECT PROLONGATION NORTHWESTWARDLY OF THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13, A RECORDED SUBDIVISION, THENCE SOUTHEASTWARDLY ALONG THE PROLONGATION OF THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13 AND ALONG THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13 SOUTH 55 DEGREES 09 MINUTES EAST 302.02 FEET TO A POINT, THENCE ALONG THE NORTHEAST LINE OF SAID FLAMINGO PARK PLAT 13 NORTH 37 DEGREES 23 MINUTES EAST, 150.08 FEET TO THE MOST SOUTHERN CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 6343 PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE SOUTHWESTERN LINE OF SAID TRACT NORTH 52 DEGREES 37 MINUTES WEST 309.04 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID SHACKLEFORDROAD, 45 FEET WIDE, THENCE ALONG THE SOUTHEASTERN LINE OF SAID SHACKLEFORDROAD, 45 FEET WIDE, SOUTH 34 DEGREES 51 MINUTES WEST, 163.59 FEET TO THE POINT OF BEGINNING ACCORDING TO A SURVEY BY RAPP & RAPP. SURVEYORS MADE THE 2ND DAY OF JUNE, 1970.

PARKING REQUIREMENTS

RESTAURANTS, FAST FOOD
1 SPACE PER 2 SEATS PLUS 2 SPACES PER 3 EMPLOYEES ON MAX SHIFT
ASSUME 30 SEATS AND 6 EMPLOYEES
19 SPACES REQUIRED

RETAIL SALES ESTABLISHMENT
4 PER 1,000 SF GROSS FLOOR AREA
ASSUME 1500 SF
6 SPACES REQUIRED

TOTAL REQUIRED SPACES = 25 SPACES
TOTAL PROVIDED SPACES = 28 SPACES

LAND DISTURBANCE AREA:

PROPERTY: 1.02 ACRES
APPROX. DIST. AREA: 1.02 ACRES

PROPERTY NOTES:

TOTAL PROPERTY AREA: 44592 sf
APPROX. IMPROVED LAND: 30392 sf
APPROX. LANDSCAPE LAND: 14200 sf
LANDSCAPE AREA/TOTAL: 31.8%

LANDSCAPE SETBACKS ARE 15 FEET OR GREATER ON SOUTH AND EAST SIDE OF PROPERTY WHERE NEXT TO RESIDENTIAL DISTRICT.

INFORMATION OF ADJOINING PROPERTIES:

ZONING OF ADJOINING PROPERTIES: B3 TO THE NORTH
R4 TO THE REMAINING AREAS

- KEYED NOTES:**
- 1 BARRIER CURB WITH 12" CUTOUTS EVERY 30' MATCH TO EXISTING GRADE WITH BORDERING PROPERTY.
 - 2 ENTIRE SITE DRAINS OFF-SITE HERE TO STORM STR. IN LOT 1

PRELIMINARY

NOT FOR
CONSTRUCTION

DATE:	07/30/2020
CDI #:	R4485
DESIGNED BY:	WMK
DRAWN BY:	WMK
CHECKED BY:	XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:  **CIVIL DESIGN, INC.**
5220 Oakland Avenue
St. Louis, MO 63110
314.863.3570
Missouri State Certificate
of Authority #202006804

FLORISSANT DOMINO'S
1620 SHACKLEFORD ROAD
FLORISSANT, MISSOURI

**SITE
DEVELOPMENT
PLAN**

SHEET TITLE
SHEET NO.
C1

GENERAL NOTES:

A. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR EXTERIOR SIGNAGE; COORDINATE LOCATIONS AND REQUIREMENTS WITH SIGN VENDOR.

B. SIGN VENDOR SHALL NOT INSTALL ANY SIGNAGE OR AWNING STRUCTURE WITHOUT SUFFICIENT BLOCKING IN PLACE.

EXTERIOR MATERIALS:

INDICATED BY

SYMBOL

E1

EIFS - DRYVIT. - SPEC. T.B.D.

S1

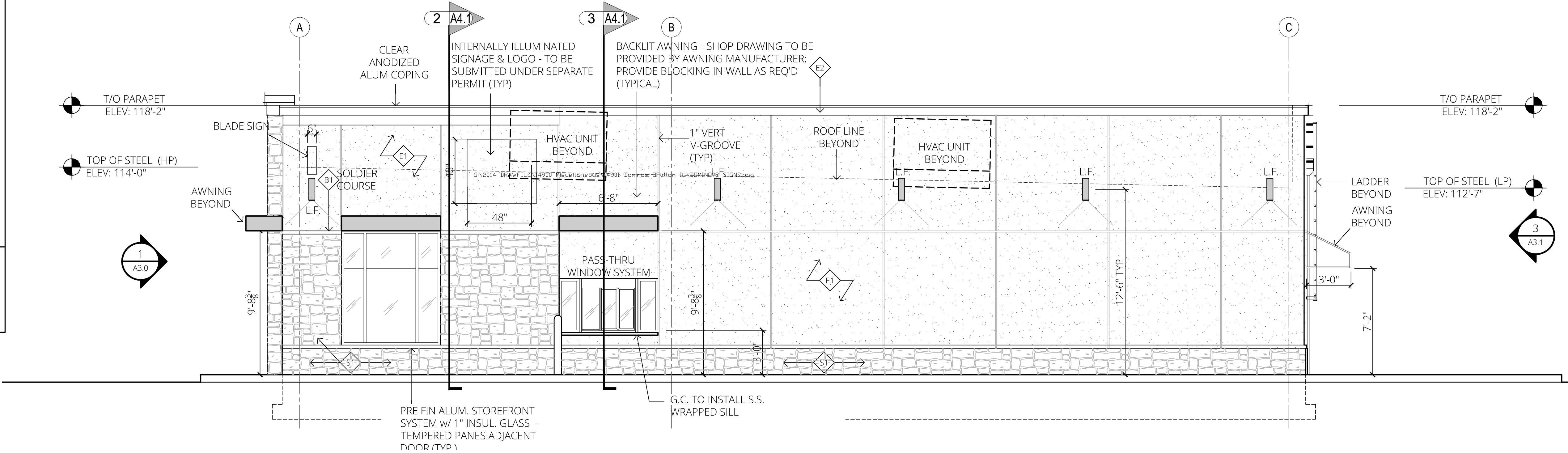
STONE VENEER PANEL - SPEC. T.B.D.

S2

STONE SILL - SPEC. T.B.D.

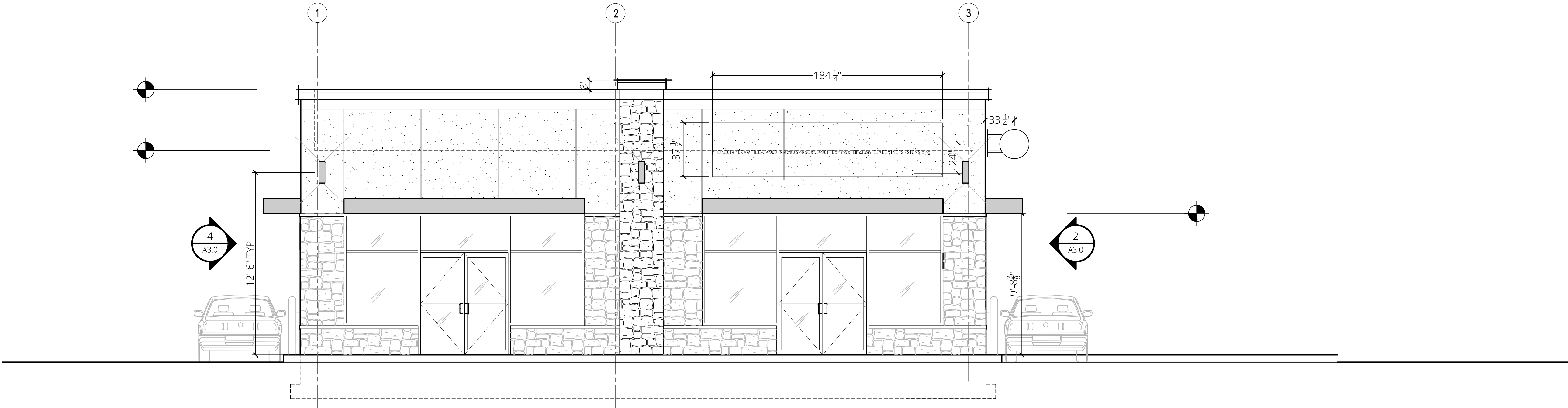
NOTES:

1. -



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

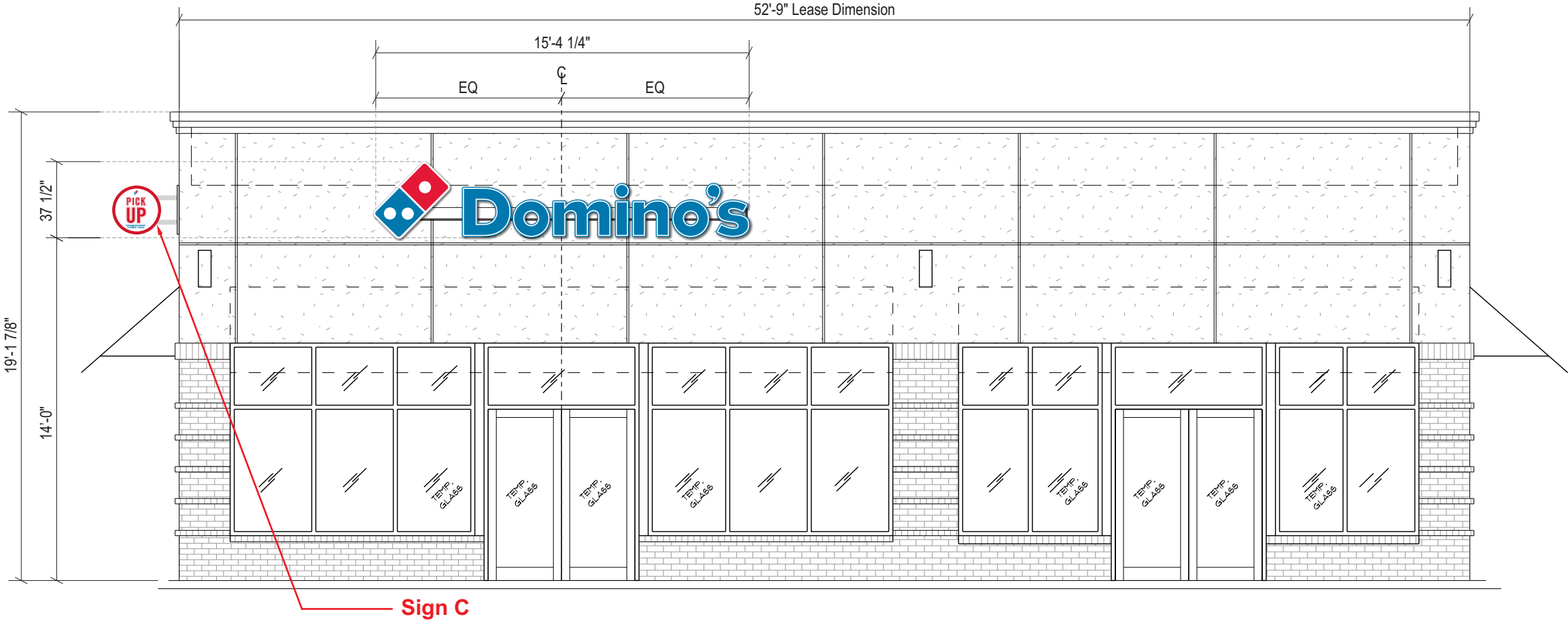
Typical 2-Tenant
Building Elevation
Views



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

SIGN A	24" Domino's
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	48.05
To Grade:	Top of Sign to Grade = 17'-1 1/2" Bottom of Sign to Grade = 14'-0"

Typical 2-Tenant Building Signage

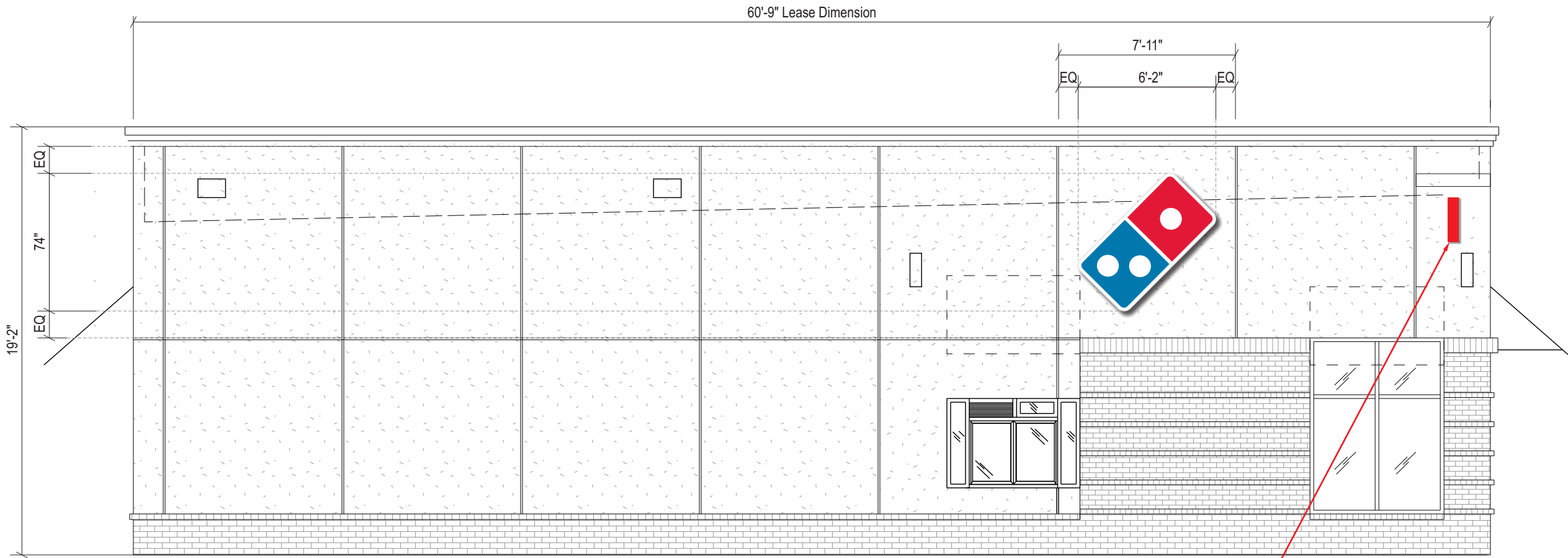


Front Elevation (West)
Scale: 3/16" = 1'-0"

Allowable Square Footage:	100
Formula: 10% of Facade or 1 SF per Linear Foot	
Actual Square Footage this Elevation:	48.05

SIGN B	72 3/4" Logo
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	37.77
To Grade:	Top of Sign to Grade = 17'-1" Bottom of Sign to Grade = 10'-11"

SIGN C	24" Domino
Type:	D/S Blade Sign
Illumination:	Internally Illuminated LED
Square Footage:	4.00
To Grade:	Bottom of Sign To Grade = 14'-0"

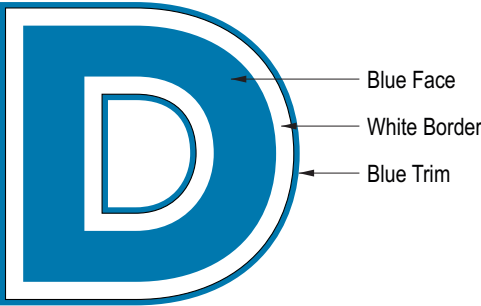


Left Elevation (North)
Scale: 3/16" = 1'-0"

Sign C

Allowable Square Footage:	115
Formula: 10% of Facade or 1 SF per Linear Foot	
Actual Square Footage this Elevation:	41.77

SIGN A	24" Domino's
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	48.05
To Grade:	Top of Sign to Grade = 17'-1 1/2" Bottom of Sign to Grade = 14'-0"



Letter Detail

Scale: N.T.S.

Electrical Detail:

White LEDs
(1) 60w Transformer GEPS12-60U-NA
Total Amps: 0.65
(1) 20 amp 120V Circuit Req.



General Notes:

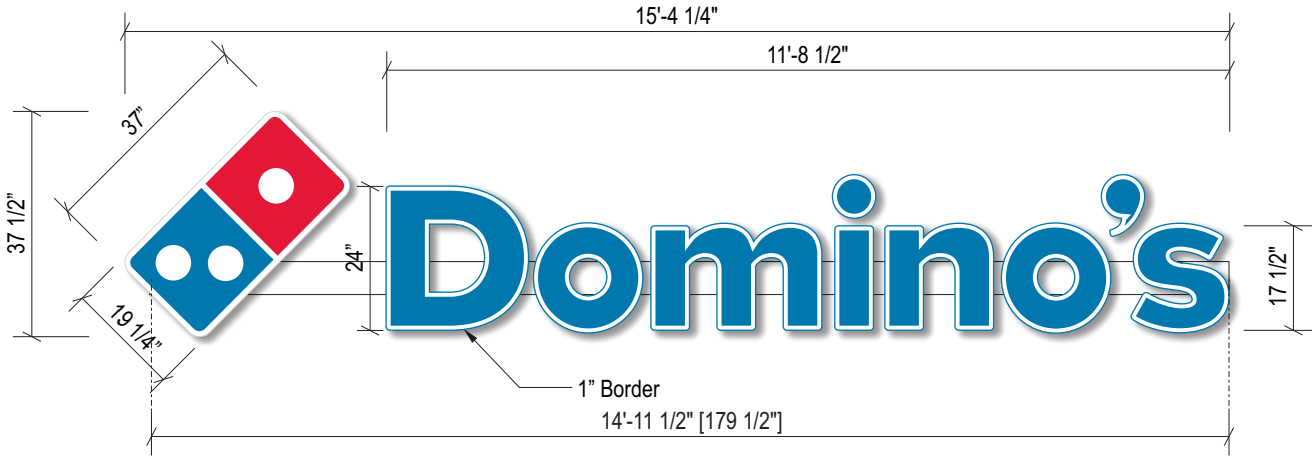
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Note: dot on i and apostrophe attached to letters with aluminum bridge painted to match raceway

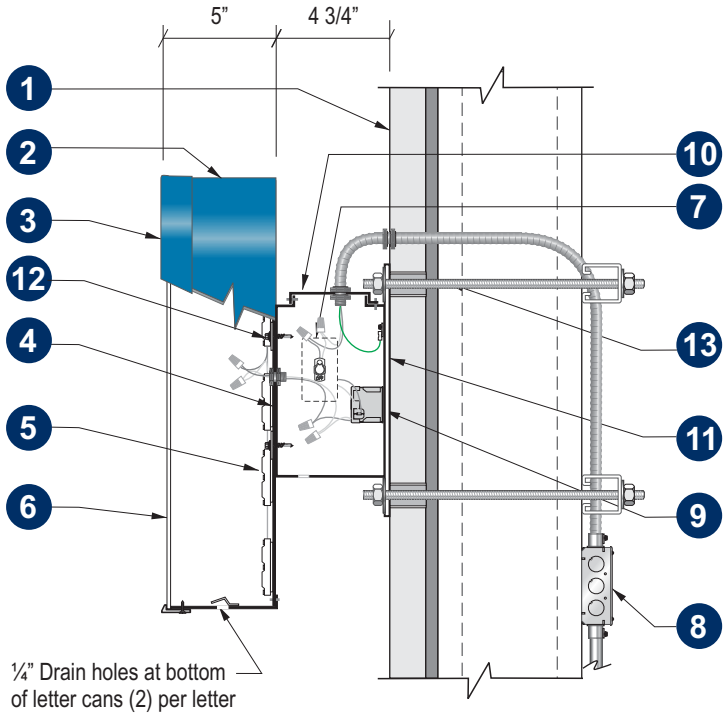
Specifications: Channel Letters/ Raceway

1. Existing Facade: EFIS / Plywood / Wood Studs
2. 0.040" Aluminum letter returns painted PMS 307c Blue for letters and White for Logo
3. 1"Jewelrite trimcap bonded to face, #8 pan head screws to returns painted PMS 307c Blue for letters and White for Logo
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces w/ translucent vinyl applied to faces
■ 3M 3730-127 Intense Blue
■ 3M 3730-33 Red (for Logo)
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway [5 1/2" x 4 3/4"] painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway
- Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



Sign Layout Detail

Scale: 3/8" = 1'-0"



Section @ LED Channel Letter Raceway (Center)
Scale: N.T.S.



Client: Domino's

Site #:

Address: 1620 SHACKELFORD ROAD
FLORISSANT, MO 63031

REVISION INFO

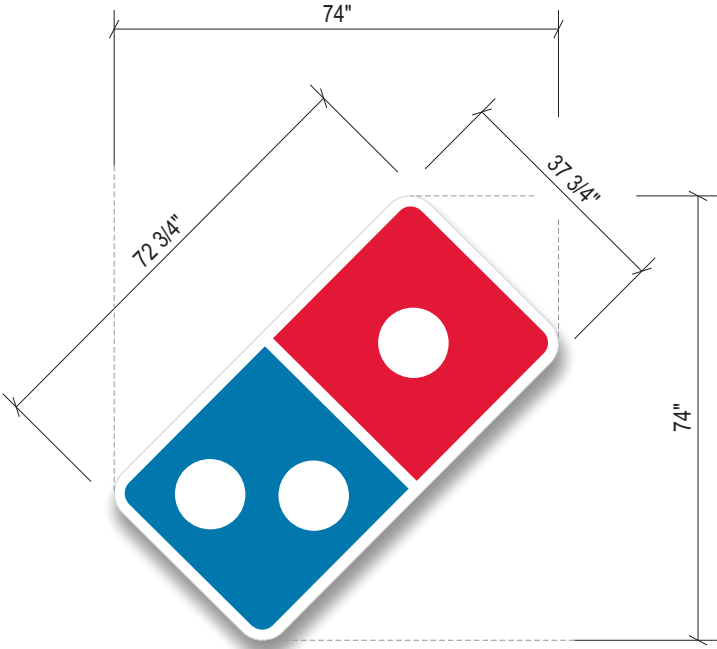
11/26/2019	Original Rendering
12/11/2019	Added Pylon Sign
12/12/2019	Updated Site Plan
12/13/2019	Updated Pylon Sign
12/17/2019	Updated Pylon Sign Location, Sign A & B
03/06/2020	Updated EMB, Updated Pole Site

DP
DP
MA
DP
KD
MA

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SIGN B	72 3/4" Logo
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	37.77
To Grade:	Top of Sign to Grade = 17'-1" Bottom of Sign to Grade = 10'-11"



Sign Layout Detail
Scale: 3/8" = 1'-0"

Electrical Detail:

White LEDs
(1) (GEPS12-24U-NA)
Total Amps: 0.65
(1) 20 amp 120V Circuit Req.



General Notes:

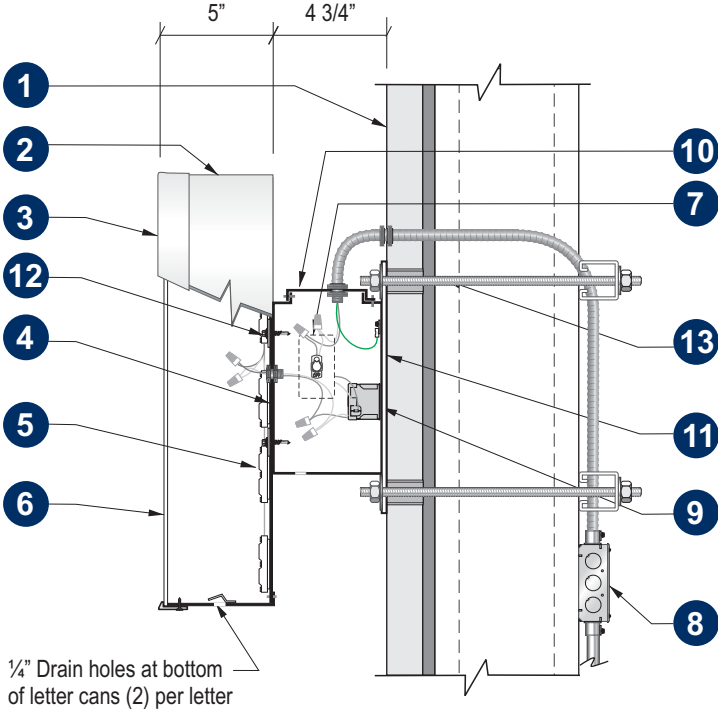
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

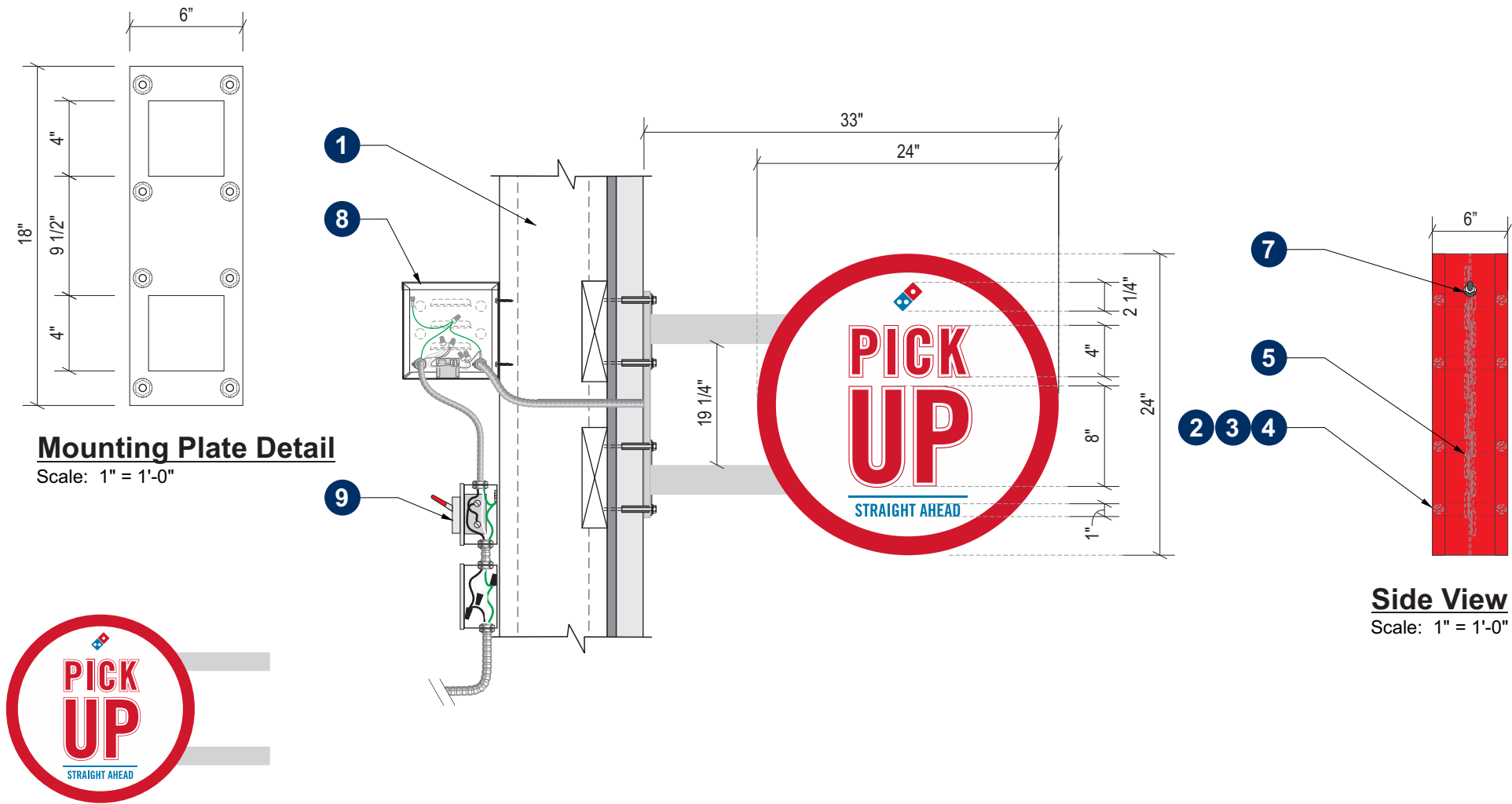
Specifications: Channel Letter/ Raceway

1. Existing Facade: EIFS / Plywood / Wood Studs
2. 0.040" Aluminum letter returns painted White
3. 1"Jewelite trimcap bonded to face, #8 pan head screws to returns painted White
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces w/ translucent vinyl applied to faces
 - 3M 3730-127 Intense Blue
 - 3M 3730-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway [5 1/2" X 4 3/4"] painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway
 - Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 11/4" fender washers
13. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



Section @ LED Channel Letter Raceway (Center)
Scale: N.T.S.

SIGN C	24" Domino
Type:	D/S Blade Sign
Illumination:	Internally Illuminated LED
Square Footage:	4.00
To Grade:	Bottom of Sign To Grade = 14'-0"



Mounting Plate Detail
Scale: 1" = 1'-0"

Side View
Scale: 1" = 1'-0"

Electrical Detail:

White LEDs
(1) 60w Transformer
Total Amps: 0.65
(1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications:

1. Existing Facade: EFIS / Plywood / Wood Studs
2. Aluminum sign cabinet painted to match MP Cloud Silver Metallic 18101
3. 1" x .125" (PMS 186 Red) trimcaps
4. 3/16" White acrylic faces w/ applied vinyl
 - 3M 3730-127 Intense Blue
 - 3M 3730-33L Red Translucent Film
5. White LEDs
6. 2" x 2" Aluminum tube frame w/ 1/4" mounting plate painted MP Cloud Silver Metallic 18101
7. Waterproof disconnect switch
8. Remote transformer
9. Remote Disconnect Switch
10. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



Reverse Side

REVISION INFO	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA


SIGN D	Domino's
Type:	Pylon Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	17.07

SIGN E	EMB
Type:	Pylon Sign
Illumination:	Internally Illuminated w/ LEDs
Square Footage:	10.00

SIGN F	Domino's
Type:	Pylon Sign - Additional Cabinet
Illumination:	Internally Illuminated LEDs
Square Footage:	7.96


Electrical Detail: Logo

White LEDs GEPS 24-100w
(2) 60w Transformer
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.



Electrical Detail: Additional Cabinet

White LEDs GEPS 24-100w
(1) 60w Transformer
Total Amps: .65
(1) 20 amp 120V Circuit Req.

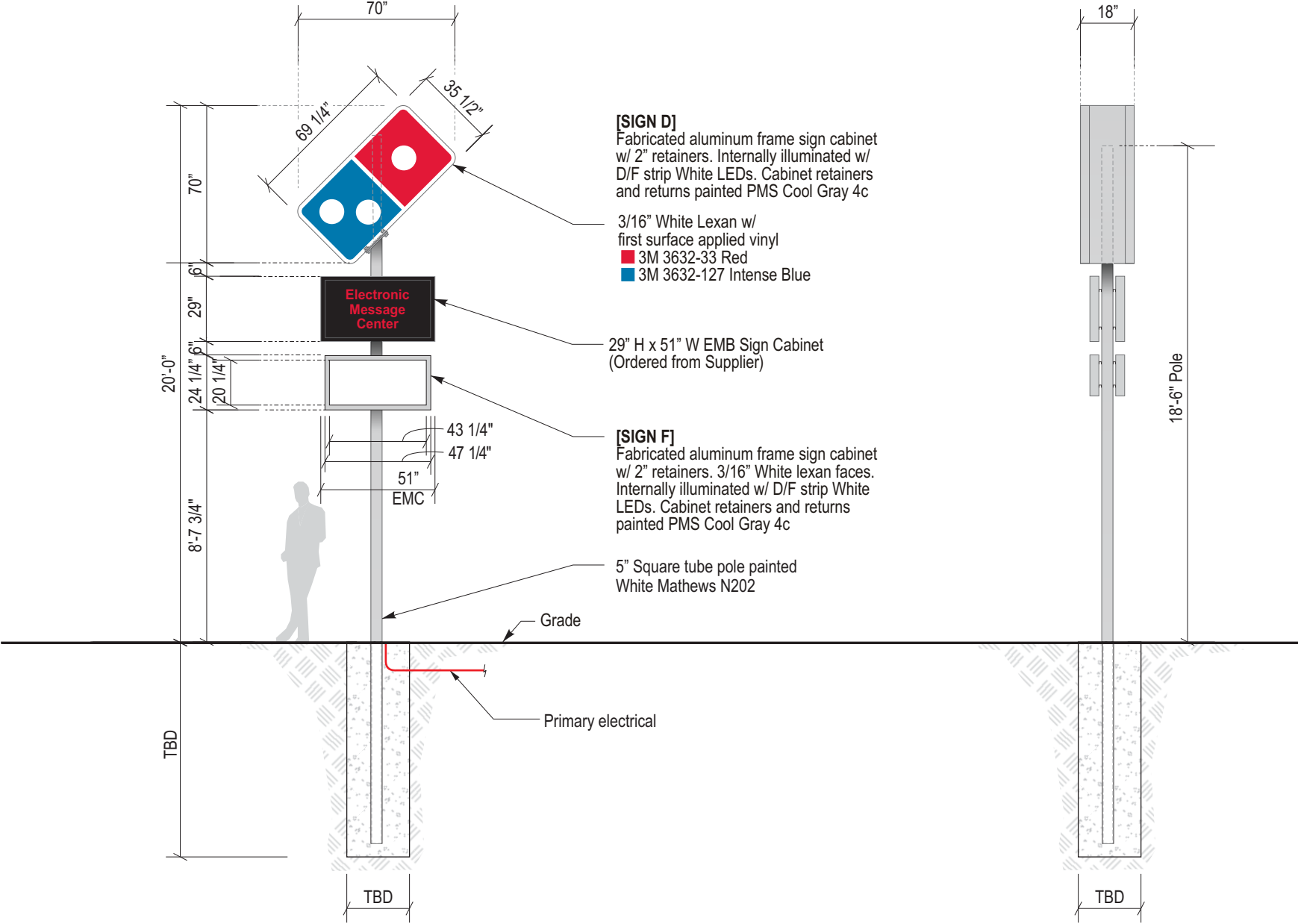


General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section



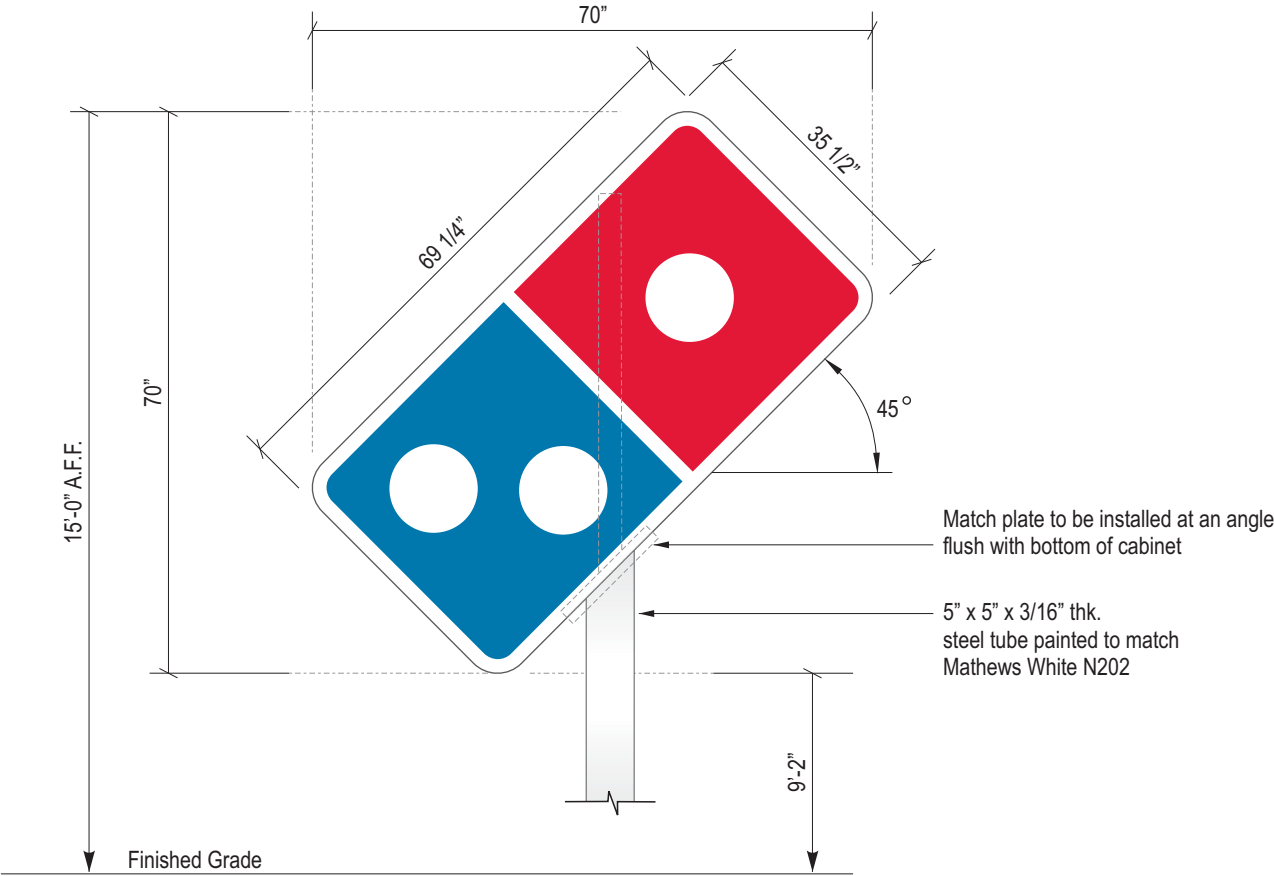
Pylon Sign Elevation

Scale: 3/16" = 1'-0"

Side Elevation

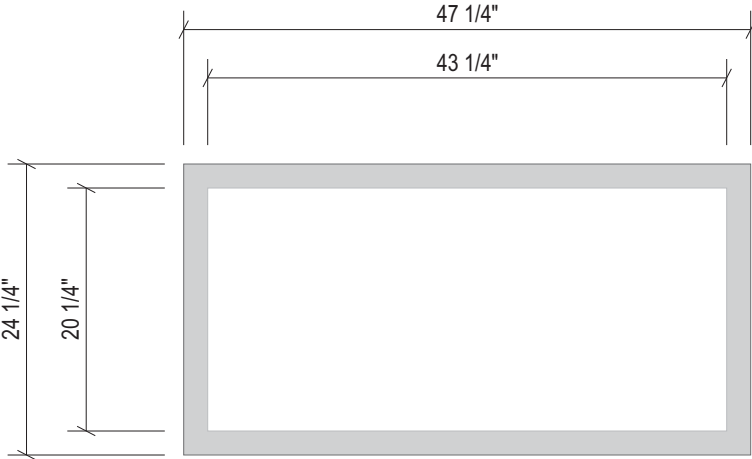
Scale: 3/16" = 1'-0"

SIGN D	Domino's
Type:	Pylon Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	17.07



Pylon Sign Layout
Scale: 3/8" = 1'-0"

SIGN F	Domino's
Type:	Pylon Sign - Additional Cabinet
Illumination:	Internally Illuminated LEDs
Square Footage:	7.96



Sign Detail Layout
Qty 2 Scale: 3/4" = 1'-0"

Electrical Detail:

White LEDs GEPS 24-100w
(1) 60w Transformer
Total Amps: .65
(1) 20 amp 120V Circuit Req.

General Notes:

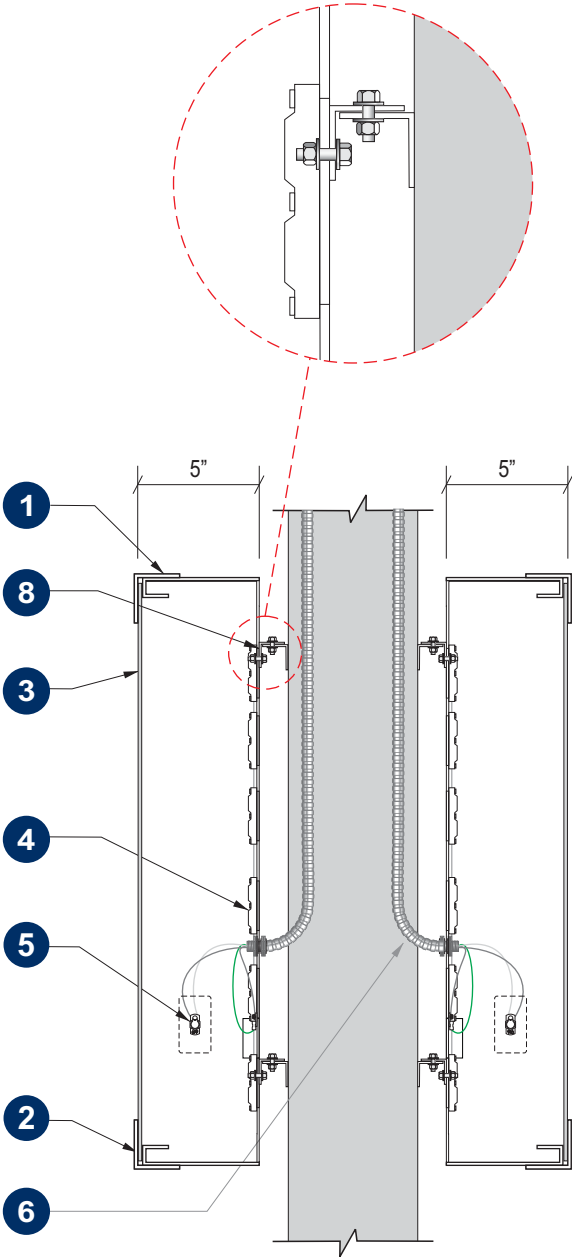
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications:

- 1. .080" Aluminum cabinet w/ internal 2" x 2" aluminum angle frame painted to match PMS Cool Grey 4C
- 2. 2" x 2" Aluminum retainers PMS Cool Grey 4C
- 3. 3/16" White lexan
- 4. White LEDs
- 5. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- 6. Primary electrical feed in UL conduit / customer supplied UL junction box
- 7. Sign cabinet contains LEDs and Transformers
- 8. 2" x 2" Steel L Brackets that mount cabinets to pole (welded to pole)



Section @ S/F Monument
Scale: N.T.S.

1 INTRODUCED BY COUNCILMAN SIAM
2 OCTOBER 26, 2020
3

4 BILL NO. 9633

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**
7 **NO. 5713, (AS AMENDED BY ORD. NO. 7829) TO ALLOW FOR**
8 **EXTERIOR ALTERATIONS AND TO REMOVE VEHICLE RENTALS**
9 **FROM ‘PERMITTED USES’ FOR THE PROPERTY LOCATED AT 3120**
10 **N HIGHWAY 67.**
11

12 WHEREAS, the City Council passed and approved Ordinance No.5713 which
13 authorized a proposed development at 3120 N. Hwy 67; and

14 WHEREAS, the Planning and Zoning Commission at their meeting on October 5th, 2020
15 has recommended to the City Council that Ordinance No. 5713 (as amended) be further amended
16 to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the
17 property located at 3120 N Highway 67; and

18 WHEREAS, due and lawful notice of a public hearing no. 20-10-032 on said proposed
19 change was duly published, held and concluded on 26th of October, 2020 by the Council of the
20 City of Florissant; and

21 WHEREAS, the Council, following said public hearing, and after due and careful
22 deliberation, has concluded that the amendment of Ordinance No. 5713 (as amended), as
23 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
24 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: B-5’ Planned Commercial District, Ordinance No. 5713 (as amended by Ord.
30 No. 7829) is hereby amended to allow for exterior alterations and to remove vehicle rentals from
31 permitted uses, located at **3120 N. Highway 67** in an existing ‘B-5’ Zoning District, with these
32 conditions being part of the record:

33
34 Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

35
36 Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0
37 and S2.0 dated 9/18/20.
38

39 Changes to Ord. No. 5713:

40 Section 2, para 2, a. Shall be changed to read:

41 a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum height of
42 22 feet.43
44 Section 2, para 6, h. 1 and 3 shall be changed to read:45 h. Miscellaneous Design Criteria46 1. All applicable parking, circulation, sidewalks and all other site design features shall
47 comply with the 2018 International Building Code.48 3. The building shall be constructed of unpainted load bearing brick with the wall units
49 to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".50 a. Tower addition shall be constructed of EIFS facing, heavy duty below 36" and
51 compatible in color with existing load bearing brick units.52 b. Flat canopy shall be constructed of compatible EIFS facing as shown on
53 attached Elevations A200 dated 7/22/20.54
55 Plans: Section C, A200 shall read "Opaque stains on brick will be permitted but
56 there will be no painting of brick."57
58 **PROJECT COMPLETION.**59
60 Construction shall start within 60 days of the issuance of building permits, and the
61 development shall be completed in accordance of the final development plan within
62 180 days from start of construction.63
64 Section 3: This ordinance shall become in full force and effect immediately upon its
65 passage and approval.66
67 Adopted this _____ day of _____, 2020.68
69
70 _____
71 Keith Schildroth
72 President of the Council

73 Approved this _____ day of _____, 2020.

74
75
76 _____
77 Timothy J. Lowery
78 Mayor, City of Florissant

79 ATTEST:

80
81 _____
82 Karen Goodwin, MPPA/MMC/MRCC
83 City Clerk

CITY OF FLORISSANT



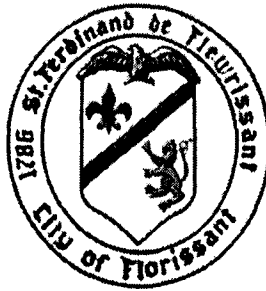
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, October 26, 2020 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from 'permitted uses' for the property located at 3120 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Address of Property:

3120 North Highway 67

Council Ward 9 Zoning B-5

X SIGN

DATE: 10-12-2028

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

PETITION TO AMEND B-5 ORDINANCE # 5713 as amended by ordinance 7829

Enter ordinance number or number requesting to amend.

1) Comes Now STL Monopoly, llc DBA Take 5 Oil Change

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property 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 seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which
the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is
identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn
to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street
intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and
distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .39 Acre
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 for Oil Change and Vehicle rental

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


3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
Allow for exterior alterations

remove vehicle rental from approved uses.

List reason for the amendment request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Matt Beckham

PETITIONER(S) SIGNATURE (S) Print Name 

FOR STL Monopoly, llc

(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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

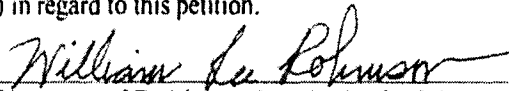
SIGNATURE 

ADDRESS 1601 NW Expressway Ste. 1500 Oklahoma City Ok. 73118

STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 405 - 625 - 0822

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


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 corporate papers with registration papers.

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Matt Beckham - 1601 NW Expressway, STE 1500 Oklahoma City, OK 73118
- (2) Telephone numbers 405-625-0822
- (3) Business address 1601 NW Expressway, STE 1500 Oklahoma City, OK 73118
- (4) State of Incorporation & a photocopy of incorporation papers Oklahoma
- (5) Date of Incorporation 6-10-2020
- (6) Missouri Corporate Number Unassigned
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated Take 5 Oil Change
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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: Is there any foreseen vibration problems at the property line? _____ Yes / No

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

c) Odor: Is there any foreseen problem with odor? _____ Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 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 emission of dirt, dust, fly ash, and other forms of particle matter? _____ Yes / No

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

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

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

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

3) Are height of structures shown? _____ Yes / No

4) Are all setbacks shown? _____ Yes / No

5) Are building square footages shown? _____ Yes / No

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

7) Is off street loading shown? _____ Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? _____ Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

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: Is there any foreseen vibration problems at the property line? _____ Yes / No

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

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

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 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 emission of dirt, dust, fly ash, and other forms of particle matter? _____ Yes / No

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

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

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

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

3) Are height of structures shown? _____ Yes / No

4) Are all setbacks shown? _____ Yes / No

5) Are building square footages shown? _____ Yes / No

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

7) Is off street loading shown? _____ Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? _____ Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE
OF
LIMITED LIABILITY COMPANY**

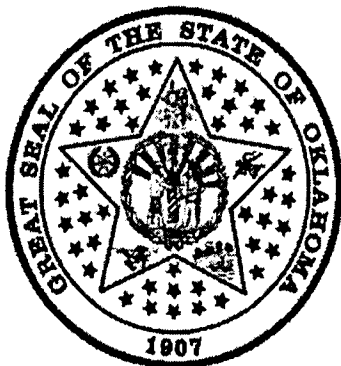
WHEREAS, the Articles of Organization of

STL MONOPOLY LLC

an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.



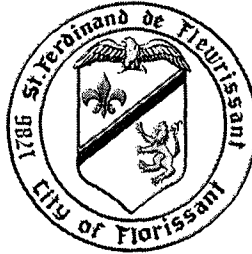
*Filed in the city of Oklahoma City this
10th day of June, 2020.*

A handwritten signature in cursive script, reading "Michael Rogers", is written over a horizontal line.

Secretary of State

1 **MEMORANDUM**

2nd Hinks



2
3 **CITY OF FLORISSANT**
4
5

6 To: Planning and Zoning Commissioners Date: October 1, 2020
7

8
9 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
10 Director of Public Works
11 Applicant
12 Deputy City Clerk
13 File
14

15 Subject: Request Recommended Approval to amend a 'B-5' Planned Commercial
16 District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior
17 alterations and to remove vehicle rentals from permitted uses, located at 3120 N. Highway
18 67 in an existing 'B-5' Zoning District.
19

20 **STAFF REPORT**
21 **CASE NUMBER PZ-100520-2**
22

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

26 The request before the commission is for Recommended Approval to amend a 'B-5'
27 Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to
28 allow for exterior alterations and to remove vehicle rentals from permitted uses, located at
29 3120 N. Highway 67 in an existing 'B-5' Zoning District.
30

31 The previous Uses permitted included rental vehicles placed on the lot, however, this
32 petitioner does not need to rent vehicles and suggests the removal of the amendment that
33 allows rental vehicles.
34

35 MoDOT has widened paving since the building was built and has affected the amount of
36 paved area on the lot and building setbacks.
37
38

Attached plans include Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0 and S2.0 dated 9/18/20.

II. SURROUNDING PROPERTIES

The property surrounding is 3160 N Highway 67 Walgreens.

BUILDING DESIGN:

The new building is 1915 square feet existing per County record, but a maximum of 1920 s.f. per ordinance no. 5713. The existing exterior of the building is constructed of load bearing brick. This was a product that was a clay fired structural unit with open cells like a CMU block, therefore, did not originally comply strictly with the masonry ordinance due to the unit cross section being less than 75% clay material.

The proposed alterations include:

1. An addition of a tower on one corner of the building,
2. new doors and windows
3. 2 colors of Brick to remain or Paint over the clay fired structural brick.
4. Paint sheet metal coping.
5. Replace existing 5 foot canopy/banding with EIFS.

PARKING AND DRIVEWAYS:

The code requires 3 parking per bay although the petitioner describes service while vehicles are occupied, so little or no waiting room is required.

Traffic pattern is clearly identified with traffic arrows on S1.0.

Plan shows 10 parking spaces outside and 3 inside for a total of 13.

LANDSCAPING:

S2.0 indicates no changes in landscape and the replacement of dead plants.

SIGNAGE:

The proposal includes no new signs and therefore signs shall comply with previous ordinance restrictions.

IV. STAFF ANALYSIS:

The building as presented does not comply with the masonry ordinance, however is a clay fired product. Staff recommends either leaving the brick faces to be cleaned or to use a breathable stain.

The parking spaces and number of spaces provided meets the parking code. The drive aisles comply with width requirements for one way drives predominantly because of the road widenings. There is one entrance drives from N. Highway 67 and one from New Halls Ferry.

The tower is about 5'x16' and 20'-4" tall while the remaining building is 16' tall.
Exterior materials are also noted either brick or EIFS.

SUGGESTED MOTION

I move for Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at 3120 N. Highway 67 in an existing 'B-5' Zoning District, with these conditions being part of the record:

Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0 and S2.0 dated 9/18/20.

Changes to Ord. No. 5713:

Section 2, para 2, a. Shall be changed to read:

- a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum height of 22 feet.

Section 2, para 6, h. 1 and 3 shall be changed to read:

h. Miscellaneous Design Criteria

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 2018 International Building Code...

3. The building shall be constructed of unpainted load bearing brick with the wall units to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".

- a. Tower addition shall be constructed of EIFS facing, heavy duty below 36" and compatible in color with existing load bearing brick units.

- b. Flat canopy shall be constructed of compatible EIFS facing as shown on attached Elevations A200 dated 7/22/20.

c. opaque stain of brick accepted. No brick shall be painted

7. PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

(End report and suggested motion)

B-5 FILE COPY

INTRODUCED BY COUNCILMAN ROTH
February 27, 1995

BILL NO. 6562

ORDINANCE NO. 5713

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS 3120 NORTH HIGHWAY 67 OWNED BY GENE A. & DOROTHY S. ACKLEY AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT FOR THE LOCATION AND OPERATION OF A TEXACO XPRESS LUBE.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by Gene A. and Dorothy S. Ackley for rezoning and development as a B-5 Planned Commercial District, of a tract of land hereinafter described, which tract of land is presently zoned as B-3 ; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that such rezoning and development as a B-5 Planned Commercial District be approved by the Florissant City Council subject to certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 13th day of February, 1995 was published and such hearing was duly held and concluded on such date; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District would be in the best interest of the City of Florissant.

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

Section 1: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as a B-3 Extensive Commercial District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development, on the following described property:

Part of Lot 23 of ST. FERDINAND COMMONS lying South of the South line of Lindbergh Boulevard and East of the East line of New Halls Ferry Road, St. Louis County, Missouri, more particularly described as follows:

Beginning at a point on the South line of Lindbergh Boulevard, 60 feet wide, 125 feet East of the intersection of the South line of Lindbergh Boulevard and the East line of New Halls Ferry Road, which point is the Northeast corner of a tract of land leased by Lena Wiesehan too The American Oil Company and recorded in Book 3828 page 134, in the Recorder's Office of St. Louis County, Missouri; thence North 54 degrees 57 minutes East along the South line of Lindbergh Boulevard 50 feet to a point; thence South 27 degrees 7 minutes East along a line parallel to the East line of New Halls Ferry Road 160 feet to a point; thence South 54 degrees 57 minutes West 50 feet to the Southeast corner of the aforementioned property leased by The American Oil Company; thence North 27 degrees 7 minutes West along said East leasehold property line 160 feet to the point of beginning. EXCEPTING THEREFROM that part conveyed to The State of Missouri by deed recorded in Book 5893 page 256.

Also,

Part of Lot 23 of St. Ferdinand Commons in Township 47 North, Range 6 East and described as: Beginning at the intersection of the Southeast line of Lindbergh Boulevard, 60 feet wide, with the Northeast line of New Halls Ferry Road, 60 feet wide, thence Norheat, along the Southeast line of Lindbergh Boulevard, 125 feet to a point; thence Southeast, parallel with the Northeast line of Halls Ferry Road, 160 feet to a point; thence Southwest, parallel with the Southeast line of Lindbergh Boulevard, 125 feet to a point in the Northeast line of New Halls Ferry Road, thence Northwest, along the Northeast line of New Halls Ferry Road, 160 feet to the beginning. Excepting therefrom that part conveyed to the State of Missouri by deed recorded in Book 6278 page 1706.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans dated 12/16/94 filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the preliminary site plan dated 1/18/95, a copy of which is attached hereto, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The use permitted in the B-5 Planned Commercial District shall be limited to:

- (a) A quick oil change store. No other use shall be authorized unless fully approved by amendment of this ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. Total gross floor area of the building shall not exceed 1,920 square feet with a maximum height of 20 feet from grade.

3. PERFORMANCE STANDARDS

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

4. PLAN SUBMITTAL REQUIREMENTS

Within six months of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all buildings and structures, landscaping and general use of the buildings.
- b. Gross square footage of buildings.
- 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 setbacks.
- f. Curb cut locations.
- g. Existing and proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

a. Structure Setbacks.

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs and identification signs shall be located within forty (40) feet of the right-of-way of North Highway 67 and New Halls Ferry Road. The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

1. Parking stalls, loading spaces, internal drives and roadways shall be located in accordance with the revised preliminary site plan attached hereto as Exhibit "A-1" dated January 18, 1995, or as subsequently approved by the Planning and Zoning Commission.

2. All of the setbacks shall be approved by the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

Parking regulations shall be as required by Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. A minimum of 13 full size parking spaces, including 1 handicapped parking space, shall be provided.

d. Access and Sidewalks.

Handicapped ramps and sidewalks will be installed, where needed.

e. Lighting Requirements.

The lighting will meet the minimum requirements of at least one foot candle at the property line and shielded so as not to spill off the property and the location of all lighting shall be as approved by the Planning and Zoning Commission.

f. Sign Requirements.

A pole sign not to exceed 23'8" in height with a maximum of 80 square feet, and located 25 feet from the property line, may be provided as shown on the revised preliminary site plan dated 1/18/95 attached hereto and marked as Exhibit "A-1".

g. Landscaping.

Landscaping shall be installed as noted on the landscape plan attached hereto as Exhibit "A-2" dated 1/16/95. Such landscaping shall be in sufficient quantity to meet the minimum requirements as set forth in Section 17 (9) of the Florissant Zoning Ordinance. Variations in such required landscaping may be approved by the Planning and Zoning Commission.

h. Miscellaneous Design Criteria.

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 1990 BOCA Code.
2. The minimum side yard clearances shall be as shown on the revised preliminary site plan attached hereto and incorporated herein as Exhibit "A-1".
3. The building shall be constructed of unpainted masonry with the wall units to be either a 4" face brick and 8" block or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".
4. 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.
5. The Planning and Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.

b. Access and Curb Cuts.

Provide written verification of the requirements of, and approval by, the State Highway Department of the location of proposed curb cuts, and the access points, if needed.

c. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

After approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of one thousand dollars (\$1000.00), as determined by the landscape nursery, a bond or escrow shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

d. Street Improvement/Parking/Curbing Signs/Pavement Marking/Sidewalks/Traffic Signals. Bond or Escrows.

The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the director of public works.

f. Notification of the department of public works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, the State Highway Department and other appropriate organizations must be received by the department of public works.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided in accordance with the plans dated 12/16/94.
- b. 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.
- c. 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.

11. PROJECT COMPLETION.

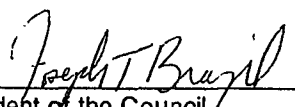
Construction shall start within six (6) months of the passage date of this ordinance and the completion of the planned commercial development, in accordance with the approved Site Development Plan, shall be effected within twelve (12) months from the effective date of this ordinance.

Section 3: The application and revised preliminary plans are returned to the Planning & Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

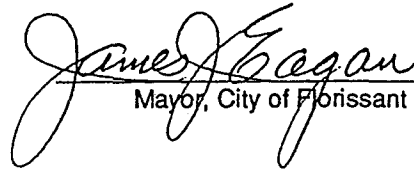
Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 27th day of February, 1995.

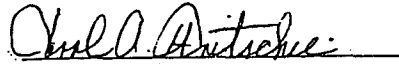


President of the Council
City of Florissant

Approved this 28 day of February, 1995.


Mayor, City of Florissant

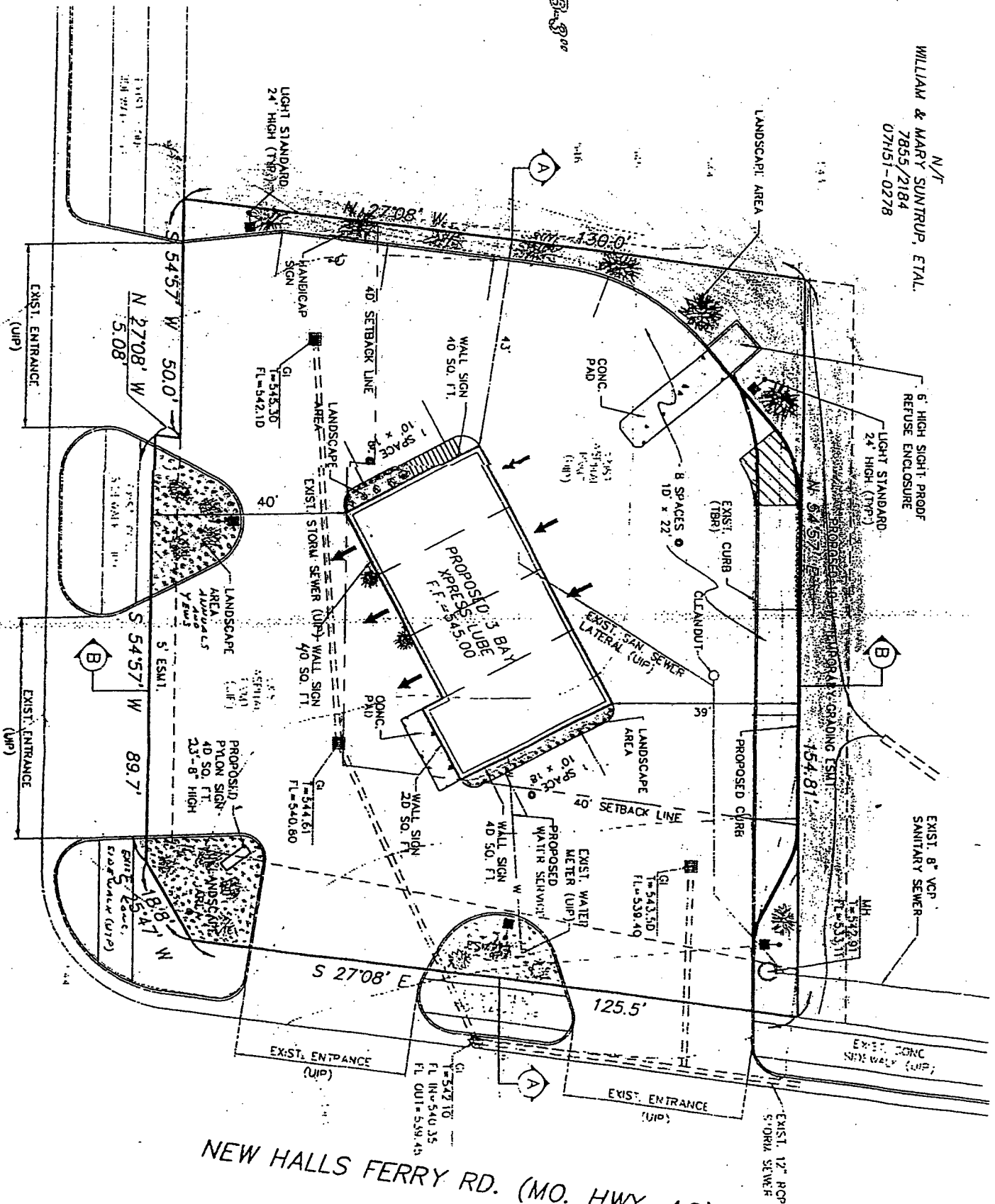
ATTEST:


City Clerk

2007-07-10
ZONE

WILLIAM & MARY SUNTRUP, ETAL.
N/T
7855/2184
07451-0278

ZONE B-3



NEW HALLS FERRY RD. (MO. HWY. AC)

TAKE 5 / 5 MINUTE OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR: JTL QUILUBE 1
OKLAHOMA CITY, OK

1313 KENTWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childreyrobinson.com

CHILDREY ROBINSON ASSOCIATES



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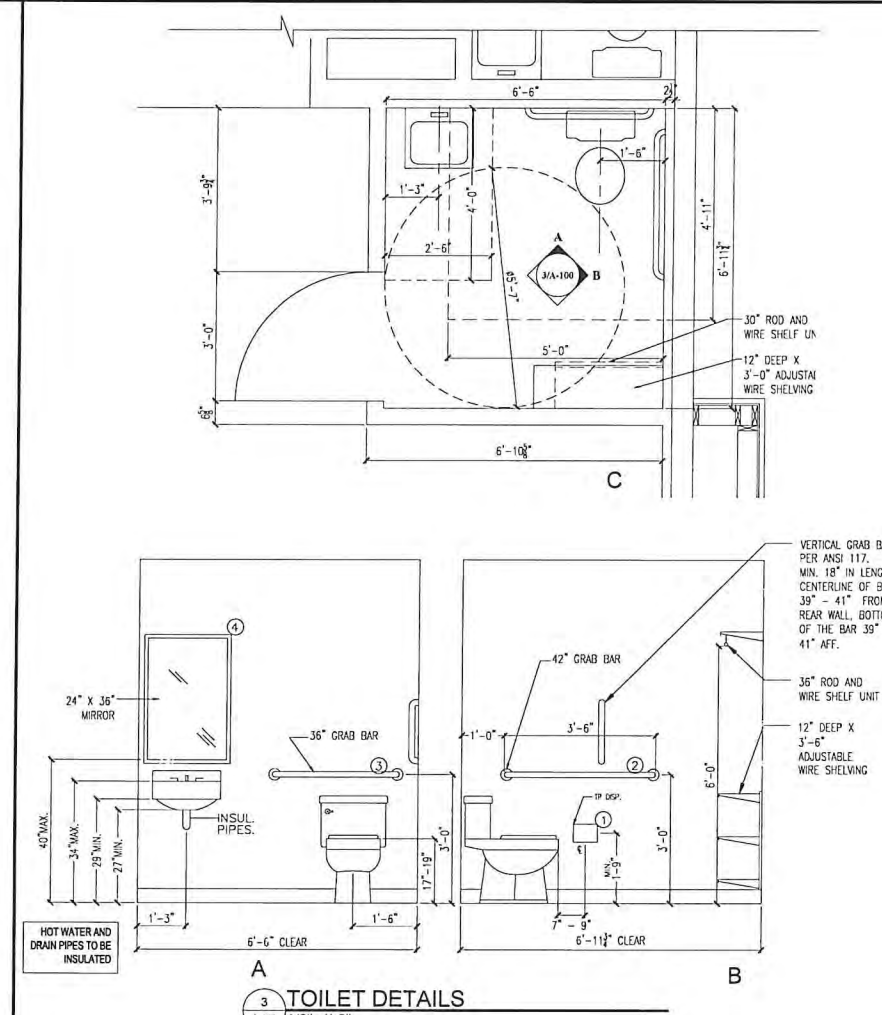


REVISIONS
DATE
BY

7-22-2020

PLAN AND SCHEDULES
STEP 1: PRELIMINARY

A-100

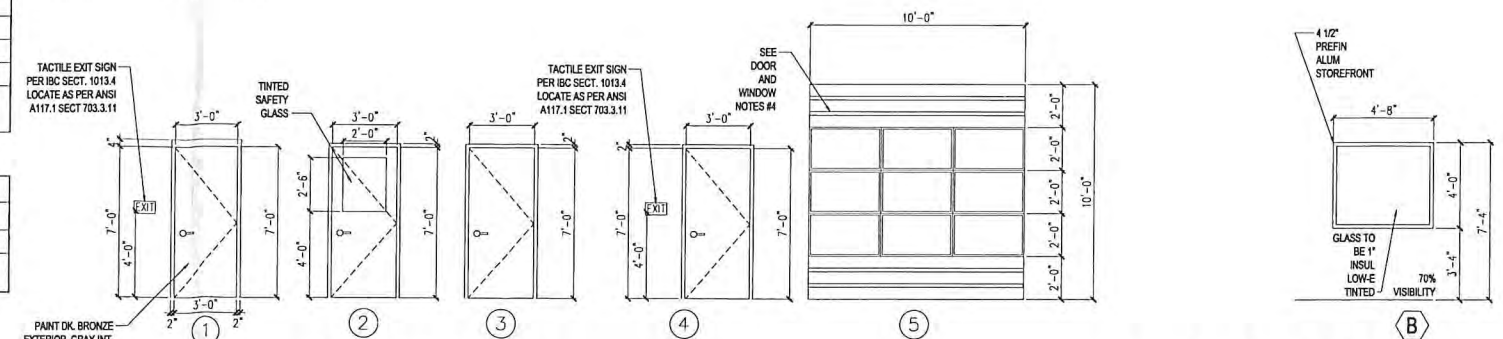


TOILET ACCESSORIES SCHEDULE			
MARK	LOCATION	DESCRIPTION	MOUNTING HEIGHT
1	TOILET ROOM	TOILET PAPER DISPENSER	22" A.F.F. TO OPERABLE PARTS
2	TOILET ROOM	42" GRAB BAR	36" A.F.F. TO TOP
3	TOILET ROOM	36" GRAB BAR	36" A.F.F. TO TOP
4	TOILET ROOM	18" x 30" MIRROR	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE
5	TOILET ROOM	VERTICAL GRAB BAR	SEE 3/A100
6	TOILET ROOM	PAPER TOWEL DISPENSER	48" A.F.F. TO OPERABLE PARTS
8	TOILET ROOM	UNDER LAVATORY GUARD	LAVATORY SUPPLY & DRAIN PIPES

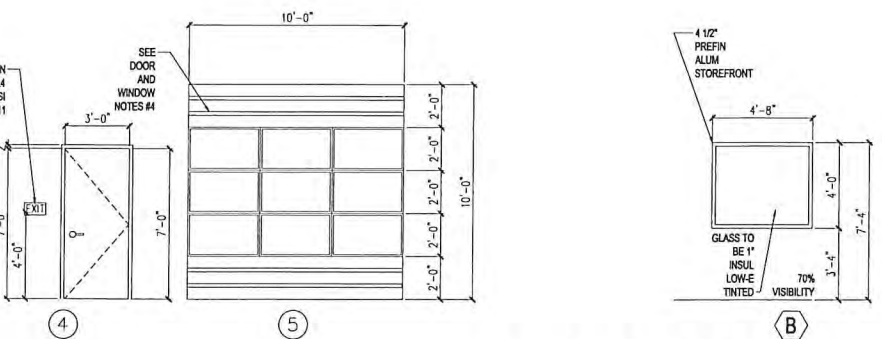
- NOTES:
- ALL TOILET ACCESSORIES SHALL BE LOCATED AND MOUNTED TO MEET ALL REQUIREMENTS OF THE ADA AND ALL LOCAL ACCESSIBILITY CODE REQUIREMENTS.
 - ALL TOILET ACCESSORIES SHALL BE BY BOBRICK OR EQUAL.
 - PROVIDE BLOCKING PER MANUFACTURER'S RECOMMENDATIONS.

SET 1	1 1/2 PAIR HINGES NRP MORTISED DEADBOLT AND LOCKSET COMBINED WITH THUMB TURN INSIDE AND KEYED OUTSIDE. ONE ACTION OPERATED BOTH BOLT AND LOCKSET CLOSER FULL WEATHERSTRIP SWEEP RAIN DRIP ON FRAME OVERHEAD THRESHOLD SILENCERS FLOOR STOP
SET 2	1 1/2 PAIR HINGES LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE CLOSER FLOOR STOP - COOR. LOCATION W/ AC UNIT SILENCERS
SET 3	1 1/2 PAIR HINGES LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE CLOSER WALL STOP SILENCERS TACTILE SIGN W/ INTERNATIONAL SYMBOL: MEN/WOMEN
SET 4	1 1/2 PAIR HINGES LOCKSET - PASSAGE 1 STOP - FLOOR MTD. CLOSER SILENCERS

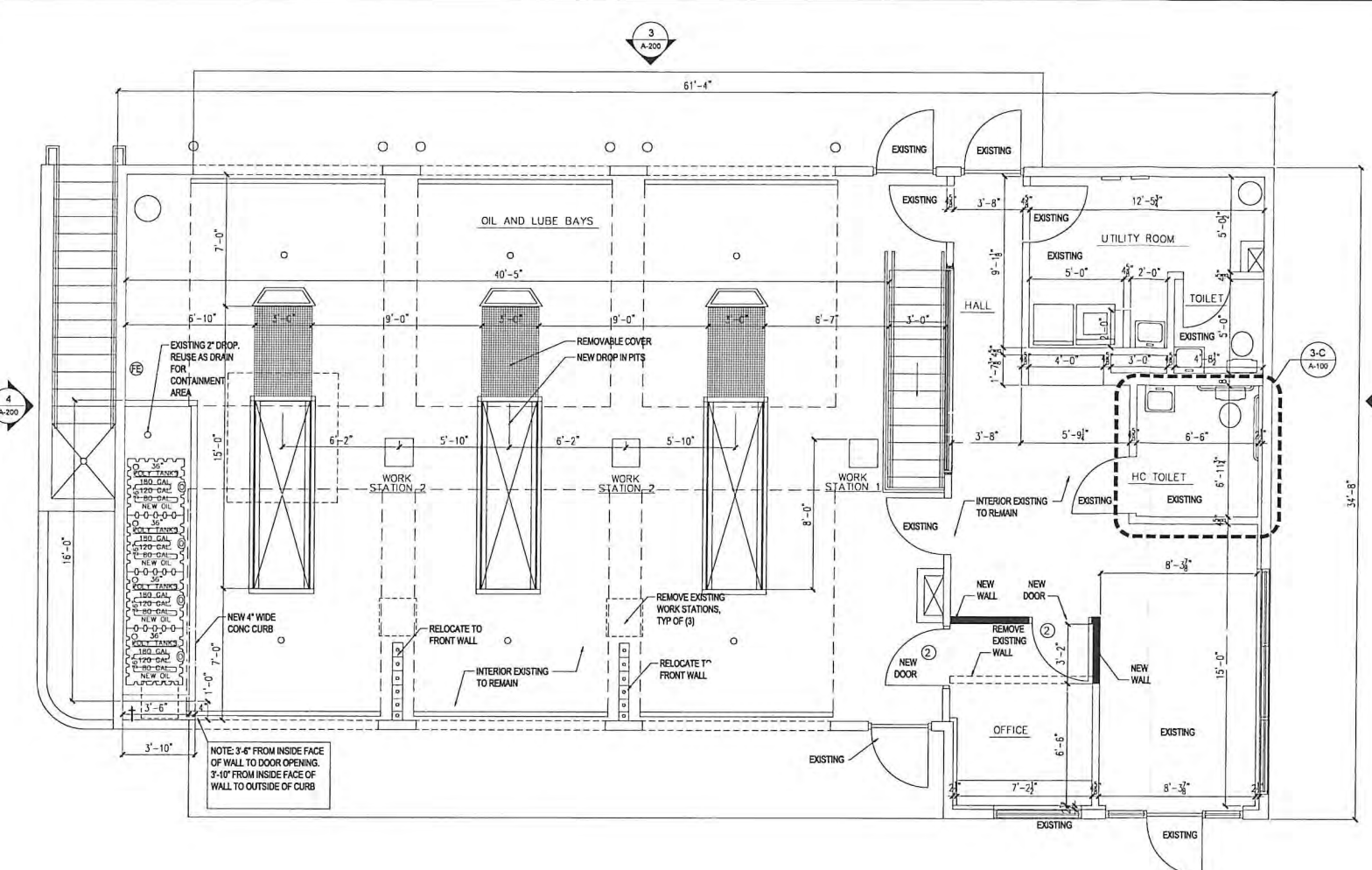
NOTE: ALL FIN. HARDWARE TO BE ADA COMPLIANT



DOOR ELEVATIONS



WINDOW ELEVATIONS



PLAN

FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
SERVICE BAYS	CONC., SEALED	VINYL	1/2" PLYWD.	NONE	OPEN (13'-4" TRUSS HT)	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10
MANAGER'S OFFICE	CONC., SEALED	VINYL	1/2" PLYWD.	1/2" PLYWD.	8'-0"	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10
TOILET RM.	CONC., SEALED	VINYL	1/2" PLYWD.	1/2" PLYWD.	8'-0"	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10,11
WASTE OIL	CONC., SEALED	CONC.	1/2" PLYWD.	NONE	OPEN (13'-4" TRUSS HT)	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10

- NOTE 1: PAINT EXPOSED WALL SURFACE (CWB OR PMD)
NOTE 2: PAINT EXPOSED CEILING
NOTE 3: ALL INTERIOR FINISHES ARE TO MEET TABLE 603.5 OF THE NCBC.
NOTE 4: INTERIOR PAINT COLOR TO BE EGGSHELL WHITE (SW 7006 "EXTRA WHITE") EXCEPT WHERE NOTED.
NOTE 5: SEALER - H&C PRO SERIES SOLVENT BASED DECORATIVE CONC. SEALER (CLEAR)
NOTE 6: STAIN - H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002064)
NOTE 7: SEE STRUCTURAL DWGS FOR DEPRESSIONED SLAB DETAILS
NOTE 8: STAIN - H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002064)
NOTE 9: ALL INTERIOR TRIM TO BE "INDUSTRIAL GRAY" (SW 7017 "DORIAN GRAY")
NOTE 10: ALL INTERIOR WALL PAINT AT TOILET ROOM TO BE ACRYLIC WASHABLE SEMI-ENAMEL PAINT

DOOR SCHEDULE

MARK	SIZE	DOOR TYPE	DOOR FINISH	FRAME	FRAME FINISH	HARDWARE	ELEV.	REMARKS
1	3' x 7'-4"	FLUSH H.M.	PAINT DK BRONZE EXT GRAY INT	H.M.	PAINT DK BRONZE EXT GRAY INT	SET 1	1	CLOSER, LOCKSET, THRESHOLD. NOTE 1,2,5
2	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 2	2	LOCKSET, HALF GLASS (TINTED), CLOSER NOTE 1,2,4
3	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 3	3	LOCKSET, CLOSER. NOTE 1,2, 6
4	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 4	4	LOCKSET, CLOSER NOTE 1,2
5	10' x 10'-0"	UPWARD ACTING	FACTORY FINISH CLOPAY "CHOCOLATE"	H.M.	FACTORY FINISH CLOPAY "CHOCOLATE"	-	5	3 CENTER SECTIONS GLASS NOTE 3,4

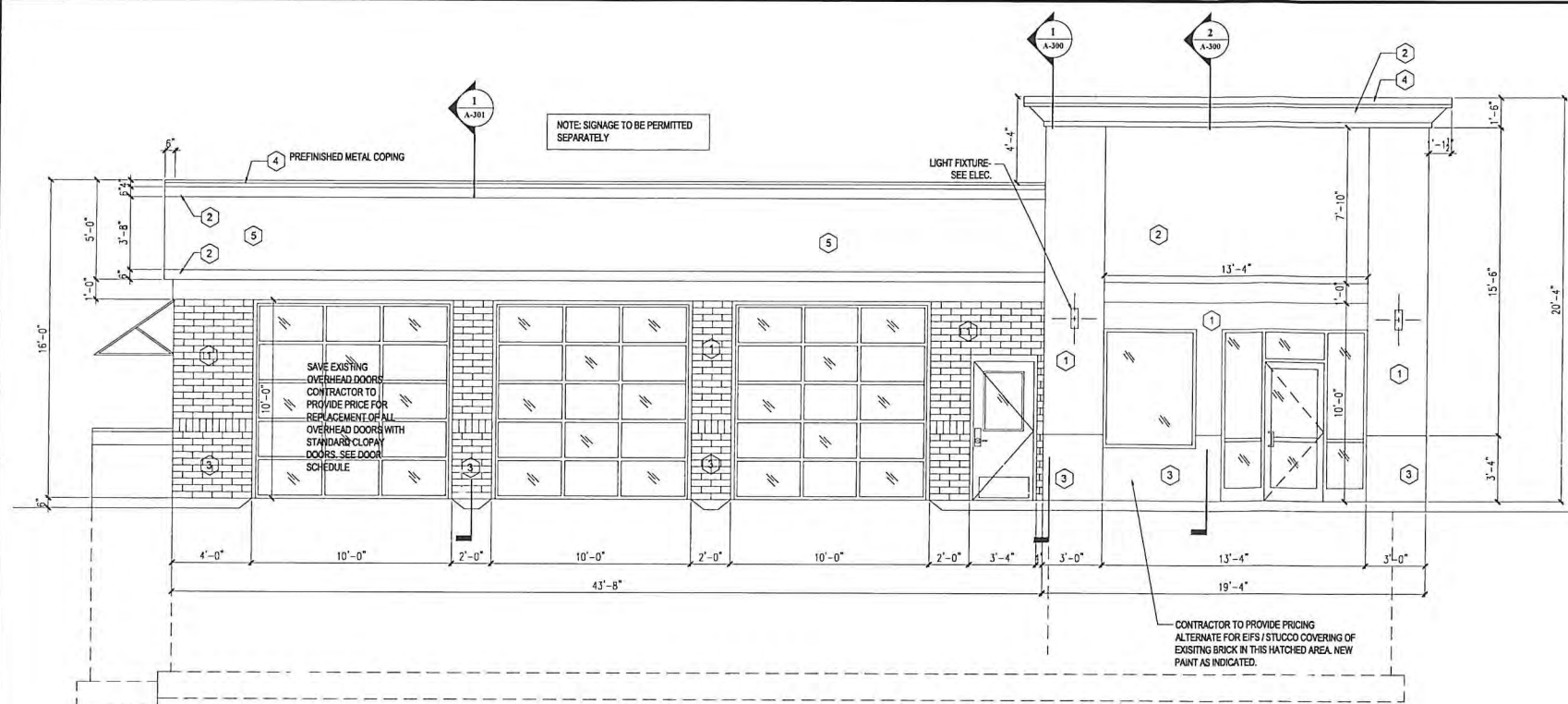
WINDOW SCHEDULE

MARK	SIZE	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	REMARKS
B	4'-8" x 4'-0"	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	NOTE 4

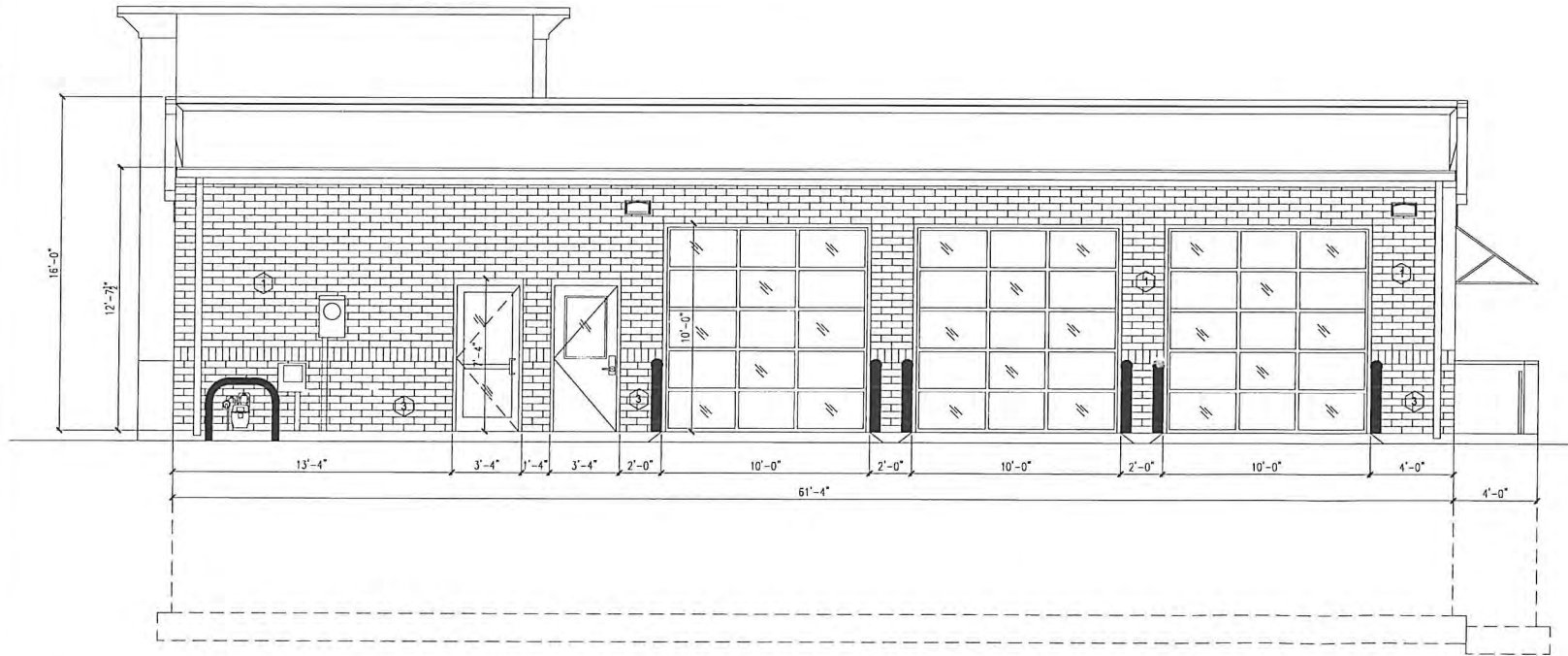
- DOOR AND WINDOW NOTES:
NOTE 1: HARDWARE TO BE LEVER ACTION AND MEET ALL ADA REQUIREMENTS
NOTE 2: HARDWARE TO BE COMMERCIAL GRADE
NOTE 3: HARDWARE PER MANUF. REQUIREMENTS
NOTE 4: SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A
NOTE 5: DARK BRONZE PAINT COLOR TO BE (SW 6076 "TURKISH COFFEE")
NOTE 6: EXTERIOR DOOR WHEN INDICATED ON PLAN 1/A-100

SCHEDULES

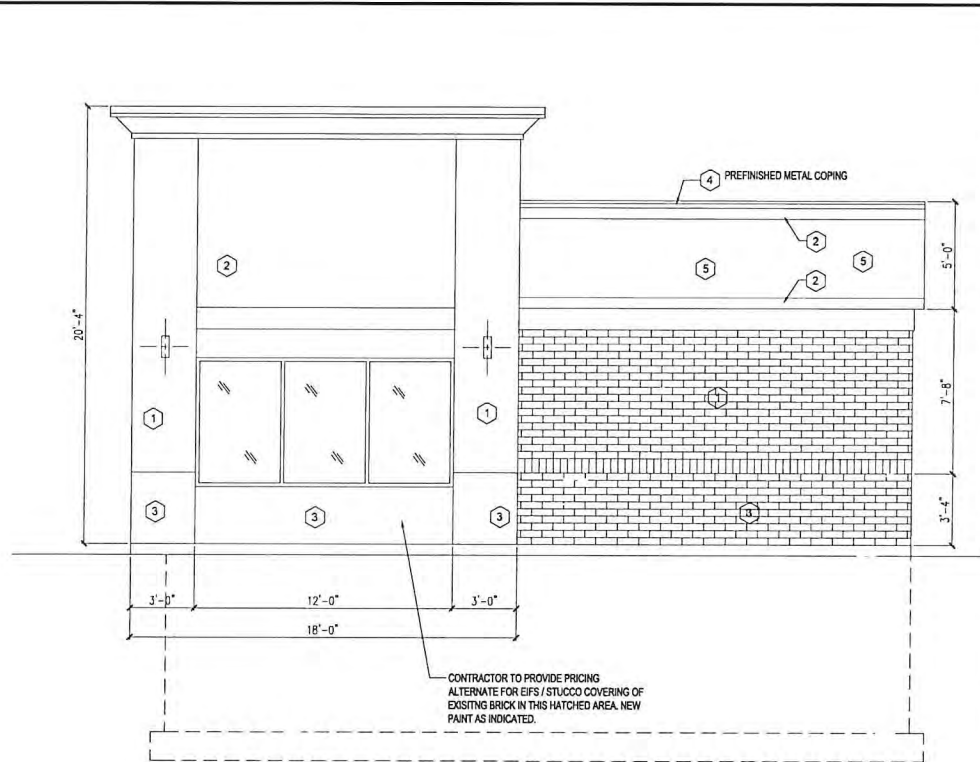
CHUCK TAKE 5 MISSOURI TAKE 5 MISSOURI 072620_RECEIVED



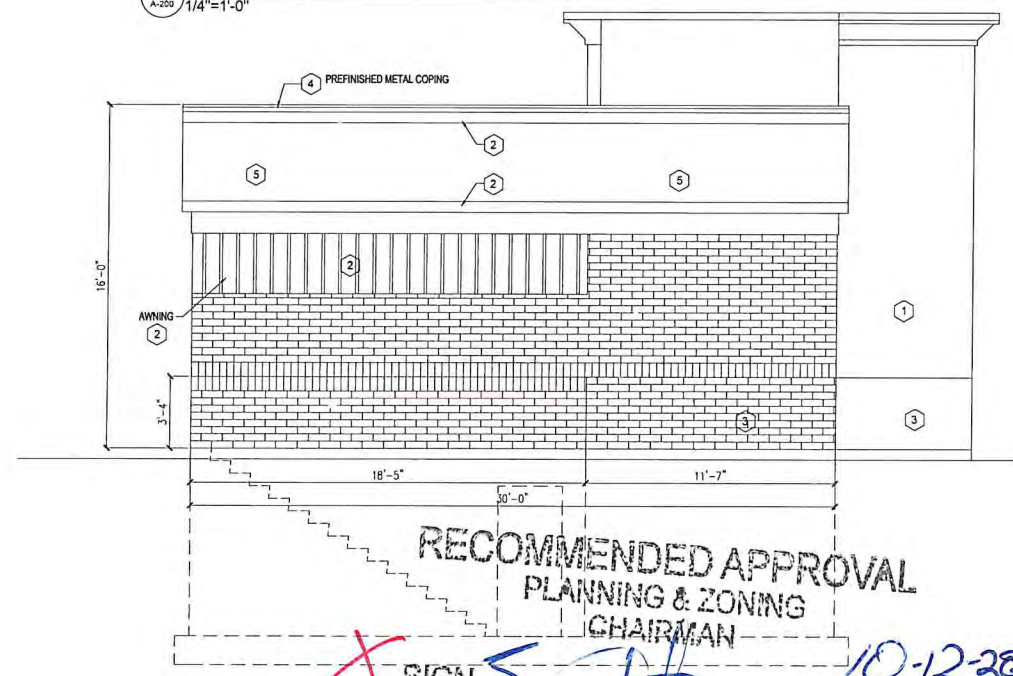
1 ELEVATION
A-200 1/4"=1'-0"



3 ELEVATION
A-200 1/4"=1'-0"



2 ELEVATION
A-200 1/4"=1'-0"



4 ELEVATION
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE				
NO.	AREA	COATS	COLOR	FINISH
1	EIFS OR BRICK MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STG "MEDIUM SAND" OR DRYMT "SANDPEBBLE FINE" NOTE B
2	EIFS OR BRICK ACCENT BAND AND FACE EIFS OR BRICK CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STG "FINE SAND" OR DRYMT "SANDBLAST" NOTE B
3	EIFS OR BRICK WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN	FINISH TO MATCH STG "MEDIUM SAND" OR DRYMT "SANDPEBBLE" NOTE B
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYMAR 500 PREFINISHED
5	EIFS OR BRICK SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STG "MEDIUM SAND" OR DRYMT "SANDPEBBLE FINE" NOTE B
6				
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	----

- EXTERIOR FINISH NOTES:
- EIFS TO BE SIO THERM CI CLASSIC, DRYMT OUTSULATION PLUS MD OR APPROVED EQUAL.
 - EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
 - EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF.
 - EIFS TO HAVE STANDARD IMPACT MESH ABOVE 8'-0" AFF.
 - METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS.
 - METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYMAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.
 - METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYMAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.
 - EXISTING BRICK TO BE COLORED WITH BREATHABLE, OPAQUE STAIN. COLOR TO MATCH WHAT IS INDICATED IN FINISH SCHEDULE.

- OPTION 1
- REPAIR AND ~~REPAINT~~ ^{STAIN} ENTIRE EXTERIOR
 - ADD NEW ENTRANCE FEATURE
 - REMOVE AND REPLACE UPPER SIGNAGE FASCIA WITH NEW, LARGER FRAMED ELEMENT.
- (PRIMARY EXTERIOR IMPROVEMENTS. ADDITIONAL WORK AS REQUIRED)

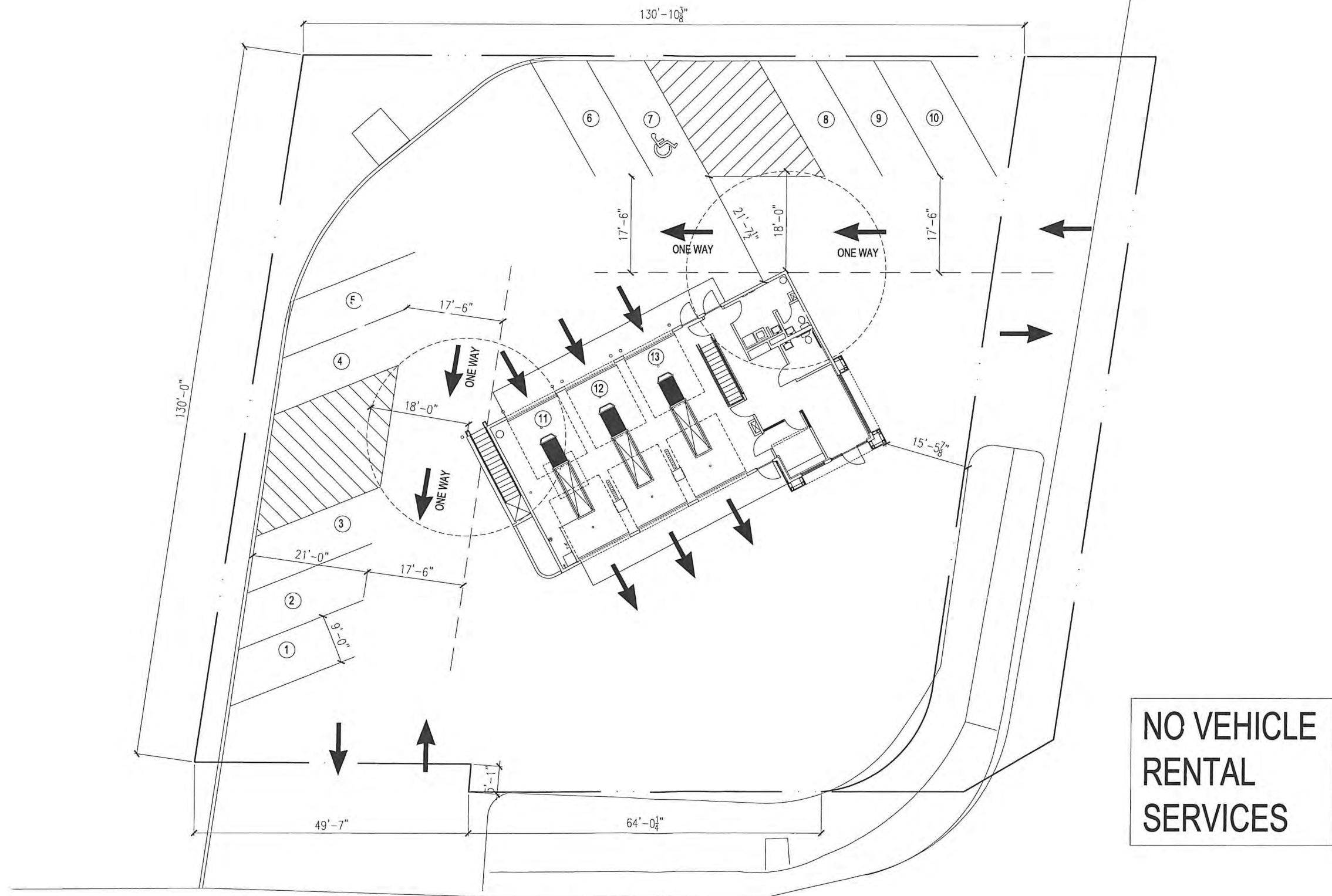
TAKE 5 / 5 MINUTE OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR: STL QUILUBE 1
OKLAHOMA CITY, OK

1313 PENN WORTH AVENUE
CHARLOTTE, NC 28203
PHONE: 704.370.6000 FAX: 704.370.6006
www.childreynobinson.com

CHILDREY ROBINSON ASSOCIATES

STATE OF MISSOURI
WYCLIFF BLAIR
CHILDREY
SUNBUR
A-2015081708

DATE: 7-22-2020
NEW ELEVATIONS
A-200



1 SITE PLAN
S-1.0 1"=20'-0"

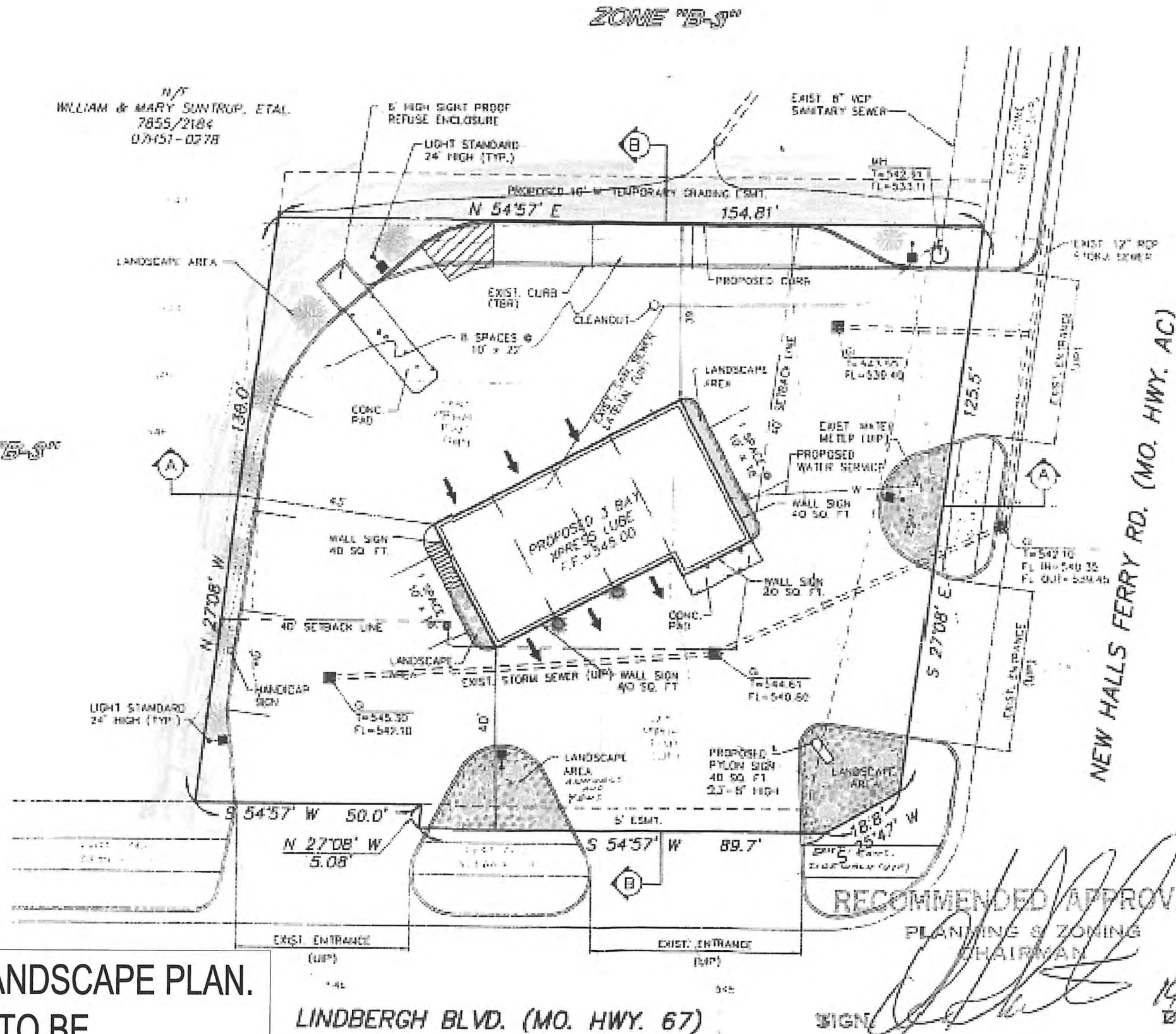
TAKE 5 OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR:
STL QUILUBE
OKLAHOMA CITY, OK

SITE PLAN

9/18/20

S-1.0

NO CHANGES TO LANDSCAPE PLAN.
ANY DEAD PLANTS TO BE
REPLACED.



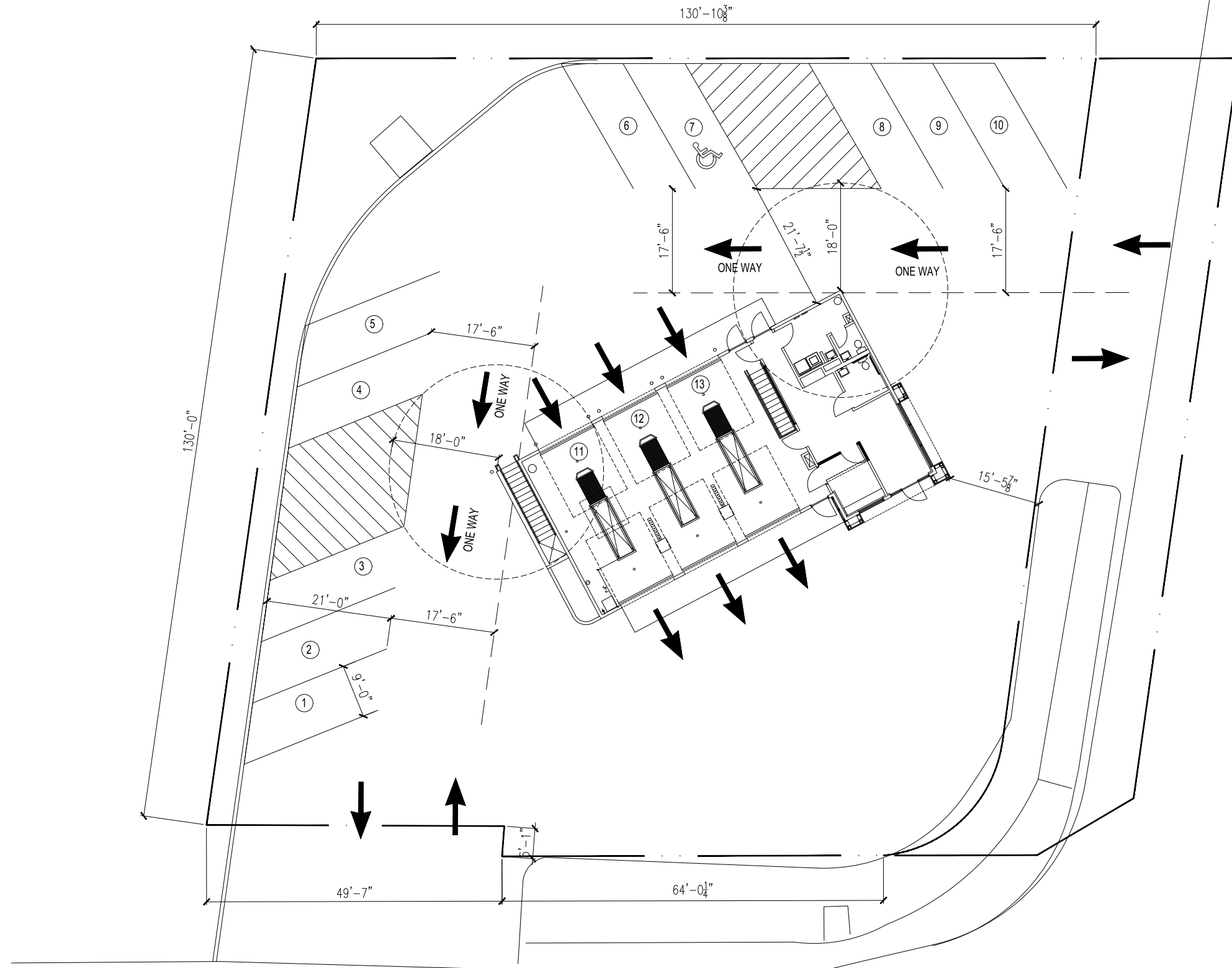
1 LANDSCAPE PLAN
S-2.0 NTS

TAKE 5 OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR:
STL OIL LUBE
OKLAHOMA CITY, OK

LANDSCAPE PLAN

9/18/20

S-2.0



SITE PLAN
1"=20'-0"

$1'' = 20' - 0''$

TAKE 5 OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033

3120 N HIGHWAY 67

3120 N. HIGHWAY 100
FLORISSANT, MO 63033

FOR:

STL QUILUBE
OKLAHOMA CITY, OK

SIL KILUBE
OKLAHOMA CITY, OK

SITE PLAN

9/18/20

S-1.0



1 INTRODUCED BY COUNCILMAN PARSON
2 OCTOBER 26, 2020

3
4 BILL NO. 9634

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
8 **PERMIT NO. 4144, AS AMENDED, TO ALLOW FOR A ‘RESTAURANT**
9 **USE’ TO BECOME A ‘RESTAURANT-BAR USE’ IN AN EXISTING B-1**
10 **ZONING DISTRICT FOR THE PROPERTY LOCATED AT 3343**
11 **PARKER SPUR.**

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

16 WHEREAS, the Florissant City Council initially granted Special Use permit no. 4144 to
17 Ferrante’s Italian Restaurant in 1982, for the operation of a restaurant; and

18 WHEREAS In 1998, ordinance no. 4144 was transferred to R & A Melberg, LLC d/b/a
19 Pisano’s Italian Restaurant by ordinance no. 6165; and

20 WHEREAS In 2009, ordinance no 6165 was transferred from R & A Melberg, LLC d/b/a
21 Pisano’s Italian Restaurant to It’s All Good Café, LLC by ordinance no. 7579; and

22 WHEREAS In 2010, ordinance no 7579 was transferred from It’s All Good Café, LLC to
23 Café Rhema, LLC by ordinance no. 7696; and

24 WHEREAS, an application has been filed by Café Noco, LLC to amend the Special Use
25 Permit authorized by ordinance no. 4144 and transferred to allow for the addition of liquor sales;
26 and

27 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
28 meeting of October 5, 2020 has recommended that the current Special Use Permit be amended to
29 allow the addition of liquor sales; and

30 WHEREAS, due notice of public hearing no. 20-10-033 on said application to be held on
31 the 26th day of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
32 published, held and concluded; and

33 WHEREAS, the Council, following said public hearing, and after due and careful
34 consideration, has concluded that the granting of an amendment to the Special Use Permit
35 authorized by Ordinance No. 4144 and transferred accordingly, to allow for liquor sales, as

hereinafter provided, would be in the best interest of the City of Florissant and will not adversely affect the health, safety, morals and general welfare of the City.

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

Section 1: Special Use Permit No. 4144 as transferred by ordinance nos. 6165, 7579 and 7696 is hereby amended to allow for liquor sales in conjunction with the restaurant located at 3343 Parker Spur.

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

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

Adopted this ____ day of _____, 2020.

Keith Schildroth
President of the Council
City of Florissant

Approved this ____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

PUBLIC HEARING NOTICE



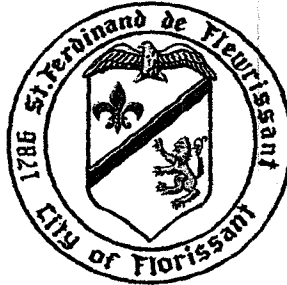
In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, October 26, 2020 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. 4144, as amended, to allow for a 'Restaurant Use' to become a 'Restaurant-Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

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

9/28/20
MC # 626268
300.00



City Of Florissant - Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 8 Zoning B-1

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

* SIGN

DATE: 10-12-2008

SPECIAL PERMIT FOR

BAC and Grill Retail

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

AMEND SPECIAL PERMIT # _____

ordinance #

TO ALLOW FOR

Liquor Sales

Statement of what the amendment is for.

LOCATION

3343 Parker Blvd

Address of property.

1) Comes Now

CAFE NOCO LLC

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property)

LOA Attached

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 N/A and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit. No Deed Restrictions

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)

Tanya Hester Tanya Hester 1 tahoti63136@gmail.com
PRINT NAME SIGNATURE email and phone

FOR CAPE NCCO LLC
(company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE Tanya Hester
ADDRESS 5648 McLaran Country Club Hills, MO. 63136
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL (314) 853-7932 1 tahoti63136@gmail.com
BUSINESS

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

Tanya Hester
Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation _____

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

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

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners Tanya Hester; Carolyn Hester

(2) Telephone numbers 314 853-7933; 314 584-0603

(3) Business address 3343 Parker Spur

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

(5) Date of Incorporation March 6, 2030

(6) Missouri Corporate Number LC001694381

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

(8) Name in which business is operated Cafe Molo LLC

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

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

Name _____

Address _____

Property Owner Heater Group

Location of property 3343 Parker Spce

Dimensions of property _____

Property is presently zoned Commercial Requests Rezoning To -

Proposed Use of Property _____

Type of Sign Aluminum sign on Pole Height 25'-0"

Type of Construction 53 Number Of Stories One

Square Footage of Building 10,788 sq ft Number of Curb Cuts 4

Number of Parking Spaces 45 Sidewalk Length 336'-0"

Landscaping: No. of Trees 3 Diameter 36" Dia.

No. of Shrubs 5 Size 30" Dia.

Fence: Type Chain Link Length 240'-0" Height 6'-0"

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed 10/1/20

STAFF REMARKS: see staff report

pal
Building Commissioner or Staff Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

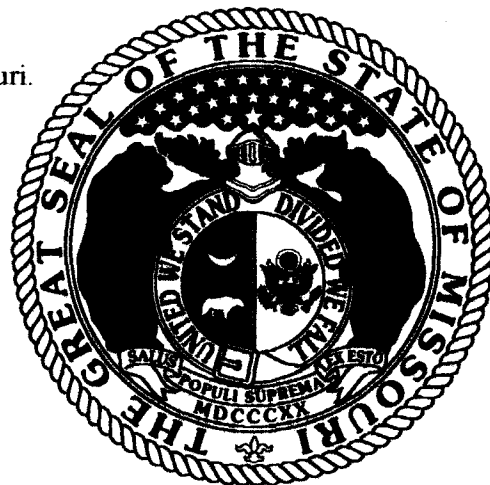
Cafe NoCo LLC
LC001694381

filed its Articles of Organization with this office on the 6th day of March, 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 the 6th day of March, 2020, 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 6th day of March, 2020.


Secretary of State



Letter of Intent

This letter is to acknowledge Café NoCo will enter into a Lease Agreement with the Hester Group contingent on City of Florissant providing Occupancy permit for Café NoCo to operate at 3343 Parker Spur Florissant, MO. 63033 in the City of Florissant.

Authorized Agent: _____

A handwritten signature in black ink, appearing to read "D. McLean", is written over a horizontal line.

Letter Of Authorization

The Hester Group hereby authorize Tanya Hester Manage Member for Café NoCo to act on behalf of the Hester Group Property Management doing her due diligence to bring the property located at 3343 Parker Spur into compliance with the occupancy, zoning, and ordinance codes as required by the City of Florissant.

This authorization is in effect from June 8th, 2020 until Perpetually.

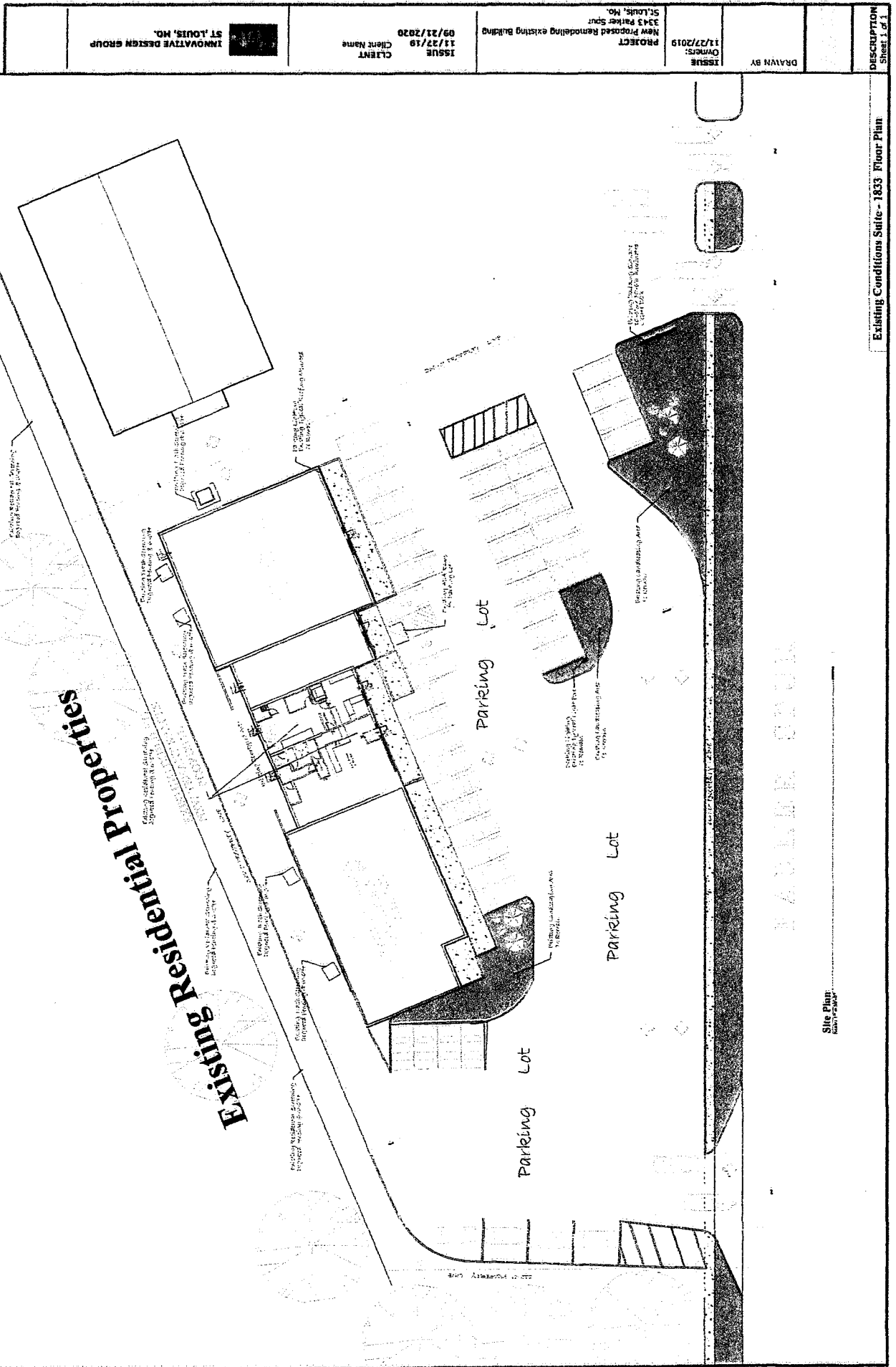
If in any case, you have any questions or concerns regarding this matter please feel free to contact the Hester Group @:

Phone: 314- 249-7168

Email: property@thehestergroupllc.com

Authorized Agent: _____

A handwritten signature in black ink, appearing to read 'Tanya Hester', is written over a horizontal line.



Existing Conditions Suite - 1833 Floor Plan

DESCRIPTION
Sheet 1 of 1

DRAWN BY

ISSUE
11/27/2019

PROJECT
3343 Parker Spur
New Proposed Remodeling existing Building
ST. LOUIS, MO.

ISSUE
11/27/19
CLIENT
Client Name

INNOVATIVE DESIGN GROUP
ST. LOUIS, MO.

1

MEMORANDUM



2

3

CITY OF FLORISSANT

4

5

6

To: Planning and Zoning Commissioners Date: October 1, 2020

7

8

9

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

10

11

12

13

14

Subject: Request recommended approval to amend a Special Use, Ordinance No. 4144 as amended, located at at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District.

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STAFF REPORT

CASE NUMBER PZ-100520-3

20

21

I. PROJECT DESCRIPTION:

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This is a request for **Recommended Approval** to amend a Special Use, Ordinance No. 4144 as amended, located at at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District.

25

26

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II. EXISTING SITE CONDITIONS:

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The existing property at **3343 Parker Spur** is permitted as a restaurant Use after obtaining a Special Use in 2010. This applicant seeks to amend the use by the addition of a liquor license, thereby becoming a restaurant/bar (Café NOCO).

31

32

33

34

Drawings submitted: Sheet AD-01 by Innovative Design Group. dated 11/27/19.

35

36

The site is predominantly paved.

37

Number of parking: existing 44, however 49 shown on plan.

38

39

- A calculation of minimum number of spaces needs to consider:
- a. Church occupancy for end space 3370 s.f. aprox. 60' = 15 required spaces
 - b. Barber, Beauty and Retail spaces 4330 s.f. = 16 required spaces
 - c. Remaining for Restaurant Bar space 1850 s.f. 13 remaining
 - d. Above areas calibrated from drawing presented and approximate length of building at 194' and also assumes occupant load for the church. Parking spaces required per the zoning code is 24/7.
 - e. Parking should be based upon total number of seats in the restaurant plus employees on the max. shift.
 - a. 2 spaces per 3 employees
 - b. 1 space for every 3 seats = 33 max. seating based on the above.

There is currently no additional signage or landscaping proposed.

III. **SURROUNDING PROPERTIES:**

The property is bordered by only by one other commercial property at 13225 New Halls Ferry in a 'B-1' District, it is also bounded by 5 residential properties to the North: 1420, 1440, 14460, 1480, and 1500 Aintree Dr.

IV. **STAFF ANALYSIS:**

The petitioner proposes small gatherings, cigars for sale (smoking is prohibited by City Clean Air Ordinance, Dine-in and Carryout food.

VI. **STAFF RECOMMENDATIONS:**

A floor plan with seating arrangement could solidify the parking calculations and alter the occupant load if continued, or could be adjusted once the occupant load of the church and other spaces is better known.

(end report)

Suggested Motion for 3343 Parker Spur (Café NOCO)

I move to recommend approval to amend a Special Use, Ordinance No. 4144 as amended, located at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District, with the following stipulations to become part of the record:

(end of Suggested Motion)

INTRODUCED BY COUNCILMAN EVANS
July 12, 1982

BILL NO. 4823

ORDINANCE NO. 4144

AN ORDINANCE AUTHORIZING THE ISSUANCE OF
A SPECIAL PERMIT FOR THE OPERATION OF A
RESTAURANT ON THE PROPERTY HEREINAFTER
DESCRIBED AND KNOWN AS FERRANTE'S ITALIAN
RESTAURANT, 3343 PARKER SPUR ROAD.

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

WHEREAS, an application has been filed by Vincent J. Ferrante for the operation of a restaurant on the premises hereinafter described; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said special permit be granted under certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 28th day of June, 1982 by the Council of the City of Florissant was duly published; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration has concluded that the issuance of a special permit as hereinafter provided is in the best interest of the City of Florissant.

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

Section 1: A special permit is hereby granted to Vincent J. Ferrante to locate and operate a restaurant on the following described property:

Part of Block 24 of ST. FERDINAND COMMONS described as: Beginning at a point in the Southeast line of Paddock Hills Plat No. 14, distant 225 feet from the Southwest line of New Halls Ferry Road, 60 feet wide; thence Southwest along the Southeast line of Paddock Hills Plat No. 14, a distance of 350.13 feet to a point in the North line of a 10 foot strip dedicated for the widening of Parker Road; thence Eastwardly along said strip a distance of 438.41 feet to a point distant 87.04 feet from the West line of property conveyed to George F. Pickrel by deed recorded in Book 4081 page 577 of the St. Louis County records and thence Northwestwardly at an angle of 127 degrees to the left of the aforesaid line a distance of 263.84 feet to the point of beginning, from March 3, 1964 at 3:35 P.M. the date of the annexed certificate of Lawyers Title Company of Missouri.

Section 2: Said special permit shall be conditioned on and shall remain in force and effect only upon the following terms and

conditions and subject to all of the ordinances of the City of Florissant:

- (a) No curb service or loud speakers of any kind.
- (b) That if the sign advertising Ferrante's Italian Restaurant is centered or encroaches on this location that the orange and red incandescent light fixture be removed.
- (c) That the said special permit shall expire when the named permittee shall discontinue the operation of said business.

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

Adopted this 12th day of July, 1982.

James A. McInnis
President of the Council
City of Florissant

Approved this 14 day of July, 1982.

James J. Egan
Mayor, City of Florissant

ATTEST:

Carol A. Peticola
City Clerk

INTRODUCED BY COUNCILMAN ROTH
October 12, 1998

BILL NO. 7044

ORDINANCE NO. 6165

AN ORDINANCE TRANSFERRING THE SPECIAL PERMIT
FOR THE LOCATION AND OPERATION OF A RESTAURANT
AT 3343 PARKER SPUR ROAD AS AUTHORIZED BY
ORDINANCE NO. 4144 FROM FERRANTE'S ITALIAN
RESTAURANT TO R & A MEHLBERG, LLC D/B/A
PISANO'S ITALIAN RESTAURANT.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Permit after an application has been filed indicating that the Special Permit would be operated under the same terms and conditions as the original ordinance; and

WHEREAS, pursuant to Ordinance No. 4144, Ferrante's Italian Restaurant was granted a Special Permit for the location and operation of a restaurant on the property known and numbered as 3343 Parker Spur Road; and

WHEREAS, an application has been filed by R & A Mehlberg, LLC d/b/a Pisano's Italian Restaurant to transfer the Special Permit authorized by Ordinance No. 4144 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on September 28, 1998 that the business operated under Ordinance No. 4144 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, R & A Mehlberg LLC d/b/a Pisano's Italian Restaurant has accepted the terms and conditions set out in Ordinance No. 4144.

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


Section 1: The Special Permit authorized by Ordinance No. 4144 is hereby transferred from Ferrante's Italian Restaurant to R & A Mehlberg, LLC d/b/a Pisano's Italian Restaurant.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the following terms and conditions:

- (1) There shall be no drive-thru service or loud speakers of any kind.
- (2) That the said special permit shall expire when the named permittee shall discontinue the operation of said business.

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

Adopted this 12th day of October, 1998.



President of the Council
City of Florissant

Approved this 13 day of October, 1998.



Mayor, City of Florissant

ATTEST:



City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 FEBRUARY 23, 2009

3
4 BILL NO. 8496

ORDINANCE NO. 7579

5
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 4144**
7 **AS AMENDED BY ORDINANCE NO. 6165 FOR THE LOCATION AND**
8 **OPERATION OF A RESTAURANT LOCATED AT 3343 PARKER SPUR**
9 **FROM R&A MEHLBERG LLC D/B/A PISANO'S ITALIAN**
10 **RESTAURANT TO IT'S ALL GOOD! CAFÉ, LLC.**
11

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

15 WHEREAS, pursuant to Ordinance No. 4144 as amended by ordinance no. 6165, R&A
16 Mehlberg LLC was granted a Special Use Permit for the location and operation of a restaurant
17 on the property known as 3343 Parker Spur; and

18 WHEREAS, an application has been filed by Edgar L. Atwater III d/b/a It's All Good!
19 Café, LLC to transfer the Special Use Permit authorized by Ordinance No. 4144 as amended by
20 ordinance no. 6165 to its name; and

21 WHEREAS, the City Council of the City of Florissant determined at its meeting on
22 February 23, 2009 that the business operated under Ordinance No. 4144 as amended by
23 ordinance no. 6165 would be operated in a substantially identical fashion as set out herein; and

24 WHEREAS, Edgar L. Atwater III d/b/a It's All Good! Café LLC has accepted the terms
25 and conditions set out in Ordinance No. 4144 as amended by ordinance no. 6165.

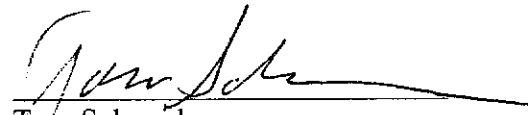
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
28
29

30 Section 1: The Special Use Permit authorized by Ordinance No. 4144 as amended by
31 ordinance no. 6165 hereby transferred from R&A Mehlberg LLC d/b/a Pisano's Italian
32 Restaurant to Edgar L. Atwater III d/b/a It's All Good! Café LLC located at 3343 Parker Spur.

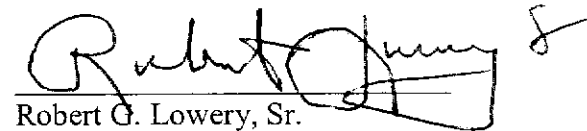
33 Section 2: The Special Use Permit herein authorized shall terminate if the Restaurant
34 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
35 to be the owner and operator of the said restaurant operation.

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


Adopted this 23 day of Feb, 2009.


Tom Schneider
President of the Council
City of Florissant

Approved this 26th day of Feb, 2009.


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

ATTEST:


Karen Goodwin, CMC, MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 APRIL 26, 2010

3
4 BILL NO. 8617

ORDINANCE NO. 7696

5
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 4144**
7 **AS AMENDED BY ORDINANCE NO. 6165 AND 7579 FOR THE**
8 **LOCATION AND OPERATION OF A RESTAURANT AT 3343 PARKER**
9 **SPUR FROM IT'S ALL GOOD! CAFÉ, LLC TO CAFÉ RHEMA LLC.**

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

14 WHEREAS, pursuant to Ordinance No. 4144 as amended by ordinance no. 6165 and
15 7579, It's All Good Café, LLC was granted a Special Use Permit for the location and
16 operation of a restaurant on the property known as 3343 Parker Spur; and

17 WHEREAS, an application has been filed by Sharon Nun d/b/a Café Rhema, LLC to
18 transfer the Special Use Permit authorized by Ordinance No. 4144 as amended by ordinance no.
19 6165 and 7579 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 April 26, 2010 that the business operated under Ordinance No. 4144 as amended by ordinance
22 no. 6165 and 7579 would be operated in a substantially identical fashion as set out herein; and

23 WHEREAS, Sharon Nun d/b/a Café Rhema, LLC has accepted the terms and conditions
24 set out in Ordinance No. 4144 as amended by ordinance no. 6165 and 7579.

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

29 Section 1: The Special Use Permit authorized by Ordinance No. 4144 as amended by
30 ordinance no. 6165 and 7579 is hereby transferred from Edgar L. Atwater III d/b/a It's All
31 Good! Café LLC to Sharon Nun d/b/a Café Rhema, LLC located at 3343 Parker Spur.

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

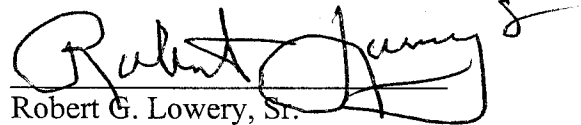
34 Section 3: This ordinance shall become in force and effect immediately upon its
35 passage and approval.
36
37

Adopted this 26 day of April, 2010.



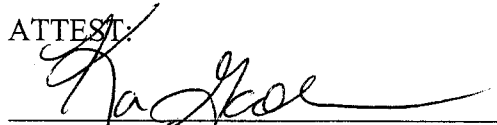
President of the Council
City of Florissant

Approved this 29 day of April, 2010.



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

ATTEST:



Karen Goodwin, MMC, MRCC
City Clerk

PARKER SPUR

Site Plan
Scale: 1" = 30'-0"



Existing Conditions Suite - 1833 Floor Plan

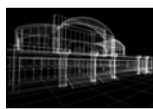
DRAWN BY

ISSUE
Owners:
11/27/2019

PROJECT
New Proposed Remodeling existing Building
3343 Parker Spur
St. Louis, Mo.

ISSUE
11/27/19
09/21/2020

CLIENT
Client Name



INNOVATIVE DESIGN GROUP
ST, LOUIS, MO.

DESCRIPTION
Sheet 1 of 1

AD-01

Introduced by Council as a Whole
November 9th, 2020

Resolution No. 1019

Resolution of the Florissant City Council honoring Mark Behlmann for his many years of service and dedication to the residents of Florissant and North County

WHEREAS, Mark Behlmann has lived his entire 61 years in North St. Louis County, where he and his late wife Cathy lovingly raised their daughter Kari; and

WHEREAS, Mark has been a proud member of Carpenters Local 97 since 1976, and from 1987 to 2011 he owned and operated MJ Behlmann Construction company, a custom home-building company which developed and built the Pare Argonne Estates subdivision; and

WHEREAS, while Mark is a successful businessman, his true passion in life in service to his community, especially North County; and

WHEREAS, Mark has served in leadership roles for the Florissant Rotary Club, North Star Boy Scouts of America, TEAM, the Greater North County Chamber of Commerce, the Florissant Parks Foundation, Pallottine FOP, and the Missouri Securities Investment Program (MOSIP); and has served as a member of North County Incorporated, Florissant Old Town Partners, Old Jamestown Association, Spanish Lake Community Association, Carpenters Local 97, The Elks Club, Christian Hospital PFAC, and the Coldwater Creek Just the Facts Committee; and

WHEREAS, Mark has also found time to volunteer for the TEAM Emergency Assistance Ministry Food Pantry, the Christian Hospital Patient Family Advisory Council, Saint Ferdinand Shrine, the Florissant Historical Society, and Florissant Vietnam Veterans of America Chapter 794; and

WHEREAS, Mark has received many well-deserved honors and recognitions over the years, including the NCI Outstanding Citizen Award, Old Jamestown Citizen of the Year, induction into the Trinity Catholic High School Hall of Fame, the Christian Hospital Foundation Community Vision Award 2017, the Greater North County Chamber of Commerce Business Person of the Year Award, the Elks Distinguished Citizen Award, the Outstanding Young Men of America Award, the North County Churches United for Racial Harmony and Justice CARES Certificate Award, and the Exceptional Achievement "OBELISK" Award from the Certified Builders Guild; and

WHEREAS, perhaps most noteworthy is Mark's twenty-one years of service on the Hazelwood School District Board of Education ("the Board"), for which he has served several terms as President while along the way earning a Master Certified Board Member

Certification from the MSBA and receiving the Missouri School Board Association (MSBA) Community Service Award; and

WHEREAS, Mark was again serving as the Board's President when he announced his retirement from the Board on September 1, 2020; and

WHEREAS, Mark's leadership will be greatly missed, as articulated by Dr. Nettie Collins-Hart, "Mr. Behlmann has provided steady and strategic leadership for (the) District for more than two decades" and "his passion for (the) students, faculty, staff and community will be greatly missed"; and

WHEREAS, it is appropriate for the Florissant City Council and all St. Louis County residents to pause to honor a man so devoted to his community;

NOW, THEREFORE, BE IT RESOLVED BY THE FLORISSANT CITY COUNCILS, AS FOLLOWS:

SECTION 1. The City Council expresses its deepest gratitude to Mr. Mark Behlmann for his decades of service to the community, as well as its hearty congratulations on his retirement from the Hazelwood School District Board of Education after twenty-one years of faithful and insightful leadership.

ADOPTED THIS 9th DAY OF NOVEMBER, 2020.

ATTEST:

Keith Schildroth, Council President

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN MULCAHY
2 NOVEMBER 9, 2020

3
4 BILL NO. 9638

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF AN EXISTING**
7 **SPECIAL USE FROM VOSS AUTOMOTIVE TO QUICK STOP**
8 **AUTOMOTIVE, LLC FOR THE OPERATION OF AN AUTOMOBILE**
9 **REPAIR BUSINESS LOCATED AT 1685 N. HWY 67.**
10

11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an
13 automotive repair shop; and

14 WHEREAS, Voss Automotive was in business prior to the requirement of a Special Use
15 Permits so the they were an existing, non-conforming use, and

16 WHEREAS, an application has been submitted by Quick Stop Automotive, LLC to
17 transfer the existing use, to its name; and

18 WHEREAS, the City Council of the City of Florissant determined at its meeting on
19 November 9, 2020 that the business would be operated in substantially identical fashion as set
20 out herein; and

21 WHEREAS, Quick Stop Automotive, LLC has accepted the terms and conditions as they
22 apply to a special use permit for an automotive repair business.
23

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

27 Section 1: The existing Special Use for an automotive repair shop located at 1685 N.
28 Hwy 67 is hereby transferred from Voss Automotive to Quick Stop Automotive LLC.

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

31 Section 3: This ordinance shall become in force and effect immediately upon its passage
32 and approval.
33

Adopted this ____ day of _____, 2020.

Keith Schildroth
Council President

Approved this ____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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

☐

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

☒

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

SIGNATURE

[Signature]

ADDRESS

7004 N Hanley Rd Hazelwood MO 63042

Telephone No.

314-831-3996

Email address

I (we) the petitioner(s) do hereby appoint

Muath Salameh

as my

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

PETITIONER SIGNATURE

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

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

[Signature]

SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☒

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Omar Hussein

1212 Rivoli Dr Ballwin mo 63011

Telephone numbers & email addresses 636-290-0769

Business name/address/phone Quick Stop Automotive LLC

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC 9/24/2020

Copy of fictitious name registration, if applicable

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

TRANSFER OF SPECIAL USE PERMIT

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

TO: Quick Stop Automotive LLC

FOR: Automotive Repair

Located at: 1685 N Hwy 67 Florissant mo 63031

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

Omar Hussein
PRINT - NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT



State of Missouri

John R. Ashcroft Secretary of State

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

Articles of Organization

Reference Number SR132410

Receipt Number TR373246

1. The name of the limited liability company is: Quick Stop Automotive LLC

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

Auto Repair

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

Name Excel Accounting

Address 313 Croydon Ln, Manchester, Missouri, 63021, United States

4. The address of its principal place of business is:

1685 N US Highway 67, Florissant, Missouri, 63031, United States

5. The management of the limited liability company is vested in:

Member

6. 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:

9/24/2020

7. 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

8. The name(s) and street address(es) of each organizer:

Name Omar Hussein

Address 1212 Rivoli dr, Ballwin, Missouri, 63011, United States

Name Daoud Awad

Address 1231 Orchard Village Ln, Apt. C, 1231 Orchard Village Ln, Apt. C, Ballwin, Missouri, 63021, United States

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 Omar Hussein

Title Organizer

Date 09/24/2020

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 Daoud Awad

Title Organizer

Date 09/24/2020

LEASE

This Lease, made this **30th day of September 2020**, by and between CEDRICK PIMENTEL, as TRUSTEE OF THE ESPERANZA M. PIMENTEL TRUST, of Jefferson County, Missouri (the "Landlord", which expression shall include their heirs, personal and legal representatives and assigns and successors where the context so requires or admits), and **Omar Hussein** duly established by law and having a usual place of business in St. Louis County (the "Tenant" which expression shall include successors and assigns, where the context so requires or admits).

WITNESSETH:

Article 1 LEASED PREMISES, TERM, BASE RENTAL

1.1. That in consideration of the covenants and agreements herein contained on the part of the Tenant to be observed and performed, the Landlord does hereby lease and demise unto the Tenant, and the Tenant does hereby take, lease and hire from the Landlord, the premises in the County of St. Louis, Missouri, known as and described as follows:

**1685 North Highway 67
Florissant, Missouri 63031.**

1.2. The term of this Lease shall be **four (4) years, commencing on the September 30, 2020 and ending September 30, 2024** If the Tenant is unable to procure a business license from the City of Florissant by January 1, 2021 the Tenant will forfeit its Three Thousand Dollar (\$3,000.00) deposit in order to cancel the remaining forty-five (45) months of the Lease and payments.

1.3. Tenant shall pay as rent therefor in the sum of **Two Thousand Dollars (\$2,000.00)**, payable as follows:

For the four (4) year lease term, the **forty five (45) equal monthly installments of Two Thousand Dollars (\$2,000.00) beginning with the first installment upon signing of this document and the remaining forty-four (44) installments due and payable on the first day of each month starting on February 1, 2021.**

All monthly rental payments hereunder shall be due and payable on the **first** day of each month during the term and received at the following address: 111 Tall Pines Court, Fenton, MO 63026.

Tenant Initials

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Article 2 TENANT'S COVENANTS

The Tenant, for itself, its successors and assigns, does hereby covenant with the Landlord, his heirs, personal and legal representatives and assigns as follows:

2.1. Rent. That the Tenant shall pay the rent at the times and in the manner aforesaid.

2.2 Tenant Improvement. Tenant, at Tenant's cost, shall construct Tenant improvements of a minimum of **Four Thousand Dollars (\$4,000.00)** consistent with the final floor plan, budget and plans and specifications mutually agreed upon by Lessor and Tenant (the "Tenant Improvement Work"). Tenant Improvement Work shall be done in accordance with all applicable laws.

2.3. Use of Premises. That the Premises shall be used as an **automotive repair shop** under the business name **Quick Stop Automotive** and for no other purpose. Notwithstanding the forgoing, Tenants use of the Premises, the eight (8) Exclusive Spaces and the other common areas shall comply with any and all rules, regulations, ordinances, and laws of all applicable governmental authorities.

2.4. Parking and Common Areas. Tenant shall have the right to the use of only the eight (8) exclusive parking spaces adjacent and directly on the east side of the building (the "Exclusive Spaces") for itself, its employees and invitees as well as for parking of its customer repaired vehicles. Landlord shall have no responsibility and/or liability with respect to the Exclusive Spaces, including without limitation, no responsibility to enforce Tenant's right of exclusive use of the Exclusive Spaces. Landlord shall retain exclusive control and management over the common parking, driveway areas, and Exclusive Spaces serving the Premises and the Building, including but not limited to, all driveways, entrances, exits, roadways, parking areas, sidewalks and other features or facilities provided for the general use of all the Tenants in the Building. Landlord shall have the right to establish, modify, change and enforce reasonable rules and regulations with respect to the use of said common areas and Tenant agrees to abide by and conform with such rules and regulations. Nothing contained in this Lease shall be construed so as to prohibit Landlord from reconfiguring the parking lot, the Exclusive Spaces, or from constructing any structures on the parking lot or in the common areas, provided Tenant shall have available Tenant's number of parking spaces.

2.5. Real Estate Tax. The Tenant shall pay to the Landlord as additional rent Tenant's Proportionate Share (as hereinafter defined) of any increase in the annual real estate taxes (whether due to an increase in assessed value or of the tax rate, or both, and/or alterations, additions and improvements which may be made to the real estate hereafter) over the base year **2019**, during the term of this Lease. Such amount shall be paid within fifteen (15) days after written demand by the Landlord. A tax bill of the County of St. Louis, Missouri, or any other appropriate taxing authority shall be sufficient evidence of the amount of the real estate taxes so levied, and for the calculation of the amount to be paid by the Tenant.


Tenant Initials OK Y

2.6. Utilities. The Tenant agrees to furnish and promptly pay for its own heat, water, sewer, gas, electricity, telephone, and all other utilities.

2.7. Fire Insurance and Extended Coverage, Liability Insurance, Plate Glass Insurance. Landlord may in its discretion insure the demised premises for loss or damage by fire and all other casualties (extended coverage) in such sum as the Landlord may in its discretion determine, and/or may procure public liability insurance insuring Landlord in such limits as the Landlord may in its discretion determine, and/or procure plate glass insurance insuring all plate glass at the demised premises. The Tenant shall pay to the Landlord as additional rent Tenant's Proportionate Share (as hereinafter defined) of any increase in the annual cost of such Fire Insurance and Extended Coverage, Liability Insurance, and/or Plate Glass Insurance over the base year 2019, during the term of this Lease; provided, however, in the event that an increase in Landlord's insurance premiums is caused by the Tenant's use of the leased premises as provided in Article 7.1 hereof, then Tenant shall be solely responsible for such increase and shall reimburse Landlord for such increase in accordance with Article 7.1 hereof. Such amount shall be paid within fifteen (15) days after written demand by the Landlord. A copy of the insurance bill from the carrier(s) of the foregoing insurance shall be sufficient evidence of the amount thereof, and for the calculation of the amount to be paid by the Tenant.

TENANT ACKNOWLEDGES, UNDERSTANDS, AND AGREES THAT ANY SUCH FIRE INSURANCE AND EXTENDED COVERAGE, LIABILITY INSURANCE, AND/OR PLATE GLASS INSURANCE WHICH LANDLORD MAY IN ITS DISCRETION DETERMINE TO OBTAIN IS FOR THE SOLE AND EXCLUSIVE BENEFIT OF LANDLORD AND SUCH INSURANCE DOES NOT AND WILL NOT INSURE TENANT AGAINST ANY SUCH COVERED RISKS INCLUDING, BUT NOT LIMITED TO: LIABILITY INSURANCE COVERAGE FOR ACTS OF TENANT AND ACTS OF THIRD PERSONS WHO ARE OR WHO ARE ALLEGED TO BE THE AGENTS, SERVANTS, EMPLOYEES, INVITEES, GUESTS, OR OTHERWISE A PERSON FOR WHOSE ACTS THE TENANT IS ALLEGED TO BE LIABLE; AND INSURANCE AGAINST THE RISK OF LOSS OF TENANT'S PERSONAL PROPERTY ON OR ABOUT THE DEMISED PREMISES. SHOULD TENANT DESIRE ANY SUCH COVERAGES, OR OTHER INSURANCE COVERAGES, TENANT MUST INDIVIDUALLY PROCURE AND PAY FOR SUCH COVERAGES.

2.8. Snow Removal. The Tenant will be responsible for removing all snow from the sidewalks abutting the demised premises and for the snow removal from the parking areas. In the event that the Landlord, in its sole discretion, determines to commission snow removal, then Tenant shall pay to Landlord as Additional Rent its proportionate share of Landlord's actual cost for the snow removal plus a twenty percent (20%) administrative fee.

2.9. Additional Rent. In the event the Tenant fails to pay when due any amounts due under this Lease, procure insurance required pursuant to this Lease, or otherwise perform any obligation under this Lease and the Landlord, in the sole and absolute discretion of the Landlord, Tenant Initials OH 

pays or incurs any cost or expense to remedy such failure and omission by the Tenant, then all such amounts paid and costs and expenses incurred by Landlord shall be considered additional rent due hereunder in accordance with the terms of this Lease. In the event Tenant fails to timely pay rent by the due date, a late fee of twenty-five and 00/100 dollars (\$25.00) plus five and 00/100 dollars (\$5.00) per day that rent is late shall be payable for each and every failure which late fee shall be additional rent.

2.10 Proportionate Share. Any cost or expense which Tenant is required to pay or share with other Tenants shall be determined by multiplying the cost or expense by a fraction, the numerator of which is the Tenant's square footage the denominator of which is the total square footage for all units in the commercial facility.

Article 3 ALTERATIONS OR IMPROVEMENTS

3.1. No alterations, additions, or improvements to the leased premises shall be made by the Tenant without first having the consent, in writing, of the Landlord, and any alterations, additions, or improvements made by the Tenant after such written consent shall have been given, including any and all fixtures installed by the Tenant excepting trade fixtures, equipment and machinery, shall at the Landlord's option remain on the leased premises as the property of the Landlord, or shall be removed therefrom and the leased premises restored to their original condition as herein set forth at the sole cost of the Tenant, at the expiration or sooner termination of this Lease. The Tenant shall, at its own cost, repair any damage caused by the removal of trade fixtures, equipment and machinery, restoring the leased premises to their original condition, usual use and wear excepted. The Tenant agrees to save the Landlord harmless on account of claims for mechanics, materialmen, or other liens in connection with any alterations, additions, or improvements to which the Landlord may give its consent in connection with the leased premises, and the Tenant will, if required by the Landlord, furnish such waiver or waivers of lien or bond in form and with surety satisfactory to the Landlord, as the Landlord may require before starting any work in connection with making alterations, additions or improvements to the leased premises.

Article 4 ASSIGNMENT OR SUBLETTING

4.1. The Tenant covenants not to assign this Lease nor to sublet or sublease the premises or any portion thereof, nor license, suffer or permit any person to occupy or use the same without the prior written consent of the Landlord in writing.

Tenant Initials Oh yo

Article 5
EXPIRATION OR OTHER TERMINATION

5.1. The Tenant covenants, at the expiration or other termination of this Lease, to remove all goods and effects from the leased premises not the property of the Landlord, and to yield up to the Landlord the leased premises and all keys, locks and, except as provided in Article 3 hereof, other fixtures connected therewith (including, but not limited to, exterior gutters, exterior electrical and other wiring, exterior plumbing, and interior and exterior heating, air conditioning, and ventilation units and equipment and all associated connections), and all alterations, additions or improvements to or upon the same, in good repair, order and condition in all respects, reasonable wear and tear by the careful use thereof only excepted but including any loss or damage to the same from any cause whatsoever (including, but not limited to, arson, vandalism, or theft), and the Tenant authorizes the Landlord to store in any public warehouse or elsewhere and in the name and at the risk and expense of the Tenant any personal property not so removed, or to sell at public or private sale, without notice, any or all of said property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property without any obligation on the part of the Landlord.

Article 6
EMINENT DOMAIN, DAMAGE BY FIRE, ETC.

6.1. The Landlord and the Tenant covenant and agree that in case the leased premises, or any part thereof, or the whole or any part of the building of which they are a part, shall be taken for any street or other public use, or shall be destroyed or damaged by fire or other unavoidable casualty, or by the action of any governmental subdivision, unit, or body, or shall receive any direct or consequential damages for which the Landlord or the Tenant shall be entitled to compensation by reason of anything lawfully done in pursuance of any public authority, after the execution hereof and before the expiration of the said term, then this Lease and the term shall terminate at the election of the Landlord, and such election may be made in case of any such taking, notwithstanding that the entire interest of the Landlord may have been divested by such taking; and if the Landlord shall not so elect, then in case of any such taking, or destruction of, or damage to the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the injury sustained by the leased premises, shall be suspended or abated until the leased premises, or, in case of such taking, what may remain thereof, shall have been put in proper condition for reasonable use and occupation; unless the Landlord, for a period of sixty (60) days after such taking, destruction or damage has not with reasonable diligence commenced putting the same in proper condition for reasonable use and occupation, in which case the Tenant may, by written notice to the Landlord, given within seven (7) days after the said sixty (60) day period, terminate this Lease; and the Tenant hereby releases and discharges the Landlord from any claim it may or may in the future have against the Landlord by reason of any taking as hereinbefore set forth; and the Tenant hereby assigns to the Landlord any and all claims and demands for damages on account of such taking or for compensation for anything lawfully done in pursuance of any public authority, and covenants with the Landlord that the Tenant will, from time to time, execute and deliver to the Tenant Initials OV ez

Landlord such further instruments of assignment of any such claims and demands as the Landlord shall request.

Article 7 TENANT'S FURTHER OBLIGATIONS

7.1. The Tenant further covenants and agrees with the Landlord that during the term of this Lease and for such further time as the Tenant shall hold the leased premises, or any part thereof: that it will pay and save the Landlord harmless from all loss and damage occasioned to person, the building, or any other property by the use or escape of water upon the leased premises or by the stoppage, leaking or bursting of the pipes, or by any nuisance or other condition made or suffered to, or on the leased premises by the Tenant, or its servants, agents, employees, customers or visitors; that the Tenant shall at its sole expense keep the leased premises (including, but not limited to, the heating, air conditioning, and ventilation systems, water pipes, sewer drains, light and other fixtures) in such repair, order, and condition (except structural repairs) as the same are at the commencement of the said term, or may be put in during the continuance thereof, damage by fire, or other unavoidable casualty, ordinary wear and tear excepted; that it will keep good, with glass of the same kind and quality as that which may be damaged or broken, all the glass now or hereinafter in the leased premises; that it will not permit any holes to be drilled or made in the stone, brick work, walls, or partitions of the leased premises or of the building; that it will keep the leased premises, the parking lot, and the areas abutting the leased premises clean and free from debris, nuisance, or filth; that it will not permit signs, placards, or awnings to be placed upon the leased premises or the building, except such and in such place and manner as the Landlord shall, in writing, have approved; that it will not overload, damage or deface the leased premises; that it will not make, allow or suffer any unlawful, improper, noisy or offensive use thereof, or any occupation thereof contrary to any law of this State or ordinance or bylaw for the time being or from time to time in force in the County of St. Louis, Missouri, or that shall be injurious to any person or property or liable to endanger or affect any fire insurance, with extended coverage, or liability insurance on the leased premises including the building, or its contents, or increase the premiums therefor, it being understood that the Tenant shall use the leased premises only as provided for in Article 2.2 hereof, and it agrees that it will, on written demand, reimburse the Landlord for all extra and/or additional premiums caused by the Tenant's use of the leased premises; that it will comply with rules and regulations of the Governing Board of Fire Underwriters, Board of Health, and other public officers or authority having jurisdiction; that it will not obstruct the sidewalks, ways or other approaches to the building. This covenant of the Tenant relating to the use of the leased premises and of the building and of anything therein shall be construed to include the use thereof by the Tenant's servants, agents, employees, customers or visitors.

7.2 The Tenant agrees to insure and keep insured, during the entire term of this Lease, at Tenant's sole expense, but in the name of the Landlord, the demised premises for loss or damage by fire and all other casualties (extended coverage) in at least the sum of \$1,000,000 in companies reasonably satisfactory to the Landlord, and shall pay all premiums as they become due and will deliver copies of such policy or policies to the Landlord immediately upon procurement thereof. All such policies shall contain a clause or endorsement to the effect that they may not be terminated

Tenant Initials Oh so

or materially amended except after thirty (30) days' written notice to the Landlord.

Article 8 REMEDIES IN THE EVENT OF DEFAULT

8.1. In the event of any breach of this Lease by the Tenant which shall not have been cured within ten (10) days then the Landlord, besides other rights or remedies it may have, shall have the immediate right of reentry and may remove all persons and property from the premises; such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, the Tenant. Notwithstanding anything to the contrary, in the event the Tenant has failed to comply with the terms of this Lease on two or more occasions in any twelve (12) month period then Tenant shall not have the forgoing ten (10) day grace period and Landlord may immediately declare Tenant in default hereunder and exercise any of Landlord's remedies as provided in this Lease and/or at law and/or in equity.

8.2. Should the Landlord elect to reenter as herein provided, or take possession pursuant to any notice provided for by law, Landlord may either terminate this Lease or may, from time to time, without terminating this Lease, relet said premises or any part thereof, for such term or terms and at such rental or rentals and upon such other terms and conditions as the Landlord may deem advisable. Rentals received by the Landlord from such reletting shall be applied: first, to the payment of any cost of such reletting; and second, to the payment of rent due and unpaid hereunder; and the balance, if any, shall be held by the Landlord and applied in payment of future rent as the same may become due and payable hereunder. Should rentals received from such reletting during any month be less than that agreed to be paid during the month by the Tenant hereunder, the Tenant shall pay such deficiency to the Landlord monthly. The Tenant shall also pay to the Landlord, as soon as ascertained, the cost and expenses incurred by the Landlord in such reletting.

Article 9 INDEMNIFICATION

9.1. To the extent allowed by law, the Tenant agrees to indemnify and defend the Landlord against, and hold it harmless from, any and all suits, demands, loss or liability, on account of or in connection with any injury, loss or damage to any person or property resulting or claiming to have resulted from the use of the leased premises by the Tenant, its servants, agents, employees, customers or visitors, or for that portion of the building not within the Tenant's exclusive control (including, and without any implied limitation, both the areas inside and outside thereof) resulting or claimed to have resulted from the Tenant's omission, fault, negligence, or other misconduct.

Article 10 LANDLORD'S ACCESS TO PREMISES

10.1. The Landlord may, at any reasonable time during the Tenant's occupancy, enter either to view the leased premises, or to make repairs thereto or to the building, or to introduce or replace

Tenant Initials Oh ar

any fixture or other construction therein (but the Landlord shall be under no obligations to make repairs to, or to introduce or replace any fixtures in or to, or to do other construction in or to, the leased premises except as herein provided), or to remove, without being held liable therefor, placards, signs, awnings, and the like, not expressly consented to in writing, or to show the leased premises to others during the six-month period prior to the expiration of the term of this Lease.

10.2. Tenant shall at, its sole cost and expense, enter into a maintenance contract with a Landlord approved HVAC contractor pursuant to which the air conditioning and heating equipment exclusively serving the Premises will be routinely serviced, maintained and repaired. Tenant will deliver copy of such contract to the Landlord within 30 days of the Lease signing. Tenant shall also be responsible for replacing the air conditioning and heating equipment exclusively serving the Premises when necessary at its sole cost and expense.

Article 11 QUIET ENJOYMENT

11.1. The Landlord covenants and agrees that the Tenant, subject to the terms of this Lease, and upon paying the basic monthly rental and additional rent and performing the other terms, covenants and conditions of this Lease, shall and may peaceably and quietly have, hold, occupy, possess and enjoy the leased premises during the term of this Lease.

11.2. Tenant shall not permit noise to emanate from the premises at a sound level which shall in any way disturb other Tenants of the building and/or surrounding neighbors. Tenant agrees that if at any time Tenant violates any of the provisions of this Article, such violation shall be deemed a breach of a substantial obligation of the terms of this Lease. If Tenant incurs three written noise disturbance notices, the Landlord shall have all the rights, and remedies for a default under this Lease and/or at law and/or in equity, including without limitation, the right to terminate possession and/or to terminate this Lease.

Article 12 SUBORDINATION AND SALE OF THE LEASED PREMISES

12.1. The Tenant hereby agrees to subordinate the lien of this Lease to any new first mortgage (or deed of trust) that may be placed on the land and buildings of which the leased premises are a part, or a blanket mortgage, if any, owned by the Landlord by a bank, trust company, insurance company, or other lender, and the recording of such new mortgage shall be deemed prior in lien to this Lease, and the Tenant will, upon demand, but at the expense of the Landlord, execute any instrument necessary to effectuate such subordination, and if the Tenant, within seven (7) days after submission of such instrument, fails to execute the same, the Landlord is hereby authorized to execute the same as attorney-in-fact for the Tenant.

12.2 In the event that Landlord shall sell the real estate of which the leased premises is a part, then this Lease shall at the option of Landlord terminate. Landlord shall exercise such option by providing notice of the exercise of the option to Tenant at least thirty (30) days prior to the date of the transfer of title to the real estate. The exercise of the option shall specify the date on which

Tenant Initials OH 4

the Lease shall terminate which date shall be at least thirty (30) days following the exercise of the option (the "Termination Date"). On the Termination Date, the Lease shall terminate as well as the Tenant's right to possession of the leased premises. On or before the Termination Date, Tenant shall pay all amounts due pursuant to this Lease prorated to the Termination Date. Should the Tenant fail to vacate the leased premises by the Termination Date, Tenant shall indemnify and hold Landlord harmless from any and all costs, expenses, losses, damages, interest, and other liabilities, including, but not limited to attorney's fees, of any nature, character, or description, arising out, connected with, or related to, in whole or in part, Tenant's failure to vacate the leased premises by the Termination Date, which indemnification obligation shall be in addition to any and all other rights which Landlord may have against Tenant pursuant to this Lease or pursuant to law.

Article 13 SECURITY DEPOSIT

13.1. Tenant has deposited with Landlord the sum of **Three Thousand Dollars (\$3000.00)** as security for the faithful performance and observance by Tenant of the terms, provisions and conditions of this Lease. It is agreed that in the event Tenant defaults in respect of any of the terms, provisions and conditions of this Lease, including, but not limited to, the payment of rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited to the extent required for the payment of any rent and additional rent, or any other sum as to which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, covenants and conditions of this Lease agreement, including, but not limited to, any damages or deficiency in the reletting of the leased premises, whether such damages or deficiency accrued before or after summary proceedings or other reentry by Landlord. If Landlord applies any part of said deposit to cure any default of Tenant, Tenant shall upon demand deposit with Landlord the amount so applied so that Landlord shall have the full deposit on hand at all times during the term of this Lease.

In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions of this Lease, the security shall be returned to Tenant, without interest, after the date fixed as the end of the Lease and after delivery of the entire possession of the leased premises to Landlord. In the event of a sale or lease of the land and/or building, of which the leased premises form a part, Landlord shall have the right to transfer the security to the vendee or lessee, and Landlord shall thereupon be released by Tenant from all liability for the return of such security, and Tenant agrees to look to the new Landlord solely for the return of said security, and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Tenant further covenants that it will not assign or encumber or attempt to assign or encumber the monies deposited herein as security and that neither Landlord nor its successors or assigns shall be bound by any such assignment, encumbrance, attempted assignment or attempted encumbrance.

No amounts owed, or allegedly owed, by Landlord to Tenant, whether arising under this Lease or in any other manner, may be deducted or setoff against the rental payments due.

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Article 14
ATTORNEY FEES

14.1. If the Landlord brings any action at law or in equity against the Tenant to enforce any terms of this Lease and Landlord prevails in such action, then Tenant hereby agrees to pay Landlord's reasonable attorney fees (including appellate fees) as they may be set by the court in which the original action was brought. Any such fees shall be considered additional rent, payable at the time the next monthly installment of rent is due.

Article 15
GENERAL PROVISIONS

15.1. Demand or Notice. All of the covenants of the Tenant shall be in force without demand or notice during the term hereof and for such further time as the Tenant or any person or persons claiming under the Tenant shall hold the leased premises.

15.2. Waiver. Waiver of any breach or default hereof or indulgence as to the payment of any installment of rent at any time, or from time to time, due and payable, is not and shall not be construed to be a waiver of any subsequent breach or default or imply any future indulgence.

15.3. Notices. All notices and demands made pursuant to the Lease shall be in writing and must be personally served, or sent by certified mail, return receipt requested, carried by the United States Postal Service or by a reputable overnight, express, or ground delivery service that provides a record of the signature of the recipient; addressed to the Landlord at 111 Tall Pines Court, Fenton, MO 63026, and to the Tenant at the leased premises, or at such other address as either party shall designate by written notice served as specified herein. Any such notice or demand shall be effective upon the earlier of actual receipt, or three business days after being provided to the post office or delivery service.

15.4. Heirs, etc. All of the covenants and conditions of the within Lease shall extend to and be binding upon the heirs, personal and legal representatives, successors and assigns of the respective parties hereto, the same as if they were in every case named and expressed, and the same shall be construed as covenants and conditions running with the land, and whenever in this Lease reference is made to either of the parties hereto, it shall be held to include and apply to the heirs, personal and legal representatives, successors and assigns of such party, the same as if in each and every case so expressed.

15.5. Expressions. The expressions "Landlord", "Tenant", or the pronoun "It" referring to the Landlord or the Tenant shall be deemed to refer to the actual Landlord or Tenant for the time being as the case may be and the context hereof may admit or require, irrespective of whether such Landlord or Tenant is a natural person or persons, a corporation, or other entity.

15.6. Marginal Headings. The marginal headings contained herein are not part of this Lease
Tenant Initials Oh sr

but are inserted only for convenience.

15.7. Invalidity. If in any respect any provision of this Lease, in whole or in part, shall prove to be invalid for any reason, each invalidity shall only affect the part of such provision which shall be invalid, and in all other respects shall stand as if such invalid provision had not been made, and it shall fail to the extent and only to the extent, of such invalid provision and no other portion or provision of this Lease shall be invalidated, impaired or affected thereby.

15.8. Entire Agreement. This Lease contains the entire agreement between the parties and shall not be modified in any manner except by an instrument, in writing, executed by the parties or their respective successors in interest.

15.9. Applicable Law. This agreement shall be construed in accordance with the laws of the State of Missouri.

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IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

LANDLORD:

Cedrick M. Pimentel
CEDRICK PIMENTEL, as TRUSTEE OF
THE ESPERANZA M. PIMENTEL TRUST

TENANT:

QUICK STOP AUTOMOTIVE LLC,
A MISSOURI LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: OMAR HUSSEIN
TITLE: AUTHORIZED MEMBER

Tenant Initials Oh

1 INTRODUCED BY COUNCIL AS A WHOLE
2 NOVEMBER 9, 2020
3

4 BILL NO. 9639

ORDINANCE NO.

5
6 **AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF**
7 **FLORISSANT FOR THE FISCAL YEAR COMMENCING ON**
8 **DECEMBER 1, 2020 AND ENDING ON NOVEMBER 30, 2021 AND**
9 **PROVIDING FOR ITS EFFECTIVE DATE.**

10
11 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
12 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
13

14 Section 1: The Budget for the City of Florissant commencing on December 1, 2020 and
15 ending November 30, 2021, a copy of which is attached hereto and by this reference
16 incorporated herein and made a part hereof, is hereby adopted and approved.

17 Section 2: This ordinance shall become in force and effect as of December 1, 2020.

18
19 Adopted this ____ day of _____, 2020.
20
21

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

28
29 Approved this ____ day of _____, 2020.
30
31

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

36 ATTEST:

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

City of Florissant, Missouri



2021

Revised Budget

November 4, 2020 Budget Workshop Adjustments

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

City of Florissant, Missouri

2021 Budget Message

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

As Mayor of the City of Florissant, it is my responsibility to submit a proposed budget for the upcoming 2021 fiscal year. The proposed budget of just over \$37 million is submitted in compliance with Section 6.6 of the City Charter and Section 67.010 of the Missouri Revised Statutes. The 2021 proposed budget provides a complete financial plan for the general, capital improvement, park improvement, street, property maintenance, public safety, sewer lateral, and property revitalization funds.

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

The COVID-19 global pandemic struck the United States in March 2020, and prompted national, state, and local responses including mandatory closure of non-essential businesses, stay-at-home orders, social distancing protocols, and other required and/or recommended restrictions and activities. In response to these mandates, the City of Florissant closed many city facilities, including City Hall, and implemented a shared work program whereby many city employees worked from home or received partial furloughs. As I continued to keep the essential functions of the government operational during the pandemic times, I made sure that we still delivered the best services to our residents in a safe and efficient manner. The health and safety of the residents of the city and city employees is paramount throughout this pandemic. As the restrictions eased, the city was able to re-open City Hall on September 14 and most of the employees are back to working their normal hours.

Since the city had no knowledge of the oncoming pandemic when the FY2020 budget was developed and approved, there were no provisions in that budget for reduced revenues or costs due to the pandemic. Consequently, the city will experience revenue shortfalls in FY2020 as compared to budget, primarily in the consumption taxes, such as sales tax, and in activities where admission fees are charged. Accordingly, the city reduced expenditures in all areas except public safety to partially compensate for the reduced revenues. While the restrictions due to the pandemic have eased, there will likely still be an economic impact well into FY2021. Careful consideration has been given to the expenditures in the budget so as to reduce the expenditures without decreasing the level of essential services provided by the city.

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

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

A healthy reserve is crucial to maintaining a consistent level of services and programs over time. Reserves provide the cushion necessary to bridge the fluctuations in the City's revenue streams from one year to the next. The general fund is projected to have a reserve balance of \$6.2 million at the end of the 2021 fiscal year. It is projected that the general fund will have a reserve balance of 26.8% of the proposed budget and above our policy of targeting a reserve balance of at least 10%.

Sales tax and Utility tax are two of the most substantial revenue sources in the General Fund. The City has experienced a decline in both of these consumer driven revenue streams over the last several years. Due to the uncertainty that the COVID-19 pandemic has brought, the 2021 Sales Tax is budgeted just under the 2019 actual at \$7,955,000. The Utility Tax continues to decrease each year and is budgeted with a reduction from the 2020 projected revenue at \$5,003,622.

Due to the continued reduction in Sales tax and Utility tax revenue, in conjunction with increased cost of providing services, the Proposed 2021 general fund budget reflects a deficit in the amount of \$1,445,671, which would require an appropriation from the General Fund Reserve.

Other Funds' 2021 Sales Tax revenue budget comparison to 2020 budget are anticipated to be at the same level as 2020 with no change:

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

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

In July 2014 a new pay plan was adopted by the City Council which gave all full-time employees a new pay schedule which provides for a 2% merit pay step increase. The 2021 proposed budget continues to provide a 2% merit increase to eligible personnel.

The budget proposal calls for increasing our minimum wage to stay with the Missouri minimum wage increase for the part-time employee schedule for January 2021. Seasonal will remain the same. This will allow the City to continue to stay competitive in our recruitment efforts and maintain necessary staffing levels.

It is recommended that the City will continue to pay 100% of employee health care premiums and 50% for dependent premiums. We have had some major claims and projected a 10% premium increase for 2021.

The City is experiencing increases in business insurance cost that affect the 2021 Budget. Workers Compensation premium is projected to increase 55% and Business, Law Enforcement, Property and Auto Insurance premiums are projected to increase 25%.

As Mayor, I intend to focus on economic development in Florissant by working with commercial developers, real estate brokers, and community stakeholders throughout our city and the greater North County area, in an effort to stimulate economic activity to benefit our businesses and residents.

If we are going to have continued economic development success, we will need to focus on key aspects of potential growth including enhancing Saint Francois Street, filling vacancies, and diversifying our business sectors. This will be accomplished through our economic development department using the implementation of a strategic plan. In order to acquire the strategic plan, economic development will partner with other city departments in writing a request for proposals from planning firms. This plan will enable our staff to move forward with enhancements regarding business growth as well as residential growth.

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

- 1) Planet Fitness
- 2) La Patisserie
- 3) Made by Lia
- 4) Freddy's
- 5) Edward Jones – Joe Meyer Office

Currently under construction:

- 1) Storming Crab
- 2) Club Car Wash (adjacent to old Lowes)
- 3) Discount Tire (adjacent to old Lowes)

Additionally, there are many exciting projects that are in the due diligence and planning phase and we are working with the developers to bring them to fruition. We can anticipate more public announcements this year, 2021 and beyond.

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

- A. The Administration is still researching pension alternatives, including Lagers, in an effort to provide a total compensation package to be as competitive as possible to continue to attract and retain outstanding Florissant police officers.

- B. Throughout these difficult times in 2020 our Media Department has strived to broadcast positive and helpful messages and programming through all of our outlets. Our social media following has soared to over 25,000 followers collectively. The Florissant Media Department will continue their success in 2021 by continuing to film and promote positivity, commerce, activities and everything else that our wonderful city and its residents have to offer.
- C. The I.T. department had unique challenges in 2020. We've worked diligently to keep our employees connected while their work environments and needs have changed throughout the year. We have also continued to refine our wide area building-to-building network with cost saving measures and failover redundancies. Information Security has been enhanced with a new anti-spam application, new firewalls, increased policy restrictions, and quick resolutions to out-of-network phishing attacks.
- D. Continue to fully fund the salary plan for full-time non-uniformed personnel that the City Council passed in July 2014.
- E. The hours for part-time positions continue to be limited so that no part-time position will be regularly scheduled to work more than 29 hours per week.
- F. The Park Improvement budget includes:
- \$67,300 for the purchase of a Rotary Mower to assist with the maintenance at the Golf Course.
 - \$20,000 has been budgeted to remove the rocks adjacent to the Splash Pad and replace them with concrete.
 - \$30,000 has been budgeted to replace the fencing at Dunegant Park.
 - \$114,000 to replace zero turn mower and purchase wide area mower and Ventrac mower for Park Maintenance.
 - \$71,600 has been budgeted for the leasing of Parks Department vehicles.
 - \$735,395 has been budgeted to install an inclusive Playground at Manion Park for which \$525,000 will be reimbursed through the St. Louis County Municipal Parks Grants
- G. The City will continue to provide funding for programs the families of Florissant have come to know and love: The St. Louis Family Theater Series, Valley of Flowers Festival performers and the celebrated Music Under the Stars concert series.
- H. The proposed budget includes \$2,200,000 in funding for street, road, bridge and sidewalk work.

Capital Improvement fund is budgeted for \$800,000 in street maintenance contracts including:

- Asphalt overlays and preservation and Concrete pavement slab replacement. \$50,000 will be used for routine bridge repair and \$50,000 will be used for annual sidewalk repair.

Proposition S, the street sales tax, will be the conduit for \$1,400,000 in street projects including:

- \$200,000 is budgeted to accomplish the St. Ferdinand and North Highway 67 project. These major street projects are facilitated under the auspices of a Federal public improvement grant through the East-West Gateway Council of Governments. The city will receive 80% or \$160,000 of the cost of the St. Ferdinand and North Highway 67 project back in grant revenue. The long-standing practice of utilizing grants to help fund projects for our bridges and roadways is a very cost-effective approach enabling Florissant to leverage the maximum value from tax collections.
- \$1,200,000 from the street sales tax will fund the continuous major street projects to restore curb and riding surfaces to like new condition. 2020 saw the replacement of Eldorado Drive, Florisota Drive, Jeanette Drive, Alberto Lane, Monterey Drive, Pompano Lane, St Edward Lane with new concrete pavement and Mc Nulty Drive with new curbs and asphalt surface.

I wish to thank Chief Fagan and his Command Staff, Public Works Director Todd Hughes and his staff, Parks Director Cheryl Thompson, and her staff and all of the Department Heads for their diligence and hard work in assisting the administration in the preparation of the proposed budget. I wish to thank Finance Director Kimberlee Johnson for the hard work and commitment to complete the 2021 budget and I commend all of the employees of the City of Florissant for their dedication to the residents of our City.

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

Respectfully Submitted,

Timothy J. Lowery
Mayor

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

FUND SUMMARIES

			Actual <u>2019</u>		Budget <u>2020</u>		Proposed <u>2021</u>
<u>Page #</u>	<u>Dept #</u>						
General Fund - 01							
8 & 9	Revenues	\$	22,538,447	\$	22,555,612	\$	21,693,391
Expenditures							
10	Administrative	40	\$ 2,925,978	\$	2,962,104	\$	3,092,451
11	Legislative	38	140,045		154,438		154,951
12	Information Tech (merged w/Media FY20)	36	730,566		653,115		665,640
13-14	Police	49	10,423,409		10,829,405		11,159,686
15	Municipal Court	41	594,945		624,487		616,428
16	Prosecuting Attorney	35	260,703		267,810		267,675
17	Housing Resource Center	37	45,126		52,794		59,435
18	Senior Services	39	171,683		213,429		208,924
19-20	Public Works (merged Health FY20)	48	3,958,122		4,037,016		3,635,545
21	Recreation-Theater	43	412,743		463,778		348,363
22	Recreation-Centers	44	1,620,090		1,889,138		1,688,484
23	Recreation-Summer Camp	45	88,340		190,004		142,949
24	Recreation-Bangert Pool	46	171,691		316,189		252,914
n/a	Recreation - Parks (moved to PIF FY20)	47	413,045		-		-
25	Recreation-Golf Course	06	780,424		924,865		845,617
General Fund Expenditures			\$ 22,736,910	\$	23,578,572	\$	23,139,062
Revenue over Expenditures			\$ (198,463)	\$	(1,022,960)	\$	(1,445,671)
Capital Improvement Fund - 03							
26-29	Revenue		\$ 3,794,618	\$	3,497,000	\$	3,907,054
	Expenditures		3,283,368		4,468,621		3,717,342
Revenue over Expenditures			\$ 511,250	\$	(971,621)	\$	189,713
Park Improvement Fund - 09							
30-36	Revenue		\$ 4,426,050	\$	3,990,221	\$	3,975,000
	Expenditures		5,121,077		4,783,382		4,553,752
Revenue over Expenditures			\$ (695,027)	\$	(793,161)	\$	(578,752)
Street Fund - 08							
37-38	Revenue		\$ 1,536,543	\$	3,285,440	\$	1,660,000
	Expenditures		1,441,893		4,021,801		1,931,376
Revenue over Expenditures			\$ 94,650	\$	(736,361)	\$	(271,376)

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

<u>Page #</u>		Actual <u>2019</u>		Budget <u>2020</u>		Proposed <u>2021</u>
39-40	Sewer Lateral Fund - 04					
	Revenue	\$ 590,537		\$ 509,000		\$ 509,000
	Expenditures	597,202		805,835		761,185
	Revenue over Expenditures	\$ (6,665)		\$ (296,835)		\$ (252,185)
41	Property Revitalization Fund - 10					
	Revenue	\$ -		\$ -		\$ -
	Expenditures	1,971		45,000		-
	Revenue over Expenditures	\$ (1,971)		\$ (45,000)		\$ -
42	Court Building Fund - 14					
	Revenue	\$ 87,665		\$ 149,000		\$ 132,000
	Expenditures	32,550		132,000		132,000
	Revenue over Expenditures	\$ 55,115		\$ 17,000		\$ -
43-45	Public Safety Fund - 17					
	Revenue	\$ 2,902,771		\$ 2,800,000		\$ 2,800,000
	Expenditures	2,823,053		3,036,284		2,898,160
	Revenue over Expenditures	\$ 79,718		\$ (236,284)		\$ (98,160)
46	Property Maintenance Fund - 16					
	Revenue	\$ 425,814		\$ 390,000		\$ 365,000
	Expenditures	362,763		388,000		396,170
	Revenue over Expenditures	\$ 63,051		\$ 2,000		\$ (31,170)
Total Revenue - All Funds		\$ 36,302,445		\$ 37,176,273		\$ 35,041,445
Total Expenditures - All Funds		\$ 36,400,787		\$ 41,259,495		\$ 37,529,046

01 - GENERAL FUND - REVENUES

		<u>Actual</u> <u>2019</u>	<u>Budget</u> <u>2020</u>	<u>Proposed</u> <u>2021</u>
	<u>TAXES</u>			
Cigarette	\$	106,216	\$ 108,000	\$ 105,000
Gasoline		1,651,166	1,648,000	1,641,276
Road & Bridge Taxes		547,822	542,000	540,000
Sales Tax		7,967,252	7,925,000	7,955,000
Utility Tax		<u>5,599,189</u>	<u>5,717,000</u>	<u>5,003,622</u>
Total Taxes	\$	15,871,645	\$ 15,940,000	\$ 15,244,898

	<u>LICENSES</u>			
Business	\$	749,434	\$ 746,500	\$ 755,000
Liquor & Other Licenses		<u>59,441</u>	<u>61,000</u>	<u>60,000</u>
Total Licenses	\$	808,875	\$ 807,500	\$ 815,000

	<u>PERMITS</u>			
Building	\$	441,856	\$ 463,000	\$ 420,000
Minimum Housing		421,624	430,000	425,000
Signs & Other Permits		<u>46,293</u>	<u>46,000</u>	<u>42,000</u>
Total Permits	\$	909,773	\$ 939,000	\$ 887,000

	<u>RECREATION - GOLF</u>			
Green Fees	\$	204,774	\$ 235,000	\$ 235,000
Cart Fees		183,629	214,000	214,000
Pro Shop Sales		32,093	50,000	50,000
Concession Sales and Fees		106,394	138,000	138,000
Other- Rental Carts & Clubs		<u>9,127</u>	<u>8,400</u>	<u>8,400</u>
Total Golf	\$	536,017	\$ 645,400	\$ 645,400

	<u>RECREATION - OTHER</u>			
Rentals-Nature Lodge/Gym	\$	34,543	\$ 30,000	\$ 30,000
Center Activity		265,425	277,000	277,000
Outdoor Pool Receipts		89,307	96,700	96,700
Rink		101,433	91,600	91,600
Parks & Rec Fees		206,006	213,900	213,900
Summer/Winter Camp Program		70,085	75,000	75,000
Theater		124,817	135,000	83,600
Concession Sales		<u>49,688</u>	<u>50,800</u>	<u>50,800</u>
Total Other Recreation	\$	<u>941,304</u>	<u>970,000</u>	<u>918,600</u>
Total Recreation	\$	1,477,321	\$ 1,615,400	\$ 1,564,000

City of Florissant Operating Budget
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	<u>Actual</u> <u>2019</u>	<u>Budget</u> <u>2020</u>	<u>Proposed</u> <u>2021</u>
<u>MISCELLANEOUS</u>			
Interest Income	\$ 118,612	\$ 70,000	\$ 70,000
Municipal Court	1,300,207	1,193,700	1,034,700
Other Miscellaneous	201,388	170,800	198,800
Property Maintenance Fees	201,919	200,000	200,000
Various: Claim Settlements, Ins Proceeds etc	392,805	0	0
Cable TV	596,540	603,000	550,000
Senior Citizen Trips/Luncheons	18,832	33,000	31,400
Grants & Reimbursement	<u>640,530</u>	<u>983,212</u>	<u>1,097,593</u>
Total Miscellaneous	<u>\$ 3,470,833</u>	<u>\$ 3,253,712</u>	<u>\$ 3,182,493</u>
Total Revenue	\$ 22,538,447	\$ 22,555,612	\$ 21,693,391
		Less Total Expenditures	<u>(23,139,062)</u>
		Equal Revenue Over/(Under) Expenditure	(1,445,671)
		Plus Estimated Beg Fund Bal	<u>7,644,215</u>
		Equal Estimated Ending Fund Bal	\$ 6,198,544

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

40 - ADMINISTRATIVE DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4000-Salaries & Benefits	\$ 1,875,105	\$ 1,586,676	\$ 1,618,361
4021-Uniforms	-	-	100
4023-Postage & Printing	39,075	46,000	46,000
4024-Telecom/Computer	31,437	49,200	43,500
4031-Lease/ Rental Equip	34,679	44,000	44,000
4032-Office Expense	11,765	19,584	14,750
4042-Travel, Training & Certifications	8,447	22,250	17,500
4043-Organizational Dues	23,897	40,300	33,055
4050-Professional Services	292,074	393,368	399,360
4052-Programs & Events	28,181	80,540	60,700
4053-Advertising	4,656	6,500	6,000
4055-Insurance & Bonds	566,701	658,686	794,125
4058-Elected Official Expense	9,961	15,000	15,000
Total	\$ 2,925,978	\$ 2,962,104	\$ 3,092,451

PERSONNEL SERVICES

Full-time	\$ 983,838	\$ 1,130,000	\$ 1,143,620
Part-time	33,964	-	-
Overtime	6,794	7,000	7,000
Total Personnel Services	\$ 1,024,596	\$ 1,137,000	\$ 1,150,620

PERSONNEL SCHEDULE

Office of the Mayor		<u>Office of the City Clerk</u>	
Mayor	1.00	City Clerk/Legislative Asst	1.00
Gov't Affairs/Sr Comm Mgr	1.00	Deputy City Clerk	1.00
Executive Assistant to the Mayor	1.00	Receptionist	1.00
Total	3.00	Mailroom/Printing Clerk	1.00
		Duplicating Operator	0.50
		(shared w/Fin)	
<u>Finance Department</u>		Total	4.50
Director of Finance	1.00		
Assistant Director of Finance	1.00		
Accounting Clerk	5.00	<u>Economic Development Department</u>	
Acctg Specialist (shared with City Clerk)	0.50	Economic Dev. Coordinator	1.00
Total	7.50		
		<u>Community Development Office</u>	
<u>Human Resources</u>		Comm. Dev. Coordinator	1.00
Director of Human Resources	1.00		
Human Resource Specialist	1.00		
Total	2.00	Full-time	18.00
		FTE (Part-time/Seasonal)	0.00
Total Personnel	19.00	Full-time Elected Official	1.00

City of Florissant Operating Budget
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38 - LEGISLATIVE DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
3800-Salaries & Benefits	\$ 125,100	\$ 127,438	\$ 127,951
3858-Elected Official Expense	<u>14,945</u>	<u>27,000</u>	<u>27,000</u>
Total	\$ 140,045	\$ 154,438	\$ 154,951

PERSONNEL SERVICES

Full-time		\$ -	\$ -
Part-time	105,612	105,612	106,000
Overtime		<u>-</u>	<u>-</u>
Total Personnel Services	\$ 105,612	\$ 105,612	\$ 106,000

PERSONNEL SCHEDULE

Council Members 9.00

Total Personnel	<u>9.00</u>	Part-time Elected Officials	9.00
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City of Florissant Operating Budget
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36 - IT/MEDIA DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
3600-Salaries & Benefits	\$ 404,684	\$ 405,454	\$ 410,140
3621-Uniforms	724	1,500	1,000
3624-Telecom/ Computer	171,152	177,661	190,000
3627-Gasoline	-	-	-
3629-Building & Grounds	9,815	-	-
3630-Equip & Vehicle Expense	382	-	-
3632-Office Expense	26,462	18,500	1,000
3633-Material & Supplies	2,386	-	-
3642-Travel, Training & Certifications	3,660	4,000	1,500
3644-License, Permits & Inspections		2,000	2,500
3650-Professional Services	111,301	44,000	14,000
3655-Advertising	<u>-</u>	<u>-</u>	<u>45,500</u>
Total	\$ 730,566	\$ 653,115	\$ 665,640

PERSONNEL SERVICES

Full-time	\$ 258,458	\$ 260,000	\$ 261,196
Part-time	6,834	-	-
Overtime		9,000	9,000
Contract Services	<u>41,488</u>	<u>30,000</u>	<u>25,000</u>
Total Personnel Services	\$ 306,780	\$ 299,000	\$ 295,196

PERSONNEL SCHEDULE

IT Director (split with Police Department)	0.60		
IT Manager	1.00		
IT System Support Technician	1.00		
Media Manager	1.00		
Video Specialist	<u>1.00</u>		
	4.60		
		Full-time	4.60
Total Personnel	<u>4.60</u>	FTE (Part-time/Seasonal)	0.00

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

49 - POLICE DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4900-Salaries & Benefits	\$ 11,029,876	\$ 9,749,054	\$ 10,206,886
Administrative Cross Charge recorded as Revenue prior to FY19	(1,624,804)	-	-
4921-Uniforms	108,884	101,000	101,000
4924-Telecom/Computer	306,228	340,500	264,500
4926-Utilities	46,416	50,000	48,000
4927-Gasoline	137,844	200,000	200,000
4929-Buildings & Grounds	65,346	74,600	35,600
4930-Equip & Vehicle Expense	37,201	50,151	47,900
4931-Lease/ Rental Equip	16,070	30,800	41,000
4932-Office Expense	32,802	46,000	46,000
4933-Material & Supplies	24,968	67,500	49,000
4942-Travel, Training & Certifications	96,504	87,600	87,600
4943-Organizational Dues	3,529	6,000	6,000
4950-Professional Service	7,500	7,500	7,500
4952-Programs & Events	-	18,700	18,700
4961-Capital Adds (will budget based on forfeitures)	<u>135,045</u>	<u>-</u>	<u>-</u>
Total	\$ 10,423,409	\$ 10,829,405	\$ 11,159,686

PERSONNEL SERVICES

Full-time	\$ 7,587,296	\$ 8,097,000	\$ 8,142,697
Part-time	236,280	250,000	223,000
Overtime	<u>385,410</u>	<u>336,000</u>	<u>348,000</u>
Total Personnel Services	\$ 8,208,986	\$ 8,683,000	\$ 8,713,697

49 - POLICE DEPARTMENT (CONTINUED)

PERSONNEL SCHEDULE

Office of the Chief

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

Bureau of Support Services

Major	1.00
Sergeant	1.00
Police Officer	4.00
IT Director	0.40
IT Manager	1.00
Dispatcher	9.00
Dispatcher p/t	1.92
Administrative Assistant	1.00
Clerk Typist	3.00
Class "C" Person	1.00
Custodian p/t	<u>0.73</u>
Total	24.05

Bureau of Field Operations

Captain	1.00
Lieutenant	6.00
Sergeant	5.00
Police Officer	64.00
Reserve Officer p/t	2.18
Clerk Typist	<u>1.00</u>
Total	79.18

Bureau of Investigations

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

Total Personnel	<u><u>123.23</u></u>	Full-time	118.40
		FTE (Part-time/Seasonal)	4.83

City of Florissant Operating Budget
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41 - MUNICIPAL COURT DEPARTMENT

	Actual	Budget	Proposed
	<u>2019</u>	<u>2020</u>	<u>2021</u>
<u>Account</u>			
4100-Salaries & Benefits	\$ 552,366	\$ 557,337	\$ 575,413
4124-Telecom/Computer	26,945	43,200	15,000
4132-Office Expense	10,013	11,800	12,600
4142-Travel, Trainging & Certifications	3,209	4,550	4,550
4143-Organizational Dues	-	200	265
4150-Professional Service	<u>2,412</u>	<u>7,400</u>	<u>8,600</u>
Total	\$ 594,945	\$ 624,487	\$ 616,428

PERSONNEL SERVICES

Full-time	\$ 301,861	\$ 305,000	\$ 308,197
Part-time	80,809	94,000	94,000
Overtime	-	-	-
Contract Services	<u>28,773</u>	<u>18,128</u>	<u>18,000</u>
Total Personnel Services	\$ 382,670	\$ 417,128	\$ 420,197

PERSONNEL SCHEDULE

Municipal Court

Court Clerk	1.00
Deputy Court Clerk	1.00
Assistant Court Clerk - Court	4.00
Assistant Court Clerk - Court P/T	1.45
Custodian	<u>1.00</u>
Total	8.45

Elected Positions

Judge	1.00
<u>Appointed Positions - Contract Services</u>	
Provisional Judge	
Public Defender	

Total Personnel 9.45

Full-time	7.00
FTE (Part-time/Seasonal)	1.45
Elected Officials	1.00

City of Florissant Operating Budget
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35 - PROSECUTING ATTORNEY DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
3500-Salaries & Benefits	\$ 257,469	\$ 241,685	\$ 241,426
3524-Telecom/Computer	378	5,081	5,081
3532-Office Expense	863	2,000	2,000
3542-Travel/ Training/ Cert	1,903	3,900	3,900
3543-Organizational Dues	90	-	100
3550-Professional Services	-	15,144	15,168
Total	\$ 260,703	\$ 267,810	\$ 267,675

PERSONNEL SERVICES

Full-time	\$ 41,882	\$ 43,000	\$ 42,078
Part-time		-	-
Overtime		-	-
Contract Services	195,436	180,300	180,300
Total Personnel Services	\$ 237,318	\$ 223,300	\$ 222,378

PERSONNEL SCHEDULE

<u>Municipal Court</u>		<u>Appointed Positions - Contract Services</u>	
Prosecuting Attorney Clerk	<u>1.00</u>	Prosecuting Attorney	
Total	1.00	Assistant Prosecuting Attorney	
		Full-time	1.00
Total Personnel	<u><u>1.00</u></u>	FTE (Part-time/Seasonal)	0.00

City of Florissant Operating Budget
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37 - HOUSING RESOURCE CENTER DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
3700-Salaries & Benefits	\$ 42,873	\$ 50,344	\$ 56,985
3721-Uniforms	450	450	450
3732-Office Expense	968	1,000	1,000
3742-Travel, Training & Certifications	<u>835</u>	<u>1,000</u>	<u>1,000</u>
Total	\$ 45,126	\$ 52,794	\$ 59,435

PERSONNEL SERVICES

Full-time	\$ 27,715	\$ 35,000	\$ 34,726
Part-time	2,443	-	-
Overtime		<u>-</u>	<u>-</u>
Total Personnel Services	\$ 30,158	\$ 35,000	\$ 34,726

PERSONNEL SCHEDULE

Community Development Specialist f/t*	2.00		
Administrative Asst	<u>0.00</u>		
Total	2.00		
		Full-time	2.00
Total Personnel	<u><u>2.00</u></u>	FTE (Part-time/Seasonal)	0.00

*50% of the wages and benefits for the full-time Community Development Specialist are paid out of Community Development Block Grant Funds.

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39 - SENIOR SERVICES DEPARTMENT

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
3900-Salaries & Benefits	\$ 125,079	\$ 147,194	\$ 152,304
3921-Uniforms	-	400	200
3926-Utilities	4,129	6,600	6,060
3929-Bldg. & Grounds	7,549	9,800	6,100
3932-Office Expense	1,339	2,000	2,000
3942-Travel, Training & Certifications	195	1,000	500
3950-Professional Services	-	-	-
3952-Programs & Events	31,892	44,935	40,260
3953-Publicity	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>
Total	\$ 171,683	\$ 213,429	\$ 208,924

PERSONNEL SERVICES

Full-time	\$ 81,398	\$ 83,000	\$ 83,977
Part-time	9,888	24,000	26,000
Overtime	<u>137</u>	<u>-</u>	<u>-</u>
Total Personnel Services	\$ 91,423	\$ 107,000	\$ 109,977

PERSONNEL SCHEDULE

Senior Citizen Coordinator	1.00	Support Staff p/t	1.13
Clerk Typist	<u>1.00</u>		
Total Full-time	2.00		
		Full-time	2.00
Total Personnel	<u><u>3.13</u></u>	FTE (Part-time/Seasonal)	1.13

City of Florissant Operating Budget
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48 - PUBLIC WORKS DEPARTMENT - (FY 20 Merged with Health Dept)

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4800-Salaries & Benefits	\$ 3,458,446	\$ 3,610,167	\$ 3,406,745
4821-Uniforms	10,588	13,800	13,000
4824-Telecom/ Computer	36,589	43,000	-
4826-Utilities	89,253	121,000	80,000
4827-Gasoline	67,048	90,000	65,000
4829-Bldg. & Grounds	18,377	-	-
4830-Equip & Vehicle Expense	12,091	-	-
4832-Office Expense	29,266	25,000	20,000
4833-Material & Supplies	58,743	-	10,000
4342-Travel, Training & Certifications	16,375	35,940	20,500
4343-Organizational Dues	1,392	4,800	4,800
4850-Professional Service	<u>159,954</u>	<u>93,309</u>	<u>15,500</u>
Total	\$ 3,958,122	\$ 4,037,016	\$ 3,635,545

PERSONNEL SERVICES

Full-time	\$ 2,555,722	\$ 2,733,000	\$ 2,557,220
Part-time	182,111	179,000	217,000
Part-time-Seasonal	25,566	60,000	52,000
Overtime	<u>94,860</u>	<u>110,000</u>	<u>110,000</u>
Total Personnel Services	\$ 2,858,259	\$ 3,082,000	\$ 2,936,220

48 - PUBLIC WORKS DEPARTMENT (Cont.) - (FY 20 Merged with Health Dept)

PERSONNEL SCHEDULE

Office of the Director

Director of Public Works	1.00
Executive Assistant	<u>1.00</u>
Total	2.00

Street Division

Street Superintendent	1.00
Permit/Inspection Clerk	1.00
Class "A" Foreman	1.00
Class "A" Person	2.00
Class "B" Person	2.00
Street Sweeper	1.00
Class "C" Person	3.00
Equipment Maintenance Supv.	1.00
Equipment Maint. Mechanic	2.00
Laborers (snl)	<u>1.23</u>
Total	15.23

Sewer Lateral

GIS Permit Inspection Clerk	1.00
Class "A" Person	1.00
Class "B" Person	1.00
Class "C" Person	<u>1.00</u>
Total	4.00

Engineering Division

City Engineer	1.00
Inspector/Code Enforcement	1.00
Building Maintenance Supervisor	1.00
Building Maintenance	2.00
Custodian	2.00
Custodian p/t	<u>0.73</u>
Total	7.73

Building Division

Building Commissioner	1.00
Plan Reviewer	1.00
Combination Comm. Inspector	1.00
Multi-Building Inspector	4.00
Prop. Maint & Housing Inspector	1.00
Lead Permit/Inspection Clerk	1.00
Permit/Inspection Clerk	7.00
Code Enforcement p/t	1.45
Permit/Inspection Clerk p/t	0.73
Building/Housing Inspector p/t	<u>2.18</u>
Total	20.36

Health Department

Class "A" Foreman	1.00
Class "A" Person	1.00
Class "B" Person	1.00
Class "C" Person	5.00
Clerk Typist	2.00
Laborers (snl)	<u>1.23</u>
Total	11.23

Transportation

FLERT Bus Driver	2.00
FLERT Bus Drivers p/t	<u>1.85</u>
	3.85

Total Personnel	<u>64.39</u>	Full-time	55.00
		FTE (Part-time/Seasonal)	9.39

City of Florissant Operating Budget
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43 - RECREATION DEPARTMENT-THEATRE

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4300-Salaries & Benefits	\$ 204,736	\$ 226,928	\$ 221,763
4321-Uniforms	225	250	300
4324-Telecom/Computer	-	6,250	6,250
4328-Merchandise Concessions	-	-	1,700
4329-Bldg. & Grounds	6,991	10,600	10,600
4332-Office Expense	13,406	10,200	8,700
4333-Materials & Supplies	-	-	1,200
4342-Travel, Training & Certifications	2,728	1,200	-
4343-Organizational Dues	-	650	-
4350-Professional Services	5,161	6,000	6,000
4352-Programs & Events	166,703	187,700	83,500
4353-Advertising	<u>12,793</u>	<u>14,000</u>	<u>8,350</u>
Total	\$ 412,743	\$ 463,778	\$ 348,363

PERSONNEL SERVICES

Full-time	\$ 141,868	\$ 147,000	\$ 137,624
Part-time	8,511	15,000	17,000
Overtime		<u>-</u>	<u>-</u>
Total Personnel Services	\$ 150,379	\$ 162,000	\$ 154,624

PERSONNEL SCHEDULE

Theater Manager	1.00	Clerk/Typist p/t	0.73
Assistant Theater Manager	1.00		
Technical Director	<u>1.00</u>		
Total	3.00		
Total Personnel	<u><u>3.73</u></u>	Full-time FTE (Part-time/Seasonal)	3.00 0.73

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

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4400-Salaries & Benefits	\$ 1,384,111	\$ 1,589,138	\$ 1,388,484
4426-Utilities	<u>235,979</u>	<u>300,000</u>	<u>300,000</u>
Total	\$ 1,620,090	\$ 1,889,138	\$ 1,688,484

PERSONNEL SERVICES

Full-time	\$ 472,576	\$ 496,000	\$ 438,020
Part-time	550,854	463,000	484,000
Part-time Seasonal (included in part-time in previous years)	14,090	206,000	64,000
Overtime	2,417	6,000	6,000
Contract Services	<u>100,140</u>	<u>111,500</u>	<u>100,000</u>
Total Personnel Services	\$ 1,140,077	\$ 1,282,500	\$ 1,092,020

PERSONNEL SCHEDULE

Full Time:

Superintendent of Recreation	1.00
Center Director I	2.00
Recreation Specialist	2.00
Clerk Typist	2.00
Custodian I	<u>3.00</u>
Total	10.00

Part Time/Seasonal:

Recreation Leaders II & III	6.28
Receptionists	3.23
Custodians	3.34
Park Rangers	2.26
Rink Mgrs, Guards, Cashiers (snl)	2.78
JJE Pool Manager, Head Guard	1.23
JJE Pool Lifeguards	<u>3.68</u>
Total	22.80

Total Personnel	<u>32.80</u>	Full-time	10.00
		FTE (Part-time/Seasonal)	22.80

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

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4500-Salaries & Benefits	\$ 88,340	\$ 190,004	\$ 142,949
Total	\$ 88,340	\$ 190,004	\$ 142,949

PERSONNEL SERVICES

Full-time	\$ -	\$ -	\$ -
Part-time		-	-
Part-time-Seasonal	82,063	167,500	125,000
Overtime		-	-
Total Personnel Services	\$ 82,063	\$ 167,500	\$ 125,000

PERSONNEL SCHEDULE

Full Time:

Seasonal:

Directors	0.31
Assistant Directors	0.55
Playground Recreation Leaders	<u>4.97</u>
Total	5.83

Total Personnel	<u>5.83</u>	Full-time	0.00
		FTE (Seasonal)	5.83

City of Florissant Operating Budget
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46 - RECREATION DEPARTMENT - BANGERT POOL

<u>Account</u>	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
4600-Salaries & Benefits	\$ 157,503	\$ 266,189	\$ 202,914
4626-Utilities	<u>14,188</u>	<u>50,000</u>	<u>50,000</u>
Total	\$ 171,691	\$ 316,189	\$ 252,914

PERSONNEL SERVICES

Part-time-Seasonal	\$ 142,992	\$ 232,000	\$ 178,000
Contract Services	<u>5,000</u>	<u>10,000</u>	<u>10,000</u>
Total Personnel Services	\$ 147,992	\$ 242,000	\$ 188,000

PERSONNEL SCHEDULE

Full Time:

Part Time/Seasonal:

Pool Manager	0.37
Head Guard	0.37
Lifeguards	5.24
Swim Team Manager	0.07
Swim Team Lifeguards	0.27
Concession Manager	0.33
Cashiers	<u>1.24</u>
Total	7.89

Total Personnel	<u><u>7.89</u></u>	Full-time	0.00
		FTE (Part-time/Seasonal)	7.89

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

06 - RECREATION DEPARTMENT - GOLF COURSE

<u>Account</u>	<u>Actual</u> <u>2019</u>	<u>Budget</u> <u>2020</u>	<u>Proposed</u> <u>2021</u>
0600-Salaries & Benefits	\$ 408,268	\$ 511,395	\$ 477,718
0621-Uniforms	976	1,700	1,700
0623-Postage & Printing	1,047	1,700	1,000
0624-Telecom/Computer	2,437	-	-
0626-Utilities	42,815	50,000	45,000
0627-Gasoline	8,762	13,000	10,000
0628-Merchandise	70,726	80,000	65,000
0629-Bldg. & Grounds	104,902	111,000	95,000
0630-Equip & Vehicle Repairs	43,728	40,000	36,600
0631-Lease/ Rental Equip	76,131	90,000	90,204
0632-Office Expense	1,562	4,000	2,000
0642-Travel/ Training/ Cert	1,840	200	200
0643-Organizational Dues	1,345	1,700	1,575
0644-License,Permits & Inspections	1,330	1,870	1,820
0650-Professional Services	7,200	10,100	12,800
0653-Advertising	<u>7,355</u>	<u>8,200</u>	<u>5,000</u>
Total	\$ 780,424	\$ 924,865	\$ 845,617

PERSONNEL SERVICES

Full-time	\$ 163,397	\$ 178,000	\$ 183,961
Part-time	22,908	58,000	-
Part-time-Seasonal	136,975	165,000	181,000
Overtime		<u>-</u>	<u>-</u>
Total Personnel Services	\$ 323,280	\$ 401,000	\$ 364,961

PERSONNEL SCHEDULE

Full Time:

Course Operations:

Golf Clubhouse Manager	1.00
Asst. Golf Clubhouse Manager	1.00

Course Maintenance:

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

Total Personnel	<u><u>11.76</u></u>
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Part-Time/Seasonal:

Pro Shop Staff (snl)	1.46
Cart Attendants (snl)	1.62
Food & Beverage Staff (snl)	1.68
Groundskeeper I (snl)	<u>3.00</u>
Total	7.76

Full-time	4.00
FTE (Part-time/Seasonal)	7.76

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

03 - CAPITAL IMPROVEMENT FUND

	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
<u>REVENUE</u>			
Capital Improvement Sales Tax	\$ 3,505,916	\$ 3,497,000	\$ 3,487,000
Interest	18,556	-	-
Miscellaneous Revenue	49,692	-	-
Grants & Reimbursements	<u>220,454</u>	<u>-</u>	<u>420,054</u>
Total Budgeted Revenue	\$ 3,794,618	\$ 3,497,000	\$ 3,907,054
		Less Total Budgeted Expenditure	<u>(3,717,342)</u>
		Equal Revenue Over/(Under) Expenditure	189,713
		Plus Estimated Beginning Fund Balance	<u>1,383,221</u>
		Equal Estimated Ending Fund Balance	\$ 1,572,934

EXPENDITURES

0320-Debt Payment	\$ 426,799	\$ 515,000	\$ 499,088
0314-Salary & Benefit Admin Cross Charge CIF		105,000	104,000
0324-Telecom/Computer	407	138,500	228,500
0329-Buildings & Grounds	45,080	217,500	189,500
0330-Equip & Vehicle Expense	184,343	211,000	206,500
0333-Material & Supplies	63,772	122,000	90,000
0334-Street Markings	26,699	22,500	22,500
0350-Professional Service	411,925	208,964	540,200
0351-Street Lighting	429,338	515,000	375,000
0352-Street Contracts	724,891	1,450,506	700,000
0353-Bridge Repair & Maint.	27,202	50,000	50,000
0354-Sidewalk Repairs	40,043	239,362	50,000
0355-Stormwater Projects	-	-	292,054
0361-Capital Additions	<u>902,869</u>	<u>673,289</u>	<u>370,000</u>
Total	\$ 3,283,368	\$ 4,468,621	\$ 3,717,342

**City of Florissant
Capital Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
REVENUES			
4-03100	CAPITAL IMPROVEMENT SALES TAX	\$ 3,450,000	\$ 3,450,000
4-03110	CAPITAL IMPROVEMENT SALES TAX-T1	47,000	37,000
4-03200	INTEREST	-	-
4-03210	CAPITAL IMP. T1-INTEREST	-	-
4-03310	INSURANCE PROCEEDS	-	-
4-03514	GRANT REV - ST. DENIS PH 1 - DESIGN		128,000
4-03515	GRANT REV - MSD STORMWATER PROJ		292,054
	TOTAL REVENUE	\$ 3,497,000	\$ 3,907,054
EXPENSES			
5-03-20000	DEBT PAYMENT PRIOR 2019	\$ 4,000	\$ 5,000
5-03-20010	DEBT PAYMENT - 2011 COP	43,000	31,250
5-03-20020	DEBT PAYMENT - 2016 SOB	356,000	350,838
5-03-20030	DEBT PAYMENT - 2019 EQ LEASE/PURCHASE	112,000	112,000
	TOTAL DEBT SERVICE	\$ 515,000	\$ 499,088
5-03-14050	SALARY & BENEFIT CROSS CHARGE-CAP IMPRVMT	105,000	104,000
5-03-24030	INTERNET & FIBER CONNECTIVITY	108,000	150,000
5-03-24070	SOFTWARE PURCH & MAINT	30,500	78,500
5-03-29000	BLDG & GROUNDS MAINT & SUPPLIES - OTHER	25,500	22,500
5-03-29010	BLDG & GROUNDS MAINT & SUPPLIES - CITY HALL	50,000	40,000
5-03-29020	BLDG & GROUNDS MAINT & SUPPLIES - GOVT BLDG	10,000	8,000
5-03-29030	BLDG & GROUNDS MAINT & SUPPLIES - CITY GARAGE	20,000	15,000
5-03-29040	BLDG & GROUNDS MAINT & SUPPLIES - HEALTH BLDG	22,000	15,000
5-03-29050	BLDG & GROUNDS MAINT & SUPPLIES - POLICE BLDG		39,000
5-03-29070	SECURITY MAINT & EQUIP	90,000	50,000
5-03-30000	EQUIPMENT REPAIRS & MAINTENANCE	57,000	63,000
5-03-30010	VEHICLE REPAIRS & MAINTENANCE	136,000	130,000
5-03-30011	VEHICLE REPAIRS & MAINTENANCE - PARKS	10,000	-
5-03-30020	SMALL TOOLS-PURCH/ REPAIR & MAINT	8,000	13,500
5-03-33000	MATERIALS & SUPPLIES	122,000	90,000
5-03-33999	COVID-19 EXPENSES	-	
5-03-34000	STREET MARKINGS	22,500	22,500
5-03-50010	PROF SERV - OTHER	119,864	101,200
5-03-50020	PROF SERV - BANK FEES	600	500

**City of Florissant
Capital Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
5-03-50031	PROF SERV - ACCTG/AUDIT	2,500	3,500
5-03-50045	PROF SERV - COMPUTER SERVICES	76,000	60,000
5-03-50050	PROF SERV - ENGINEERING	10,000	375,000
5-03-51000	STREET LIGHTING	515,000	375,000
5-03-52000	STREET CONTRACTS	1,450,506	700,000
5-03-53010	BRIDGE REPAIR & MAINT	50,000	50,000
5-03-54020	SIDEWALK REPAIRS	239,362	50,000
5-03-55000	STORMWATER PROJECTS	-	292,054
	TOTAL SERVICES	\$ 3,280,332	\$ 2,848,254
	TOTAL CAPITAL ADDITIONS	\$ 673,289	\$ 370,000
5-03-61360	CAPITAL ADDITIONS-INFO TECH/ MEDIA	Sub-Total 101,995	67,500
	Servers, Computers, Network Equipment,		
	Misc Appliances, Software	60,000	50,000
	Cameras, & Video equip, new software,		
	services - Media	22,000	2,500
	Gov't Bldg - replace flooring, ACA access and		
	building maint		15,000
	Rollover 2019 Encumbrances	19,995	
5-03-61365	CAPITAL ADDITIONS -IT - Vehicle Leases	Sub-Total -	6,000
	Vehicle Leases FY20		6,000
5-03-61390	CAPITAL ADDITIONS-SENIOR CITIZEN	Sub-Total -	45,000
	Painting the exterior of Senior Center		15,000
	Window Replacement at Senior Center		30,000
5-03-61400	CAPITAL ADDITIONS-ADMIN	Sub-Total 10,446	-
	Rollover 2019 Encumbrances	10,446	
5-03-61440	CAPITAL ADDITIONS-CIVIC CENTER JJE	Sub-Total 55,000	-
	Sign for JJE & Theatre	55,000	
5-03-61470	CAPITAL ADDITIONS-PARKS	Sub-Total -	36,000

**City of Florissant
Capital Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
	Christmas Tree		36,000
5-03-61480	CAPITAL ADDITIONS-PUBLIC WORKS	Sub-Total	283,848
	Ventrac Mowers	60,000	
	Trailer	10,000	
Capital Additions (continued)			
	3/4 Ton Truck	26,000	
	Small Tools	2,000	
	2 each 32" Stand on Mower	12,800	
	1 Each 3/4 ton Pickups \$25,000	25,000	
	Equipment lift for mower maintenance	7,500	
	Vehicle for Director 30,000	30,000	
	Health - 1 each Zero Turn 48" Mower	8,000	10,000
	Wheel Dolley w/battery power		8,500
	Misquito Fogger		15,000
	UTV for Highway trash cleanup		18,000
	(1) Mower boom attachment for Ventrac		
	Mower (steep grade)		16,000
	Cap Add - PW Rollover 2019 Encumbrances	102,548	
5-03-61485	CAPITAL ADDITIONS - PW - Vehicle Leases	Sub-Total	-
	Vehicle Leases FY20 (13 vehicles)		68,000
	Vehicle Leases FY21 (13 trucks)		80,000
5-03-61490	CAPITAL ADDITIONS-POLICE	Sub-Total	222,000
	Upgrade Existing locker room	100,000	-
	(4) New Vehicles @\$30,500 each	122,000	-
TOTAL EXPENSES		\$ 4,468,621	\$ 3,717,342
NET OVER/UNDER		\$ (971,621)	\$ 189,713

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

09 - PARK IMPROVEMENT FUND

	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
<u>REVENUE</u>			
Park Improvement Sales Tax	\$ 3,415,085	\$ 3,450,000	\$ 3,450,000
Interest	11,409	4,000	-
Miscellaneous Revenue	9,096	4,821	-
Grant Revenue	<u>990,460</u>	<u>531,400</u>	<u>525,000</u>
Total Budgeted Revenue	\$ 4,426,050	\$ 3,990,221	\$ 3,975,000
			<u>Less Total Budgeted Expenditure</u> (4,553,752)
			Equal Revenue Over/(Under) Expenditure (578,752)
			<u>Plus Estimated Beginning Fund Balance</u> 835,911
			Equal Estimated Ending Fund Balance \$ 257,159

EXPENDITURES

0900-Salaries & Benefits	\$ 1,638,940	\$ 1,827,622	\$ 1,767,103
0920-Debt Payment	897,101	974,000	975,819
0921-Uniforms	14,146	18,150	16,800
0924-Telecom/Computer	8,758	7,000	6,500
0926-Utilities	72,072	95,000	80,000
0927-Gasoline	48,261	60,500	50,000
0928-Merchandise-Concessions	31,051	36,600	36,250
0929-Buildings & Grounds	227,394	251,946	247,465
0930-Equip & Vehicle Expense	47,095	38,000	29,000
0931-Equip Rental/Lease	5,456	6,320	6,320
0932-Office Expense	22,621	29,400	22,500
0933-Material & Supplies	129,927	147,200	136,400
0942-Travel, Training and Certification	12,751	12,100	2,700
0943-Organizational Dues	2,670	2,000	3,300
0944-License, Permits & Inspections	6,924	11,890	11,250
0950-Professional Services	30,570	19,410	6,000
0952-Program & Events	70,379	77,700	68,200
0954-Publicity	20,844	28,500	40,350
0961-Capital Additions	<u>1,834,117</u>	<u>1,140,044</u>	<u>1,047,795</u>
Total	\$ 5,121,077	\$ 4,783,382	\$ 4,553,752

PERSONNEL SERVICES

Full-time	\$ 987,382	\$ 1,030,000	\$ 1,015,868
Part-time	25,295	95,000	60,000
Part-time Seasonal	84,110	97,000	70,000
Overtime	39,861	35,000	35,000
Contract Services	<u>43,925</u>	<u>72,000</u>	<u>74,000</u>
Total Personnel Services	\$ 1,180,573	\$ 1,329,000	\$ 1,254,868

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

PERSONNEL SCHEDULE

Full-time:

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

Total Personnel	<u><u>25.39</u></u>
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Part-time/Seasonal:

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

Full-time	20.00
FTE (Part-time/Seasonal)	5.39

**City of Florissant
Park Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
REVENUES			
4-09100	PARK IMPROVEMENT SALES T	\$ 3,200,000	\$ 3,200,000
4-09110	PARK IMP. SALES TAX-T1	250,000	250,000
4-09200	INTEREST	4,000	
4-09210	INTEREST-PIF SALES TAX-T		
4-09310	INSURANCE PROCEEDS	4,821	
4-09510	GRANT REV - STLCO SPLASH	525,000	-
4-09520	GRANT REV - STLCO PARK PLANNING GRANT	6,400	-
4-09540	GRANT REV - MANION PARK PHASE II	-	525,000
TOTAL REVENUE		\$ 3,990,221	\$ 3,975,000
EXPENSES			
5-09-10010	FULL-TIME	\$ 1,030,000	\$ 1,015,868
5-09-10020	OVERTIME	35,000	35,000
5-09-10030	PART-TIME	95,000	60,000
5-09-10040	PART-TIME SEASONAL	97,000	70,000
5-09-13010	F.I.C.A.	96,161	90,336
5-09-13019	DB PENSION	43,379	33,108
5-09-13020	DC PENSION	92,408	100,877
5-09-13030	MEDICAL INS.	171,150	184,800
5-09-13040	DENTAL INS.	10,000	10,000
5-09-13050	LIFE INS.	7,500	7,000
5-09-13070	LONG TERM DIS.	5,000	5,000
5-09-13100	RESIDENCY INCENTIVE PROG	13,200	12,000
5-09-13120	WORKER'S COMPENSATION IN	59,824	69,114
5-09-16000	CONTRACT SERVICES	72,000	74,000
TOTAL SALARIES & BENEFITS		1,827,622	1,767,103
5-09-20000	DEBT PAYMENT - Add'l expenses	5,000	5,000
5-09-20010	DEBT PAYMENT - COP	543,000	537,813
5-09-20020	DEBT PAYMENT - 2016 SOB	341,000	336,006
5-09-20030	DEBT PAYMENT - EQUIP LEASE PURCH SERIES 2019	85,000	97,000
TOTAL DEBT SERVICE		974,000	975,819

**City of Florissant
Park Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
5-09-21440	UNIFORMS - JJE	4,600	4,400
5-09-21441	UNIFORMS - JFK	1,000	1,000
5-09-21450	UNIFORMS-SUMMER CAMP	1,100	1,100
5-09-21460	UNIFORMS - BANGERT	2,800	2,800
5-09-21470	UNIFORMS - PARKS	8,650	7,500
5-09-24070	SOFTWARE PURCHASE & MAINT	6,000	6,000
5-09-24470	RADIO/WALKIE REPAIR & MA	1,000	500
5-09-26000	UTILITIES	95,000	80,000
5-09-27440	GASOLINE-CENTERS	5,500	5,000
5-09-27470	GASOLINE-PARKS	55,000	45,000
5-09-28400	MERCHANDISE-CONCESSIONS-SKATE	500	500
5-09-28440	MERCHANDISE-CONCESSIONS-CTRS	18,100	17,750
5-09-28460	MERCHANDISE-CONCESSIONS-BANGERT	18,000	18,000
5-09-29020	BLDG & GROUNDS- NATURE LODGE	4,000	4,000
5-09-29030	BLDG & GROUNDS MAINT-TREES	139,500	128,000
5-09-29440	BLDG & GROUNDS -JJE	51,671	44,550
5-09-29441	BLDG & GROUNDS -JFK	17,350	18,850
5-09-29442	BLDG & GROUNDS - JJE POOL	14,500	6,000
5-09-29460	BLDG & GROUNDS-BANGERT	3,025	24,165
5-09-29470	BLDG & GROUNDS - PARKS	21,900	13,900
5-09-29472	PARK PAVEMENT REPAIRS	-	8,000
5-09-30440	EQUIPMENT REPAIRS & MAIN - JJE	-	2,000
5-09-30470	EQUIPMENT REPAIRS & MAIN - PARKS	38,000	27,000
5-09-31460	EQUIPMENT RENTAL/LEASE-BANGERT	1,020	1,020
5-09-31470	EQUIPMENT RENTAL/LEASE-PARKS	5,300	5,300
5-09-32440	OFFICE EXPENSE - JJE	11,600	9,500
5-09-32441	OFFICE EXPENSE - JFK	5,300	5,000
5-09-32470	OFFICE EXPENSE - PARKS	12,500	8,000
5-09-33440	MATERIAL & SUPPLIES - JJE	11,300	8,800
5-09-33441	MATERIAL & SUPPLIES - JFK	17,100	14,400
5-09-33442	MATERIAL & SUPPLIES - JJE POOL	8,000	6,900
5-09-33443	MATERIAL & SUPPLIES -ICE RINK	7,000	8,150
5-09-33460	MATERIALS & SUPPLIES-BANGERT POOL	20,300	20,150
5-09-33470	MATERIALS & SUPPLIES-PARKS	83,500	78,000
5-09-33999	COVID-19 EXPENSES	-	-
5-09-42440	TVL,TRAINING,CERTS-JJE (CENTERS)	2,200	1,800
5-09-42450	TVL,TRAINING,CERTS-SUMMER CAMP	4,000	-

**City of Florissant
Park Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021	
5-09-42470	TVL,TRAINING,CERTS-PARKS	5,900	900	
5-09-43470	ORGANIZATIONAL DUES	2,000	3,300	
5-09-44440	LIC,PRMT,INSP-JJE	7,150	7,100	
5-09-44460	LIC,PRMT,INSP - BANGERT	4,740	4,150	
5-09-50010	PROF SERV - OTHER	6,910	-	
5-09-50020	PROF SERV-BANK FEE	10,000	1,000	
5-09-50031	PROF SERV - ACCTG/AUDIT	2,500	3,500	
5-09-50440	PROF SERV-JJE	-	1,500	
5-09-50470	PROF SERV-PARKS	-	-	
5-09-52070	JULY 4TH EVENTS	30,000	30,000	
5-09-52440	PROG & EVENT EXP - JJE	31,500	25,000	
5-09-52441	PROGRAM & EVENT EXP - JFk	3,000	3,000	
5-09-52450	PROG & EVENT EXP - SUMMER CAMP	9,000	7,000	
5-09-52470	PROGRAM & EVENT EXP. - PARKS	4,200	3,200	
5-09-53010	PUBLICITY	28,500	40,350	
	TOTAL SERVICE	841,716	763,035	
	TOTAL PROGRAM SERVICES	3,643,338	3,505,957	
CAPTITAL ADDITIONS (PARK IMPROVEMENT FUND):				
5-09-61060	CAPITAL ADDITIONS-GOLF COURSE	Sub-Total	32,200	67,300
	Rotary Mower			67,300
	John Deere 2500E Cuty Hybrid		32,200	
5-09-61430	CAPITAL ADDITIONS-THEATRE	Sub-Total	5,000	-
	Replace Stage Floor w/Marley Dance Floor		5,000	
	Theatre Lighting System \$60,000			-
5-09-61440	CAPITAL ADDITIONS-JJE	Sub-Total	49,000	7,000
	Sandblast and Paint Indoor Pool \$24000		22,000	-
	Youth Lounge Furniture & Video Games		5,000	
	Replacement of DE Filters		22,000	
	Automatic Pool Vacuum			7,000

**City of Florissant
Park Improvement Fund
2021 Budget**

Acct #	Description		Budget 2020	Proposed Budget 2021
Capital Additions (continued)				
5-09-61441	CAPITAL ADDITIONS - JFK	Sub-Total	10,500	20,000
	Replace Cable crossover machine		5,500	
	Youth Lounge Furniture & Video Games		5,000	
	Replace two (2) treadmills \$57,000			-
	Splash Pad -Replace rock w/concrete			20,000
5-09-61460	CAPITAL ADDITIONS-BANGERT POOL	Sub-Total	28,900	2,500
	Refurbish Splash Pad \$20,000		18,500	-
	Replace 15 yr old Diving Blocks		10,400	
	Replace pool motor			2,500
5-09-61470	CAPITAL ADDITIONS-PARK IMPROVEMENT	Sub-Total	870,676	765,395
	Install dugouts with concrete pads at St. Ferdinand fields 2,3,5,6		50,000	
	Replace St. Ferdinand Front Playground		75,000	
	St. Louis County Municipal Park Grant - enhance Splash Pad at Koch Park (reimbursed by the Park Grant Commission up to \$525,000 net expense \$84,000)		609,000	
	ORD 8598 2/10/20 - Sunset Trail fence at Cold Water Creek		14,676	
	Replace fence at Dunegant Park			30,000
	St. Louis County Municipal Park Grant- install inclusive playground at Manion Park (reimbursed by Park Grant Commission up to \$525,000 net expense \$210,395)			735,395
	Replacement of DE Filters		10,000	
	CAP ADD - Park Impr -Rollover 2019 encumbrances		112,000	

**City of Florissant
Park Improvement Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
Capital Additions (continued)			
5-09-61471	CAPITAL ADDITIONS - PARK EQUIP	Sub-Total	
		<u>136,000</u>	<u>114,000</u>
	Replace (1) zero turn mower	14,000	14,000
	(1) Wide Area Mower	65,000	65,000
	Replace Playgroun Van w/Truck	32,000	
	Replace R3 Tahoe with Mid-size Truck	25,000	
	Ventrac mower		35,000
5-09-61475	CAPITAL ADDITIONS- VEHICLE LEASES	Sub-Total	
			<u>71,600</u>
	Existing leased vehicles (2020 FY)		21,600
	New leased vehicles (2021 FY)		50,000
5-09-61560	CAPITAL ADDITIONS - KOCH	Sub-Total	
		<u>7,768</u>	<u>-</u>
	CAP ADD - Koch, Rollover 2019 Encumbrances	7,768	
	TOTAL CAPITAL ADDITIONS	1,140,044	1,047,795
	TOTAL EXPENSES	\$ 4,783,382	\$ 4,553,752
	NET OVER/UNDER	\$ (793,161)	\$ (578,752)

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

08 - STREET FUND

	Actual	Budget	Proposed
	<u>2019</u>	<u>2020</u>	<u>2021</u>
<u>REVENUE</u>			
Revenue	\$ 1,531,199	\$ 1,500,000	\$ 1,500,000
Interest	5,344	-	-
Grant Revenue	<u>-</u>	<u>1,785,440</u>	<u>160,000</u>
Total Budgeted Revenue	\$ 1,536,543	\$ 3,285,440	\$ 1,660,000
		Less Total Budgeted Expenditure	<u>(1,931,376)</u>
		Equal Revenue Over/(Under) Expenditure	(271,376)
		Plus Estimated Beginning Fund Balance	<u>642,984</u>
		Equal Estimated Ending Fund Balance	\$ 371,608
<u>EXPENDITURES</u>			
0814-Salary & Benefit Cross Charge - Street Fund	\$ -	\$ 255,000	\$ 256,376
0833-Material & Supplies	-	95,000	120,000
0852-Street Contracts	1,441,893	3,431,801	1,400,000
0861-Capital Additions	<u>-</u>	<u>240,000</u>	<u>155,000</u>
Total	\$ 1,441,893	\$ 4,021,801	\$ 1,931,376

**City of Florissant
Street Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
REVENUES			
4-08100	REVENUE	\$ 1,500,000	\$ 1,500,000
4-08200	INTEREST	-	-
4-08510	GRANT REV - ST FERD & 67-Construction	165,182	160,000
4-08511	GRANT REV - N LAFAYETTE -Construction	1,620,258	-
TOTAL REVENUE		\$ 3,285,440	\$ 1,660,000
EXPENSES			
5-08-14040	SALARY & BENEFIT CROSS CHARGE STREET FUND	255,000	256,376
5-08-33020	MATERIALS & SUPPLIES - SNOW & ICE REMOVAL	95,000	120,000
5-08-52000	STREET CONTRACT	1,406,478	1,200,000
5-08-52100	CONTRACTS - ST FERD & 67-Construction		200,000
5-08-52200	CONTRACTS - N LAFAYETTE-Construction	2,025,323	-
Sub-Total		3,781,801	1,776,376
CAPITAL ADDITIONS (STREET IMPROVEMENT FUND):		Sub-Total \$ 240,000	\$ 155,000
5-08-61000	CAPITAL ADDITIONS		
	(1) TRUCK REPLACEMENTS		155,000
	STREET SWEEPER	240,000	-
TOTAL EXPENSES		\$ 4,021,801	\$ 1,931,376
NET OVER/UNDER		\$ (736,361)	\$ (271,376)

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

04 - SEWER LATERAL FUND

	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
<u>REVENUE</u>			
Revenue	\$ 565,996	\$ 500,000	\$ 500,000
Interest	24,541	9,000	9,000
Miscellaneous Revenue	<u>-</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 590,537	\$ 509,000	\$ 509,000
		Less Total Budgeted Expenditure	<u>(761,185)</u>
		Equal Revenue Over/(Under) Expenditure	(252,185)
		Plus Estimated Beginning Fund Balance	<u>1,174,686</u>
		Equal Estimated Ending Fund Balance	\$ 922,501

EXPENDITURES

8000-Salaries & Benefits	\$ 357,000	\$ 371,000	\$ 392,450
8021-Uniforms	259	900	900
8024-Telecom/Computer	-	5,000	5,000
8027-Gasoline	6,650	14,000	10,000
8030-Equipment & Vehicle Expense	32,446	25,000	25,000
8032-Office Expense	1,718	3,000	2,500
8033-Material and Supplies	23,426	38,000	36,000
8042-Travel, Training & Certification	296	1,500	500
8043-Organizational Dues	-	335	335
8050-Professional Services	150,504	174,100	178,500
8055-Insurance & Bonds	-	15,000	15,000
8061-Capital Additions	<u>24,903</u>	<u>158,000</u>	<u>95,000</u>
Total	\$ 597,202	\$ 805,835	\$ 761,185

**City of Florissant
Sewer Lateral
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
REVENUES			
4-81100	SEWER LATERAL REVENUE	\$ 500,000	\$ 500,000
4-81200	INTEREST	9,000	9,000
	TOTAL REVENUE	\$ 509,000	\$ 509,000
EXPENSES			
5-80-14010	SALARY & BENEFIT CROSS CHG - SEW LAT	371,000	392,450
5-80-21000	UNIFORMS AND ALLOWANCES	900	900
5-80-24050	COMPUTER EQUIP, MAINT & SUPPLIES	5,000	2,500
5-80-24070	SOFTWARE PURCH & MAINT		2,500
5-80-27000	GASOLINE	14,000	10,000
5-80-30000	EQUIPMENT REPAIRS	19,000	19,000
5-80-30010	VEHICLE REPAIRS	6,000	6,000
5-80-32000	OFFICE SUPPLIES/PRINTING	3,000	2,500
5-80-33000	MATERIALS & SUPPLIES	38,000	36,000
5-80-42000	TRAVEL, TRAINING & CERTIFICATION	1,500	500
5-80-43000	ORGANIZATIONAL DUES	335	335
5-80-50020	PROFESSIONAL SERVICES-BANK FEES	1,000	-
5-80-50031	PROF SERV - ACCTG & AUDIT	2,100	2,500
5-80-50050	PROF SERV - SEWER LAT REPAIRS	125,000	135,000
5-80-50060	PROF SERV-SEWER LATERAL VIDEO	36,000	36,000
5-80-50070	PROF SERV - TREE REMOVAL	10,000	5,000
5-80-55000	INSURANCE, FIRE AND LIAB	15,000	15,000
5-80-61010	CAPITAL ADDITIONS	158,000	-
	New GMC 5500 w/plow to replace 2007 SL-13		80,000
	Pneumatic Shoring setup (Multiple Parts)		15,000
	TOTAL EXPENSES	\$ 805,835	\$ 761,185
NET OVER/UNDER		\$ (296,835)	\$ (252,185)

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

10 - PROPERTY REVITALIZATION

Actual	Budget	Proposed
<u>2019</u>	<u>2020</u>	<u>2021</u>

REVENUE

Program Income	\$ -	\$ -	\$ -
Misc Income	-	-	-
Total Budgeted Revenue	\$ -	\$ -	\$ -
			Less Total Budgeted Expenditure
			-
			Equal Revenue Over/(Under) Expenditure
			-
			Plus Estimated Beginning Fund Balance
			638
			Equal Estimated Ending Fund Balance
			\$ 638

EXPENDITURES

1050-Professional Services	\$ 1,971	\$ 45,000	\$ -
Total	\$ 1,971	\$ 45,000	\$ -

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

14 - COURT BUILDING FUND		Actual	Budget	Proposed
		<u>2019</u>	<u>2020</u>	<u>2021</u>
<u>REVENUE</u>				
Revenue		\$ 87,665	\$ 149,000	\$ 132,000
Interest		<u>-</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue		\$ 87,665	\$ 149,000	\$ 132,000
Less Total Budgeted Expenditure				<u>(132,000)</u>
Equal Revenue Over/(Under) Expenditure				-
Plus Estimated Beginning Fund Balance				<u>-</u>
Equal Estimated Ending Fund Balance				\$ -
1420-Debt Service		<u>\$ 32,550</u>	<u>\$ 132,000</u>	<u>\$ 132,000</u>
Total		\$ 32,550	\$ 132,000	\$ 132,000

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

17 - PUBLIC SAFETY FUND

	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
<u>REVENUE</u>			
Sales Tax Revenue	\$ 2,882,824	\$ 2,800,000	\$ 2,800,000
Interest	4,901	-	-
Miscellaneous Revenue	<u>15,046</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 2,902,771	\$ 2,800,000	\$ 2,800,000
		Less Total Budgeted Expenditure	<u>(2,898,160)</u>
		Equal Revenue Over/(Under) Expenditure	(98,160)
		Plus Estimated Beginning Fund Balance	<u>542,342</u>
		Equal Estimated Ending Fund Balance	\$ 444,182

EXPENDITURES

1700-Salaries & Benefits	\$ 1,405,000	\$ 2,151,680	\$ 1,874,360
8024-Telecom/Computer			55,000
1726-Utilities	39,091	60,000	60,000
1729-Buildings & Grounds	27,515	25,000	25,000
1761-Capital Additions	<u>1,351,447</u>	<u>799,604</u>	<u>883,800</u>
Total	\$ 2,823,053	\$ 3,036,284	\$ 2,898,160

**City of Florissant
Public Safety Fund
2021 Budget**

Acct #	Description	Budget 2020	Proposed Budget 2021
REVENUES			
4-17100	REVENUE	\$ 2,800,000	\$ 2,800,000
4-17200	INTEREST	-	
4-17310	INSURANCE PROCEEDS	-	
	TOTAL REVENUE	\$ 2,800,000	\$ 2,800,000
EXPENSES			
5-17-14030	SALARY & BENEFIT CROSS CHG - PUB SAFETY	\$ 2,151,680	\$ 1,874,360
5-17-24070	SOFTWARE PURCH & MAINT		55,000
5-17-26000	UTILITIES	60,000	60,000
5-17-29000	BLDG.,MNTN., & SUPPLIES	25,000	25,000
5-17-33999	COVID-19 EXPENSES	0	0
5-17-61000	CAPITAL ADDITIONS	Total \$ 799,604	\$ 883,800
	EQUIPMENT:	Sub-Total	<u>348,100</u>
	Drone Equip to upgrade 2nd drone	18,000	10,000
	Mobile Video Surveillance	23,500	55,000
	Video Surveillance Trailer		70,000
	Interview Room Video Recording	7,000	10,000
	Mobile Car Computers/printers/devices	80,000	40,000
	Desktop/Laptops & related items	25,000	12,000
	Computer Backup & Security Software	20,000	20,000
	Replace Servers, Network Appliances, printers & devices	20,000	15,000
	All Purpose Traffic Barriers		10,000
	Fencing Project at Station	26,500	-
	Automatic Parking Access Gates at Police Station and Annex Buildings		195,000
	Upgrade Microsoft Office Server Licenses		10,000
	Four Mobil Radar Units		11,500
	Police K-9 dogs		15,000
	Ten Balistic Helmets		5,000
	Portable Mobil Radio Headsets		5,000
	Window Safety/Security Film		30,000
	Body Camera/In Car Annual Maint		40,000

Acct #	Description	Budget 2020	Proposed Budget 2021
Capital Additions - Equipment (continued)			
	Duty Weapons	15,000	0
	Tourniquets for Officer Belts	7,500	0
	LPR Cameras	10,000	0
	3D Total Station Add' Hardware/software	5,000	0
	Ballistic Shields for Patrol Vehicles	56,000	0
	(10) Portable Radios & related parts	33,500	0
	Police Bicycle	1,100	0
	VEHICLES: Sub-Total	<u>204,300</u>	<u>330,300</u>
	Purchase of (7) new vehicles and related equipment at \$36,000 each		234,500
	Purchase of (2) new Chevrolet Tahoe Police Vehicles and related equipment at 38,000		76,000
	Radio/Emergency equipment installation at \$2,200 each for (9) new vehicles.		19,800
	(3) New Vehicles @ \$30,500 each	91,500	0
	Equipment for (7) new vehicles	21,000	0
	(2) New Chev Tahoes & Related Equip	72,000	0
	(9) Radio Emergency Equip Installation	19,800	0
	Rollover 2019 Encumbrances	247,204	
TOTAL EXPENSES		<u>\$ 3,036,284</u>	<u>\$ 2,898,160</u>
NET OVER/UNDER		<u>\$ (236,284)</u>	<u>\$ (98,160)</u>

City of Florissant Operating Budget
December 1, 2020 through November 30, 2021

16 - PROPERTY MAINT. FUND

	Actual <u>2019</u>	Budget <u>2020</u>	Proposed <u>2021</u>
<u>REVENUE</u>			
Business License - Rental Property	\$ 408,859	\$ 373,000	\$ 350,000
Vacant Property Registration	<u>16,955</u>	<u>17,000</u>	<u>15,000</u>
Total Budgeted Revenue	\$ 425,814	\$ 390,000	\$ 365,000
		Less Total Budgeted Expenditure	<u>(396,170)</u>
		Equal Revenue Over/(Under) Expenditure	(31,170)
		Plus Estimated Beginning Fund Balance	<u>97,570</u>
		Equal Estimated Ending Fund Balance	\$ 66,400
<u>EXPENDITURES</u>			
1600-Salaries & Benefits	\$ 361,000	\$ 373,000	\$ 386,170
1632-Office Expense	<u>1,763</u>	<u>15,000</u>	<u>10,000</u>
Total	\$ 362,763	\$ 388,000	\$ 396,170

INTRODUCED BY COUNCILMAN SCHILDROTH
NOVEMBER 9, 2020

BILL NO. 9640

ORDINANCE NO.

**AN ORDINANCE REPEALING ORDINANCE NO. 8586 AND ESTABLISHING A
NEW COMPENSATION PLAN FOR PART-TIME EMPLOYEES OF THE CITY
OF FLORISSANT AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

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

Section 1: Ordinance No. **8586** is hereby repealed.

Section 2: The wage range for various part-time employees of the City of Florissant is
hereby established as follows:

	Grade	Start	Year 2	Year 3	Year 4	Year 5
Economic Development Director	P14	\$32.23				
Park Police/Bailiff	P13	\$27.54				
Multi-Building Inspector	P12	\$18.94	\$21.84	\$22.28	\$22.72	\$23.18
Dispatcher	P11	\$18.09	\$19.18	\$19.56	\$19.95	\$20.35
Building Inspector Code Enforcement	P10	\$16.13	\$18.33	\$18.70	\$19.07	\$19.45
Community Development Specialist Human Resources Specialist Engineering Technician HVAC Technicians Video Specialist	P9	\$14.96	\$15.89	\$16.21	\$16.53	\$16.86
Golf Pro Shop Manager Park Ranger Supervisor II Pool Manager Rec III-Facility Supervisor	P8	\$13.90	\$14.40	\$14.69	\$14.98	\$15.28
Head Lifeguard Laborers - Golf, Parks, Street Health Kennel person	P7	\$12.50	\$13.00	\$13.26	\$13.53	\$13.80
Accounting Clerk Assistant Court Clerk City Hall Cashier Secretary	P6	\$12.00	\$12.50	\$12.75	\$13.01	\$13.27
Lifeguard	P5	\$11.50	\$12.00	\$12.24	\$12.48	\$12.73
Bus Driver	P4	\$11.16	\$12.33	\$12.58	\$12.83	\$13.08

Clerk Typist						
Duplicating Equip. Operator						
File Clerk						
Park Ranger						
Permit Inspection Clerk						
Receptionist						
Senior Support Staff	P3	\$11.00	\$11.50	\$11.73	\$11.96	\$12.20
Custodian	P2	\$10.45	\$10.95	\$11.17	\$11.39	\$11.62
Rec II-Fitness Center Attendant	P1	\$10.30	\$10.80	\$11.02	\$11.24	\$11.46

Section 3: Part-time personnel are regularly scheduled employees who are not to exceed twenty-nine (29) hours of work per week.

Section 4: This ordinance shall become in force and effect as of January 1, 2021.

Adopted this ____ day of _____, 2020.

Keith Schildroth
President of the Council
City of Florissant

Approved this ____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 11/02/2020

Mayor's Approval:

Agenda Date Requested:

11/9/2020

Description of request:

Amend Part-time salary ordinance to reflect MO Minimum Wage increase to \$10.30/hour which will take affect January 1, 2021.

Department: Human Resources

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

N

3 readings? : Yes / No

N

Back up materials
attached:

Minutes	
Maps	
Memo	X
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: _____



MEMORANDUM

Date: November 2, 2020
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: 2021 Missouri Minimum Wage Increase for Part-time Employees

On the November 6, 2018, the State of Missouri had on the ballot Proposition B to increase minimum wage requirements by \$.85 cents an hour and reaching \$12.00 per hour by 2023. The requirement became effective January 2019. As a result, the City increased our minimum wage and we would like to continue to keep pace with other industries and organizations. **Effective January 1, 2021, the Missouri minimum wage will increase to \$10.30.** Therefore, the City would need to amend Ordinance 8586 which establishes the compensation plan for Part-time employees.

Department Heads have budgeted the necessary funds in their 2020-2021 proposals to reflect the increase in the minimum wage. Based on each position's duties and the previous rates, the increase will cause a major change in the scales to continue to distinguish skill levels and requirements. Hopefully, this will continue to help reduce our turnover rate with our part-time staff.

I recommend implementing the new minimum wage effective **January 1, 2021 for part-time employees only** (seasonal will not change). Let's stay competitive and continue to provide incredible services to our residents and guests of the City of Florissant.

If you need additional information or have any questions feel free to contact me.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 NOVEMBER 9, 2020

3
4 BILL NO. 9641

ORDINANCE NO. 9641

5
6 **AN ORDINANCE AMENDING SECTION 125.065.A "JOB**
7 **CLASSIFICATION AND GRADE LEVEL" BY ADDING CERTAIN JOB**
8 **CLASSIFICATIONS.**
9

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

13 Section 1: That Chapter 125.065 "Wage Increase and Schedule," subsection A "Job
14 Classification and Grade Level," is hereby amended by adding the new position of "Deputy City
15 Clerk" at the grade level of 5.
16

<u>Job Classification</u>	<u>Grade Level</u>
Deputy Court Clerk	5

17
18 Section 2: This ordinance shall become in force and effect immediately upon its passage
19 and approval.

20 Adopted this ____ day of _____, 2020.
21

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

27 Approved this ____ day of _____, 2020.
28


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

32 ATTEST:

33 _____
34 Karen Goodwin, MPPA/MMC/MRCC
35 City Clerk



MEMORANDUM

Date: October 14, 2020
To: Mayor Timothy J. Lowery and City Council
From: Debra Mills, Court Clerk 
Re: Amendment to Add Deputy Court Clerk Title

Enclosed you will find a request to amend our Classified Salary Ordinance to add the title of Deputy Court Clerk at a Grade 5.

For many years, the Municipal Court has operated without a Deputy Court Clerk. Most courts have a Deputy Court Clerk that can meet monthly deadlines, make sure requests are handled in a timely manner, and assist with questions and/or problems in the Court Clerk's absence.

The Deputy Court Clerk is required to be an active member of the Missouri Association for Court Administrators for 4 years and attend the Educational Conference yearly to obtain the certification by the committee. Elizabeth Allen started this journey in May of 2018 and will obtain this certification early Spring 2021.

With this change Elizabeth Allen would assume this position once she receives her certification in early Spring 2021. We are not adding an additional position to the Court. We would promote internally and make Elizabeth's position the Deputy Court Clerk instead of her current title of Assistant Court Clerk.

If you have any questions or need additional information please feel free to contact me.

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 10/14/2020

Mayor's Approval:

Agenda Date Requested: 10/26/20 or 11/9/20

Description of request: Amendment to Add
Deputy Court Clerk Title

Department: Municipal Court

Recommending Board or Commission:

Type of request:

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

Back up materials
attached:

Minutes	
Maps	
Memo	X
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: _____

Job Description

Deputy Court Clerk

City of Florissant, Missouri

Municipal Court

General Purpose of Position

The primary function of the Deputy Court Clerk position is to support the Court Administrator in managing the functions and staff assigned to the Municipal Court for the City of Florissant and serves as a lead worker for the Assistant Court Clerks.

Major Duties and Responsibilities

These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

- Attends all court sessions and actively participates in the courtroom.
- Supervises municipal court in the Court Administrator's absence.
- Assists in training personnel.
- Manages the payment plans and sends show cause orders when the defendant fails to make payments on time.
- Manages the collection cases and processing of payments received from the collection agency.
- Tracks the number of cases on each docket and changes the court date when necessary.
- Balances the monthly bond account
- Assists with the clearing of each docket.
- Serves at all Court positions, cross training in every role and filling in as appropriate
- Other duties as assigned.

Performs other duties as directed

Job Context

Status	Full-time
FLSA Status	Non-Exempt
Department	Municipal Court
Immediate Supervisor(s)	Municipal Court Clerk
Frequency of Supervision	Daily
Number of Supervised Employees	6, in Court Clerk absence
Type of Work Schedule	Regular hours, year-round
Frequency of Overtime	Rarely
Frequency of Night Work	Rarely – Primarily for Night Court
Shift Position	Not Applicable
On Call Status	Almost never
Percentage of Work Indoors	95%
Percentage of Work Outdoors	5%

Types of Accountabilities	Monetary, Fiscal, Safety, Legal
Exposure to Chemicals / Hazardous Materials	Almost never
Applicable Chemicals / Hazardous Materials*	Cleaning supplies, toner
Average Stress Level	Moderately high, varies with activities
Physical Work Associated With This Position**	Using a personal computer, sitting for long periods of time, reaching for files, bending, and carrying files

**Exposure to chemicals / hazardous materials may not be limited to this list.*

***These are the most common types of physical work associated with this position; however, this list is not considered to be exhaustive.*

Education and Experience

- The person in this position must have a high school diploma or its equivalent with specialized course work in office practices such as typing and filing, and two years prior work experience in clerical, secretarial, paralegal or administrative work, or any equivalent combination of education and experience.
- Ability to effectively meet and deal with the public; ability to communicate effectively verbally and in writing; ability to handle stressful situations is vital for this position.
- REJIS/IMDS experience
- Show Me Courts experience
- Certification through the Missouri Association for Court Administration

Licenses and Certifications

A valid driver's license is required

Knowledge, Skills and Abilities

- Advanced knowledge of legal and court terminology
- Written and verbal communication skills
- Strong attention to detail and organizational skills
- Knowledge of municipal courts and related rules of order

Revised October 2020

1 INTRODUCED BY COUNCIL AS A WHOLE

2
3 NOVEMBER 9, 2020

4
5 BILL NO. 9642

ORDINANCE NO.

6
7 **AN ORDINANCE REPEALING ORDINANCE NO. 8574 AND**
8 **AUTHORIZING THE MAYOR OF THE CITY OF**
9 **FLORISSANT TO ENTER INTO A CONTRACT WITH THE**
10 **LAW FIRM OF LEWIS RICE, LLC, REPRESENTED BY JOHN**
11 **M. HESSEL FOR LEGAL SERVICES FOR THE CITY OF**
12 **FLORISSANT COMMENCING ON DECEMBER 1, 2020 AND**
13 **ENDING ON NOVEMBER 30, 2021.**

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

17
18
19 Section 1: The Mayor of the City of Florissant is hereby authorized to enter
20 into agreement with the Law Firm of LEWIS, RICE & FINGERSH represented by John M.
21 Hessel for legal services to be rendered to the City of Florissant commencing on the 1st
22 day of December, 2020 and ending on the 30th day of November, 2021, only in accordance
23 with the contract attached hereto and made a part hereof.

24
25 Section 2: This ordinance shall become in force and effect as of December 1, 2020.

26
27
28 Adopted this ____ day of _____, 2020.

29
30
31
32 _____
33 Keith Schildroth
34 Council President

35 Approved this ____ day of _____, 2020.

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

41 ATTEST:

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

EMPLOYMENT AGREEMENT

John M. Hessel of the law firm of **Lewis Rice LLC** proposes the following terms and conditions for legal services to the City of Florissant (“City”) for the fiscal years commencing on December 1, 2020 and ending on November 30, 2021:

I. Retainer Services:

- A. For the fee of \$3,000 per month, office hours will be maintained at City Hall every 1st and 3rd Wednesday between the hours of 8:30 a.m. and noon or at such comparable days and times as may be directed by the City. The following legal services shall be included in the retainer:
1. Drafting and reviewing all ordinances and resolutions as may be required for the regular operation of the city government during “office hours”.
 2. Render informal legal opinions as may be required by the Mayor, members of the City Council, department heads, and the employees authorized to request such opinions during the “office hours”.
 3. Respond to citizen inquiries.
 4. Promptly notify the Mayor and City Council of any and all litigation filed against the City, or against the City Council, or any City Commission or Committee, or against any City Official or Employee sued in his or her official capacity or as an employee of the City, and shall thereafter consult with and advise the Mayor and City Council regarding the nature of such litigation, and shall advise the City Council and Mayor of the status of such litigation. Unless and until special counsel is authorized and retained for such litigation, the City Attorney shall represent the City and its interest in such litigation.
- B. Legal services for attendance and representation of the City at the regular City Council meetings shall be rendered to the City for a fee of \$750.00 per meeting.
1. Attendance and representation at the regular City Council meetings.

II. General Miscellaneous Services:

The following services shall be rendered to the City at the rate of \$295.00 per hour:

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

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

III. General Litigation:

Services required for litigation matters pending in state or federal courts, shall be rendered at the rate of \$295.00 per hour. This rate will not apply to antitrust or annexation litigation (either as plaintiff or defendant) or to defense of civil rights claims. The fees for litigation not included herein shall be agreed to prior to the time such services shall be rendered.

IV. Labor/Annexation/Bonds:

Services requiring labor, annexation or bond specialists shall be rendered at the rate of \$300.00 per hour.

V. Out-of-pocket expense:

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

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

VI. Other services:

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

VII. Overhead and related costs:

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

Approved by Ordinance No. _____ passed and approved on the ____ day of November, 2020.

LEWIS RICE LLC

CITY OF FLORISSANT

John M. Hessel

By: _____
Timothy Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, City Clerk, MMCA/MRCC