



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, July 14th, 2014

7:00 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting and Executive Minutes of June 23rd , 2014

IV. CERTIFICATE OF APPRECIATION

- Florence Kidd

V. SPECIAL PRESENTATION

- Legislative report from Representative English

VI. HEARING FROM CITIZENS

VII. COMMUNICATIONS

1. Email dated June 28, 2014 from Karen McKay regarding salaries.
2. Email dated July 7, 2014 from Amber Lee regarding the Fireworks.
3. Email dated July 7, 2014 from Mark Behlmann regarding Election Signs.
4. Email dated July 8, 2014 from Beth Spafford regarding the Fireworks Display.
5. Email dated July 8, 2014 from Jeff Cook regarding the Fireworks.
6. Letter dated July 10, 2014 from Tomm Buzzetta regarding illegal immigrants.

VIII. PUBLIC HEARINGS

14-07-016 (Ward 2) Application Staff Rpt Plans	Request to authorize a Special Use permit to Total Tan, Inc. d/b/a Club Fitness to allow for the operation of a fitness center for the property located at 745 N. Hwy 67. (Planning and Zoning recommended approval with stipulations on 6/16/14)	Greg Cenatiempo, Brad Bryan
14-07-017 (Ward 6) Application Staff Rpt Plans	Request to approve the final subdivision plat of the “Re-subdivision” of “Block 97 and part of Block 96 of the New Town of St. Ferdinand” subdivision for the property located at 955 N. Hwy 67. (Planning and Zoning recommended approval on 6/16/14)	Phillip Wurm

IX. OLD BUSINESS

A. SECOND READINGS

9008 Application Staff Rpt Plans	Ordinance to rezone for S&H Foods d/b/a Culver’s from a R-4 zoning district to a B-5 planned commercial district to allow for the construction of a new sit-down, carry-out and drive-through restaurant located at 955 N. Hwy 67.	2 nd Reading Henke
S9009 Memo New memo	Ordinance to repeal ordinance numbers 7753, 7754, 7768, 7777, 7957, 8013, & 8015 and all ordinances in conflict therewith pertaining to wage range and job classification for full time employees and enacting in lieu thereof a new ordinance relating to the same subject and containing an effective date clause.	2 nd Reading Eagan
S9010 Memo New Memo	Ordinance authorizing appropriations in the sum of \$90,930 from the General Revenue Fund to various accounts to provide funding for a new pay plan.	2 nd Reading Eagan
S9011 Memo New Memo	Ordinance authorizing appropriations in the sum of \$5,100 from the Park Improvement Fund to various accounts to provide funding for a new pay plan.	2 nd Reading Eagan

X. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 5 Application	Request for a permit to allow Mike Forrest Sr. to have 4 chickens located at 375 N. Castello. (Health Dept. recommended approval)	Mike Forrest Sr.
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Ward 6 Application	Request for a permit to allow Kristen Bourn to have 4 ducks located at 1150 Clark St. (Health Dept. recommended approval)	Kristen Bourn
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C. BILLS FOR FIRST READING

9013 Application Staff Rpt Plans	Ordinance authorizing a Special Use permit to Total Tan, Inc. d/b/a Club Fitness to allow for the operation of a fitness center for the property located at 745 N. Hwy 67. (Planning and Zoning recommended approval with stipulations on 6/16/14)	Jones
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E9014 Application Staff Rpt Plans	Ordinance to approve the final subdivision plat of the “Re-subdivision” of “Block 97 and part of Block 96 of the New Town of St. Ferdinand” subdivision for the property located at 955 N. Hwy 67. (Planning and Zoning recommended approval on 6/16/14)	Henke
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9015 Agenda Request	Ordinance authorizing an appropriation of a total of \$60,000 from the Park Improvement Fund, \$15,000 to account no. 095047 “ Professional Services” and \$45,000 to account no. 096147 “Capital Additions” for Nature Lodge erosion repairs.	Eagan
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XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON JULY 11TH, 2014 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK’S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, JULY 14TH, 2014.

CITY OF FLORISSANT



COUNCIL MINUTES

June 23, 2014

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, June 23, 2014 at 7:00 p.m. with Council President Joseph Eagan presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following were present: Lee, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Schmidt. Councilman Hernandez was excused. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council was in session for the transaction of business.

Councilman Henke moved to approve the Meeting and Executive Minutes of 6/9/2014, seconded by Pagano. Motion carried.

The next item on the agenda was a Proclamation awarded to the McCluer North Track Team in honor of winning the State Championship. The Mayor presented the team and coaches with the Proclamation.

The next item on the agenda was *Hearing from Citizens* of which there were none.

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 #14-06-015 to be held this night on a request to rezone from an R-4 Zoning District to a B-5 Planned Commercial District for S & H Foods d/b/a Culver's to allow for the construction of a new sit-down, carry-out and drive through restaurant for the property located at 955 N. Highway 67 had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

33 Mr. Ross Henson - engineer with Archer-Elgin, Jay Campbell - Campbell
34 Construction, and Gary Beres - Culver's Restaurant appeared before the Council. The
35 petitioner stated that they planned to construct a Culver's Restaurant on the corner of St.
36 Ferdinand and Lindbergh. The site is currently a vacant car lot.

37 Mr. and Mrs. Beres, who own several other Culver's, will be running the
38 Florissant restaurant. The hours of operation will be from 10 am until 10:30 pm. There
39 will be approximately 95 indoor seats, 65 outside seats, 65 parking spots and a drive
40 through. Culver's is very active in local community events and will bring jobs to
41 Florissant.

42 The Chair asked if there were any other citizens who would like to speak on said
43 public hearing. Kevin O'Donnell, 512 Rancho Lane, welcomed Culver's to Florissant
44 and asked for clarification as to the exact location on the lot and expressed his concern
45 regarding left turn signalization. The Mayor stated that the City Engineer has been
46 talking to the State and County Highway Departments regarding this intersection.

47 Councilman Schmidt asked Mr. Hessel if the property would have to be
48 subdivided. The petitioner responded that the owner was in the process of subdividing
49 the property at the present time. Councilman Schmidt asked if there was a cross-access
50 agreement to which Mr. Henson responded that there was currently an existing
51 agreement.

52 Mr. Caputa stated that since Culver's was requesting a variance on the brick
53 ordinance, what other material (s) were they proposing to use? The petitioner
54 responded that their signature, national brand included cultured stone and EIFS.
55 Councilman Schmidt asked for color renderings to which the petitioner responded that
56 they could be provided.

57 The Mayor welcomed Culver's to Florissant.

58 Being no persons who wished to speak, Councilman Schildroth moved to close
59 P.H. #14-06-015, seconded by Lee. Motion carried.

60 Councilman Lee moved that Bill No. 9003 An Ordinance authorizing an
61 appropriation of \$144,000 from the Capital Improvement Fund to Acct. No. 0354
62 "Sidewalk Repair" for the purpose of reducing the backlog of sidewalk repairs be read
63 for a second time, seconded by Henke. Motion carried and Bill No. 9003 was read for a

64 second time. Councilman Eagan moved that Bill No. 9003 be read for a third time,
65 seconded by Pagano. Motion carried and Bill No. 9003 was read for a third and final
66 time and placed upon its passage.

67 Before the final vote all interested persons were given an opportunity to be
68 heard. John Engelmeyer, 1281 Graham Rd., requested that \$348,000 be added to the
69 appropriation in order to complete the sidewalk repairs this year. On roll call the
70 Council voted: Hernandez absent, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth
71 yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the Chair declared Bill No.
72 9003 to have passed and said Bill became Ordinance No. 8051.

73 Councilman Caputa moved that Bill No. 9004 An Ordinance authorizing an
74 appropriation of \$424,500 from the Capital Improvement Fund to Acct. No. 0361
75 “Capital Additions” for vehicle replacement for the Public Works Department be read
76 for a second time, seconded by Pagano. Motion carried and Bill No. 9004 was read for a
77 second time. Councilman Schmidt moved that Bill No. 9004 be read for a third time,
78 seconded by Jones. Motion carried and Bill No. 9004 was read for a third and final time
79 and placed upon its passage.

80 Before the final vote all interested persons were given an opportunity to be
81 heard. John Engelmeyer, 1281 Graham Rd., stated that last year the entire Council
82 voted this appropriation down and wondered what had changed this year. He felt that
83 the funds should be used to repair city sidewalks-not buy trucks.

84 Mr. Lee moved to remove a pick-up truck and add a \$9,000 appropriation for a
85 handicapped accessible vehicle, seconded by Schildroth. Motion carried.

86 Councilwoman Pagano, in response to Mr. Engelmeyer’s comments, stated that
87 when the Council had asked for information on these vehicles at prior work sessions, it
88 had not been provided in a timely manner. Since that time, she had visited the Street and
89 Parks Departments, looked at the various vehicles and discussed their conditions with
90 staff. She will be voting in favor of this bill. Councilman Eagan also visited the Parks
91 and Street Departments and echoed Councilwoman Pagano’s comments that some
92 vehicles were in definite need of repair/replacement. Councilman Jones agreed and
93 expressed his concerns regarding the safety of employees. Councilmen Schildroth and

94 Henke stated that since they had recently visited the City Garage, they agreed that
95 equipment needed to be replaced.

96 On roll call the Council voted: Hernandez absent, Lee yes, Jones yes, Eagan yes,
97 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the
98 Chair declared Bill No. 9004 to have passed and said Bill became Ordinance No. 8052.

99 Councilman Lee moved that Bill No. 9005 An Ordinance authorizing a transfer
100 of \$60,000 from Acct. No. 4839 "Ice/Snow Removal" to Acct. No. 4810 "Salaries" for
101 overtime Public Works Department be read for a second time, seconded by Caputa.
102 Motion carried and Bill No. 9005 was read for a second time. Councilman Henke
103 moved that Bill No. 9005 be read for a third time, seconded by Pagano. Motion carried
104 and Bill No. 9005 was read for a third and final time and placed upon its passage.
105 Before the final vote all interested persons were given an opportunity to be heard. On
106 roll call the Council voted: Hernandez absent, Lee yes, Jones yes, Eagan yes, Caputa
107 yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the Chair
108 declared Bill No. 9005 to have passed and said Bill became Ordinance No. 8053.

109 Councilman Henke moved that Bill No. 9006 An Ordinance authorizing a
110 transfer of \$10,000 from Acct. No. 4839 "Ice/Snow Removal" to Acct. No. 4827
111 "Gasoline" for additional gasoline expenses for the Public Works Department be read
112 for a second time, seconded by Eagan. Motion carried and Bill No. 9006 was read for a
113 second time. Councilman Schildroth moved that Bill No. 9006 be read for a third time,
114 seconded by Schmidt. Motion carried and Bill No. 9006 was read for a third and final
115 time and placed upon its passage. Before the final vote all interested persons were
116 given an opportunity to be heard. On roll call the Council voted Hernandez absent, Lee
117 yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and
118 Schmidt yes. Whereupon the Chair declared Bill No. 9006 to have passed and said Bill
119 became Ordinance No. 8054.

120 The next item on the agenda was *Board Appointments* of which there were none.

121 Councilman Caputa moved to approve the request to transfer Special Use Permit
122 No. 7757 from Sujit, Inc. d/b/a Patterson Phillips 66 to SAADIA, LLC d/b/a Patterson
123 Phillips 66 for the operation of a filling station located at 2885 Patterson Road, seconded
124 by Schildroth. Motion carried and request was approved.

125 Councilman Caputa moved to approve the request for a Beer & Wine Liquor
126 License for SAADIA, LLC d/b/a Patterson Phillips 66 located at 2885 Patterson Road,
127 seconded by Pagano. On roll call the Council voted Hernandez absent, Lee yes, Jones
128 yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes.
129 The request was approved.

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

131 Councilman Caputa introduced Bill No. 9007 An Ordinance authorizing a
132 Transfer of Special Use Permit No. 7757 from Sujit, Inc. d/b/a Patterson Phillips 66 to
133 SAADIA, LLC d/b/a Patterson Phillips 66 for the operation of a filling station located
134 at 2885 Patterson Rd. and said bill was read for the first time. Councilman Caputa
135 moved that Bill No. 9007 be read for a second time, seconded by Schildroth. Motion
136 carried and Bill No. 9007 was read for a second time. Councilman Caputa moved that
137 Bill No. 9007 be read for a third time, seconded by Eagan. On roll call the Council
138 voted: Hernandez absent, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes,
139 Henke yes, Pagano yes and Schmidt yes. Having received the unanimous vote of all
140 members present Bill No. 9007 was read for the third and final time and placed upon its
141 passage.

142 Before the final vote all interested person were given an opportunity to be
143 heard. Mark Behlmann, 768 Charbonier Rd., questioned the enforcement of the sign
144 ordinance within in the City.

145 Kevin O'Donnell, 512 Rancho Lane, expressed his concern regarding issuing a
146 liquor license at this location. Councilman Caputa informed Mr. O'Donnell that the
147 location that he was referring to, was not the same as the location on tonight's agenda.

148 On roll call the Council voted: Hernandez absent, Lee yes, Jones yes, Eagan
149 yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. The Chair
150 declared Bill No. 9007 to have passed and said Bill became Ordinance No. 8055.

151 Councilman Henke introduced Bill No. 9008 An Ordinance to rezone for S & H
152 Foods d/b/a Culver's from an R-4 Zoning District to a B-5 Planned Commercial
153 District to allow for the construction of a new sit-down, carry-out and drive-through
154 restaurant located at 955 N. Highway 67 and said bill was read for the first time by title
155 only.

156 Councilman Eagan introduced Bill No. 9009 An Ordinance to repeal Ord. Nos.
157 7753, 7754, 7768, 7777, 7957, 8013, and 8015 and all ordinances in conflict therewith
158 pertaining to wage range and job classification for full time employees and enacting in
159 lieu thereof a new ordinance relating to the same subject an containing an effective date
160 clause and said bill was read for the first time by title only.

161 Councilman Eagan introduced Bill No. 9010 An Ordinance authorizing
162 appropriations in the sum of \$90,930 from the General Revenue Fund to various
163 accounts to provide funding for a new pay plan and said bill was read for the first time
164 by title only.

165 Councilman Eagan introduced Bill No. 9011 An Ordinance authorizing
166 appropriations in the sum of \$5,100 from the Park Improvement Fund to various
167 accounts to provide funding for a new pay plan and said bill was read for the first time
168 by title only.

169 Councilman Eagan introduced Bill No. 9012 An Ordinance amending Revenue
170 Acct. No. 01-4-34900 “Grants and Reimbursements” in the amount of \$5,000 and
171 appropriating the sum of \$5000 to Budget Acct. No. 01-5-49-34010 “Communication
172 Service” for a grant received from the Missouri Blueprint Coalition to purchase new
173 software for the police department and said bill was read for the first time.

174 Councilman Lee moved that Bill No. 9012 be read for a second time, seconded by
175 Eagan. Motion carried and Bill No. 9012 was read for a second time. Councilman
176 Lee moved that Bill No. 9012 be read for a third time, seconded by Eagan. On roll call
177 the Council voted: Hernandez absent, Lee yes, Jones yes, Eagan yes, Caputa yes,
178 Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Having received the
179 unanimous vote of all members present Bill No. 9012 was read for the third and final
180 time and placed upon its passage.

181 Before the final vote all interested person were given an opportunity to be
182 heard. On roll call the Council voted: Hernandez absent, Lee yes, Jones yes, Eagan
183 yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. The Chair
184 declared Bill No. 9012 to have passed and said Bill became Ordinance No. 8056.

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187 The next item on the Agenda was Council Announcements.

188 Councilwoman Pagano thanked all the residents who attended the Ward BBQ at
189 Dunegant Park. Although it rained, the BBQ was moved to the ice rink at the Eagan
190 Center was well attended.

191 Councilman Henke invited everyone to the Wednesday Night Out in Old Town.
192 There will be beer, wine and live music for the event.

193 Councilman Schildroth congratulated Firehouse Subs for their grand opening last
194 week and wished them much success. He thanked all those involved in making the
195 recent ward picnic a great success. The 21st annual Friend of Betty Schildroth Golf
196 Tournament will be held on July 13 at the Florissant Golf Course and there are still
197 openings.

198 Councilman Lee announced that the New Life Baptist Church will be hosting a
199 BBQ next weekend at the corner of Shackelford and Mullanphy Roads.

200 Councilman Jones stated that the Florissant Government Channel is located on
201 channel number 99 on U-verse and channel 992 on the cable network.

202 Councilman Eagan announced that on 6/28 the Fraternal Order of Firemen will
203 be hosting a BBQ and competition at the Knights of Columbus grounds next Saturday.

204 The next item on the Agenda was Mayor Announcements.

205 Mayor Schneider stated that the City of Florissant was mentioned several times
206 in the St. Louis Post-Dispatch last week. One article mentioned our “forgivable loan”
207 program through the Community Development Office. The “Fiesta in Florissant” and all
208 the events surrounding “75 Years A Place Called Florissant” were mentioned as well.

209 On July 4, the Northwoods Band will kick off the *Music Under the Stars* band
210 performances at St. Ferdinand Park.

211 A team of pastry chefs will be competing on a national TLC cooking show. A
212 team from Florissant’s Wedding Wonderland and Hendels will be participating in the
213 competition.

214 The next City Council Meeting is scheduled for July 14.

215 Councilman Schmidt moved to adjourn the meeting, seconded by Henke. Motion
216 carried. The meeting was adjourned at 8:04 p.m.

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The following Bills were signed by the Mayor:

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Bill 9003 Ord. 8051

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Bill 9004 Ord. 8052

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Bill 9005 Ord. 8053

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Bill 9006 Ord. 8054

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Bill 9007 Ord. 8055

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Bill 9012 Ord. 8056

Karen Goodwin, City Clerk

CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

June 23rd, 2014



The City Council of the City of Florissant met in open Executive session on Monday, June 23rd, 2014 at 6:45 pm. in the Council Chambers at 955 rue St. Francois, with President Eagan presiding. On Roll Call the following Council members were present: Schildroth, Jones, Henke, Schmidt, Eagan, Caputa, Lee, and Pagano. Also present were Mayor Thomas Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

The Chair stated that the only item on the agenda was the discussion of the Sunset Park Trail repairs.

Tim Barrett, City Engineer explained the proposed repairs of the Sunset Park Trail failure. Great Rivers Greenway is planning putting approximately \$300,000 into the repair. After reviewing the area, there are a few areas near the nature lodge that need to be fixed to prevent any future failures. The fix of the City property is approximately \$55,000 with engineering. Great Rivers Greenway is seeking a commitment from the City to sign a letter of intent to do the repairs in conjunction with the trail repairs.

Council President Eagan asked for a straw vote and the council was unanimously in favor of supporting the repairs.

Councilman Lee stated that he would be in support of placing an appropriation bill on the next agenda.

There being no further business to discuss Councilman Lee motioned to adjourn, seconded by Schildroth. Motion carried and the meeting adjourned at 6:54 pm.

Karen Goodwin
City Clerk

Certificate of Recognition

*This Certificate is awarded to
Florence Kidd*

On behalf of all the good people of the City of Florissant and myself I would like to express my sincere gratitude and appreciation for your generous gift. We are very fortunate to have such a thoughtful and caring resident and your generosity will not go unnoticed. The City is very pleased to have the opportunity to purchase an ADA van as it will be a great addition to the transportation program.

Mayor

Date

Karen Goodwin

From: hrbndrs@charter.net
Sent: Saturday, June 28, 2014 12:06 AM
To: Karen Goodwin
Cc: Tim Lee; Ward2@florissantmo.com; Ward 3 Joe Eagan; Ward 4 Jeff Caputa; Ward 5 Keith Schildroth; Ward 6 Gerard Henke; Ward 7 Jackie Pagano; Ward 8 Mark Schmidt; Ward 9 Ben Hernandez
Subject: Salaries

City Clerk- Karen Goodwin: Please make this email part of the next City Council meeting recorded record

Dear Council members,

The Florissant City budget became law for the 2014 fiscal year beginning December 2013, thru November 2014. It is also customary that the Mayor present council with a supplementary budget three to four months into the budget year. The document most often consist of over-sites and/or unforeseen funding due to repairs/maintenance or emergency items. It is very unconventional for the city council to support a substantial salary increase after the supplementary budget and half way into the budget year. In addition to the proposed increases for the Mayors department heads, is the retirement percentage in the projected amounts? Hopefully if council members are in support of this legislation each will explain before taking the final vote.

Sincerely,

Karen McKay
27 New Hope Court
Florissant, MO 63033
314-540-7290

Karen Goodwin

From: hrbndrs@charter.net
Sent: Wednesday, July 09, 2014 9:02 PM
To: Karen Goodwin
Subject: FW: Re: Salaries

----- Begin forwarded message -----

Subject: Re: Salaries
Date: 6/29/14 6:07:39 PM
From: hrbndrs@charter.net
To: "Ward 5 Keith Schildroth" <ward5@florissantmo.com>
Cc: tleeward1@prodigy.net, ward2@florissantmo.com, ward3@florissantmo.com, ward4@florissantmo.com, ward6@florissantmo.com, ward7@florissantmo.co, ward8@florissantmo.com, ward9@florissantmo.com, kgoodwin@florissantmo.com

Good evening Keith,

I was hoping to hear from you so thank you for responding.

I do not have a problem making changes to the step levels if it helps clarify the pay system. That said, the red flags started flying when the committee consisting of those receiving the largest raises (department heads) were appointed to recommend their own increase. Also, the original council member on the committee was replaced mid stream with someone like minded to the administration.

Cities all have different budgets, populations, and employees. Many of those have ongoing income streams that others do not. For example, Maryland Heights receives funding from gambling sources, their demographics and size do not compare to Florissant so their pay system is different. Cities in West & South County, and many others over the bridge all have different forms of funding. Non are alike so to compare one to another without contracting a bipartisan company leveling the curve is unacceptable.

If the majority votes to grant a 10% plus increase for Department Heads it will speak volumes to city employees/police. With the proposed change to the step system employees will still only be receiving across the board an additional 1% in July, and 2% next year. A combination of the 10% plus increase for Dept. Heads is more than ALL the employees 3% increase thru next year. Dept. Heads are vested and I do not believe they have a desire to leave. If they would...there are many find people looking for work with degrees to take over their positions.

Thanks for listening,
Karen

On Sun, Jun 29, 2014 at 4:01 PM, Ward 5 Keith Schildroth wrote:

> Karen, thanks for your note and thoughts.

> When the chief came to the council and told us of the problem he was
> having retaining officers, especially the accident reconstruction
> officer who started with us as a explorer, council was supportive of
> doing the right thing to keep officers and not make this a training
> stop.
> I specifically asked the chief if this increase was enough to keep his
> force in tact and he told the council yes.
> The other increase are in line with other cities in our region and I
> know the administration wants to keep department heads, as does the
> chief with his officers.
> Is the timing good, probably not.
> However, after hearing Mr. Eagan and the chief speak about retaining
> our good corps of officers, I think we need to do this.
> A final thought, some issues with this bill might be modified. We do
> have time to work on this and make some changes.

> Keith Schildroth

>

> Sent from my iPad

>

> On Jun 29, 2014, at 1:04 PM,

> "hrbndrs@charter.net<mailto:hrbndrs@charter.net>"

> <hrbndrs@charter.net<mailto:hrbndrs@charter.net>> wrote:

>

> Joe,

>

> The bill isn't just about the Florissant police department, it effects
> all city employees. It equates to only about 1% increase for
> officers/employees by the end of July. Even with an additional 2%
> next year the proposed raise for the select Department Heads averages
> so much higher than all of the city employees (3%) combined.

>

> I understand your response is directed mainly with the police officers
> so I ask how does the proposed raise over a 10% average for dept.
> heads benefit the every- day ranking officer?

>

> Thank you for taking time to respond, I copied council and only two
> have had the consideration to reply....sad!

> Karen

>

>

>

> On Sun, Jun 29, 2014 at 8:08 AM,

> jeagan70@aol.com<mailto:jeagan70@aol.com> wrote:

>

> Karen,

>

> It is highly unusual! It is also highly unusual to lose the number of
> police officers that we have this past year. This is not a mid term
> adjustment. This is a plan for the future of our city. This is a fix
> to repair a flawed, and horrible pay plan that gave our employees
> absolutely no hope for their future. Candidly, I would not recommend
> my daughter to come to the City of Florissant Police Department

> because of the inadequacies in the current pay plan. No step
> increases (although there is a step plan in place), Officers making
> more then Sergeants. Experienced officers with more tenure making less
> then newly hired officers fresh out the academy. Basically it is a
> mess. It doesn't matter what time of year this happens. For the sake
> of the safety of our community we need to get this accomplished.
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> I appreciate you weighing in and the experience that comes with your
> comments.
>
>
> Best regards,
>
>
> Joe
>
>
>
>
> Sent from AOL Mobile Mail
>
>
> -----Original Message-----
> From: hrbndrs <hrbndrs@charter.net<mailto:hrbndrs@charter.net>>
> To: Karen Goodwin
> <kgoodwin@florissantmo.com<mailto:kgoodwin@florissantmo.com>>
> Cc: tleeward1 <tleeward1@prodigy.net<mailto:tleeward1@prodigy.net>>;
> Ward2 <Ward2@florissantmo.com<mailto:Ward2@florissantmo.com>>; Ward3
> <Ward3@florissantmo.com<mailto:Ward3@florissantmo.com>>; Ward4
> <Ward4@florissantmo.com<mailto:Ward4@florissantmo.com>>; Ward5
> <Ward5@florissantmo.com<mailto:Ward5@florissantmo.com>>; Ward6
> <Ward6@florissantmo.com<mailto:Ward6@florissantmo.com>>; Ward7
> <Ward7@florissantmo.com<mailto:Ward7@florissantmo.com>>; Ward8
> <Ward8@florissantmo.com<mailto:Ward8@florissantmo.com>>; Ward9
> <Ward9@florissantmo.com<mailto:Ward9@florissantmo.com>>
> Sent: Sat, Jun 28, 2014 12:06 AM
> Subject: Salaries
>
>
> City Clerk- Karen Goodwin: Please make this email part of the next
> City Council meeting recorded record
>
> Dear Council members,
>
> The Florissant City budget became law for the 2014 fiscal year
> beginning December 2013, thru November 2014. It is also customary
> that the Mayor present council with a supplementary budget three to
> four months into the budget year. The document most often consist of
> over-sites and/or unforeseen funding due to repairs/maintenance or
> emergency items. It is very unconventional for the city council to
> support a substantial salary increase after the supplementary budget

> and half way into the budget year. In addition to the proposed
> increases for the Mayors department heads, is the retirement
> percentage in the projected amounts? Hopefully if council members are
> in support of this legislation each will explain before taking the
> final vote.
> Sincerely,
> Karen McKay
> 27 New Hope Court
> Florissant, MO 63033
> 314-540-7290

Karen Goodwin

From: hrbndrs@charter.net
Sent: Wednesday, July 09, 2014 4:49 PM
To: Karen Goodwin
Subject: FW: Re: Salaries

Karen

Please make part all of the attached of the recorded record of the July 14, council meeting.
Karen McKay

----- Begin forwarded message -----

Subject: Re: Salaries
Date: 6/30/14 11:32:35 AM
From: hrbndrs@charter.net
To: "Ward 7 Jackie Pagano" <ward7@florissantmo.com>
Cc: "Tim Lee" <tleeward1@prodigy.net>, ward2@florissantmo.com, "Joe Eagan" <ward3@florissantmo.com>, ward4@florissantmo.com, "Keith Schildroth" <ward5@florissantmo.com>, ward6@florissantmo.com, "Mark Schmidt" <ward8@florissantmo.com>, "Ben Hernandez" <ward9@florissantmo.com>, "Karen Goodwin" <kgoodwin@florissantmo.com>

Good morning Jackie,

I was sadden that this bill had the majority support upon it's introduction and very surprised questions were not resolved before. That said, there are a few new faces on council and hopefully each will be open to having an extensive meeting/work session as a Council All before it goes back to the floor. The Mayor can also be in attendance to your work session if the council feels he is needed. As you know the final vote rest with the nine members of council....not the administration. I appreciate you taking the time to respond and working for us all.

Have a blessed day,
Karen

On Mon, Jun 30, 2014 at 10:32 AM, Ward 7 Jackie Pagano wrote:

> Karen,
> Thank you for your email. Please know that I am looking into this. At
> this time I have scheduled a meeting with the Mayor and several
> council members (hoping to meet with all) to look at this again and
> to modify this bill so that it is fair for all employees.
> Sincerely,
>
> Jackie Pagano
> Florissant City Council

> Ward 7
> 314-837-1315
>
> On Jun 28, 2014, at 12:04 AM,
> "hrbndrs@charter.net<mailto:hrbndrs@charter.net>"
> <hrbndrs@charter.net<mailto:hrbndrs@charter.net>> wrote:
>
> City Clerk- Karen Goodwin: Please make this email part of the next
> City Council meeting recorded record
>
> Dear Council members,
>
> The Florissant City budget became law for the 2014 fiscal year
> beginning December 2013, thru November 2014. It is also customary
> that the Mayor present council with a supplementary budget three to
> four months into the budget year. The document most often consist of
> over-sites and/or unforeseen funding due to repairs/maintenance or
> emergency items. It is very unconventional for the city council to
> support a substantial salary increase after the supplementary budget
> and half way into the budget year. In addition to the proposed
> increases for the Mayors department heads, is the retirement
> percentage in the projected amounts? Hopefully if council members are
> in support of this legislation each will explain before taking the
> final vote.
> Sincerely,
> Karen McKay
> 27 New Hope Court
> Florissant, MO 63033
> 314-540-7290

Karen Goodwin

From: hrbndrs@charter.net
Sent: Wednesday, July 09, 2014 6:35 PM
To: Karen Goodwin
Subject: FW: Re: Salaries

Karen

Please make the attached part of the recorded record at the July 14, council meeting. Ward 4 councilman is attached to response from Ward 7.

Sorry for sending so many post, guess you will figure how to include those received to the record.

Karen McKay

----- Begin forwarded message -----

Subject: Re: Salaries
Date: 7/9/14 6:03:17 PM
From: hrbndrs@charter.net
To: "Ward 4 Jeff Caputa" <ward4@florissantmo.com>

Good evening Jeff,

Thank you for the response on the legislation as it was written. Joe Eagan posted on a FB 'I Care About Florissant' there is substitute coming on the bill. Not sure what the substitute entails because it was my understanding as of the close of this business day it was not complete for the council review. You can certainly see why I am a bit perplexed that it is a for sure deal that there were 7 out of 9 council in support (as of last evening) of a substitute bill no one has read.

At this time I do not have a problem with a bill that would stand alone for the pay step changes for employees. Although, this late in the 2014, budget it maybe better to revisit the department heads request for their recommended increase during the 2015 budget work sessions.

Have a blessed day,
Karen McKay

On Wed, Jul 9, 2014 at 4:37 PM, Ward 4 Jeff Caputa wrote:

> Karen, sorry it took so long to respond to your email. I wanted to let
> you know that I will not be supporting the pay raise for the
> department heads, 17% pay increase is not justifiable. This bill is
> not a done deal at this time, there are still a few questions that
> need to be answered. Thanks for your concerns and have a great day.
> Once again thank you,
> Jeff
>
> Jeff Caputa
> Ward 4
> Councilman (314) 239-1568
>> On Jun 30, 2014, at 11:31 AM, "hrbndrs@charter.net"

Karen Goodwin

From: leefamily2970 <leefamily2970@gmail.com>
Sent: Monday, July 07, 2014 11:28 AM
To: City Council
Subject: Fireworks! ☆☆☆

Dear Florissant Council,

Thank you for putting on a wonderful fireworks display for the 4th of July! My husband and I have only been in Florissant a year and a half and missed last year's display.

The Florissant Fireworks were fantastic, even my hard-to-please mother in law from out of town agreed! I hope you keep this great tradition going each and every year!

Kindest Regards,
Amber Lee

2970 North Waterford Dr
Florissant, MO
63033

Karen Goodwin

From: mjbcinc@aol.com
Sent: Monday, July 07, 2014 4:24 PM
To: Ward 2 Tim Jones; Ward 1 Tim Lee; Joe Eagan; Karen Goodwin; John Hessel; Jeff Caputa; Ward 5 Keith Schildroth; Ward 6 Gerard Henke; Ward 7 Jackie Pagano; Ward 8 Mark Schmidt; Ward 9 Ben Hernandez; Andy Quinones; Beth Goldstein
Subject: Elections signs
Attachments: sign_dooley_july_3.jpg; sign_dooley_july_2.jpg; sign_dooley_july_1.jpg

City of Florissant leaders,

Over the weekend I like many others have seen illegal campaign signs popping up throughout the city.

Road right away is strictly forbidden.

Is our city going to allow this situation to go unscathed?

Is our city going to do something, other than make a call to the ethics commission, or to the candidate?

Subsequently I have taken it upon myself to attempt to police my little area.

Attached are three pictures.

One identifies the candidates sign in a right away on Washington street

A second one identifies (although blurry) the man who placed the sign, and also took a picture of me,

Third picture shows his vehicle and clear license plate number.

This is as far as I will go with this situation at this particular moment.

If this type of illegal signage is continued to be allowed, and goes totally un-enforced by the city to remove such signs, then I want it on record, here today, that the city consciously chooses to do nothing

Physical or otherwise to candidates running for office.

Thank you for your time.

To the city clerk, please make this part of the record, of the next council meeting approaching in a week.

Monday July 7, 2014

Mark Behlmann

768 Charbonier road

Florissant Mo. 63031

Karen Goodwin

From: Beth Spafford <spaffordb@gmail.com>
Sent: Tuesday, July 08, 2014 1:08 PM
To: City Council
Subject: Fireworks display

We had the pleasure of watching (once again) a fabulous fireworks display at the Eagan Center and I personally wanted to thank you for allowing this great tradition to continue. The Fourth of July and Valley of Flowers celebrations here in Florissant are 2 of the best around!

I'm thank you for keeping the fireworks budget intact once again and sincerely hope it continues. This is a wonderful way to *bring our community together* and also to have others come to witness firsthand our beautiful city!

Thanks again, Beth Spafford
1540 Gallant Fox Drive
Florissant, MO 63033

Karen Goodwin

From: Jeff Cook <jeffc9801@gmail.com>
Sent: Tuesday, July 08, 2014 6:48 AM
To: City Council; Mayor Schneider
Subject: Fireworks

Jeff Cook
2 Bridle Path Ct
Florissant, MO 63033

314-921-9840

Dear Mayor Schneider, and City Council Members,

I would just like to say thank you for putting on the annual fireworks show once again this year. I was unable to attend this year, but all of my Florissant friends, and neighbors have told me what an excellent show I missed. I remember last years show, and how impressed I was with it, and regret missing this year's show. I feel this is a very important tradition for Florissant to keep, as it brings neighbors, residents and families together to celebrate our wonderful country, our freedom, and show our pride.

Coming home late on July 4th, and driving through the neighborhood where I live it was great seeing families still out on their patios at 12am, talking and having fun with each other. It is great to see Florissant residents showing their love and pride for our country by putting their American Flags out, decorating their homes patriotically, and making this an important celebration, not just an excuse to bbq and drink beer. I know Florissant residents love this country, and this city.

Thank you once again for the annual fireworks display, please continue to make it an important part of the annual budget.

--

Thanks,
Jeff Cook

TOMM BUZZETTA,
1080 LINDSAY LANE.
FLORISSANT, MO. 63031.

(314-585-4249) before 10:30AM, after 4PM weekdays.

MAYOR / CITY COUNCIL;

THURSDAY, JULY 10, 2014'

I WOULD LIKE TO KNOW WHAT THE CITY'S POLICY IS REGARDING THE CURRENT TRANSPORTING OF ILLEGALS INTO AMERICAN CITIES. SPECIFICALLY, I'D LIKE TO KNOW:

- 1) DOES THE CITY OF FLORISSANT AND POLICE DEPT HAVE A CONTINGENCY PLAN FOR DEALING WITH BUSLOADS OF ILLEGALS ARRIVING IN OUR CITY?
- 2) DO WE CURRENTLY HAVE ORDINANCES PROHIBITING THE TRANSPORTING TO, IN OR THROUGH OUR COMMUNITY OF ~~ILLEGALS~~ ILLEGAL ALIENS? IF SO, PLEASE CITE THESE ORDINANCES / LAWS.
- 3) WILL THESE ORDINANCES / LAWS (ABOVE #2) BE USED TO EMPOWER OUR POLICE TO INTERDICT AND TURN AROUND THESE BUSES SHOULD THEY ARRIVE IN FLORISSANT?
- 4) IF NO SUCH ORDINANCES / LAWS CURRENTLY EXIST, WILL OUR CITY COUNCIL MAKE IT A PRIORITY TO FORMULATE SUCH AN ORDINANCE / LAW TO DEAL WITH THIS SITUATION?
- 5) IS THE CITY AWARE OF THE POSSIBILITY OF CONTAGIOUS DISEASES ARRIVING WITH THESE ILLEGALS AND THE POSSIBILITY THAT SOME MAY BE MS13 GANG MEMBERS? WHAT PLANS DOES THE CITY HAVE TO PROTECT FLORISSANT RESIDENTS FROM THE TRANSMISSION OF DISEASE AND/OR MS13 GANG VIOLENCE FROM SUCH ILLEGALS IF THEY ARRIVE HERE?
NOTE: LICE, SCABIES AND VARIOUS STRAINS OF TUBERCULOSIS HAVE BEEN REPORTED BY WORKERS AT THESE ILLEGALS PROCESSING CENTERS / DETENTION FACILITIES. ALSO MS13 GANG SYMBOLS HAVE BEEN FOUND SCRAWLED ON THE WALLS OF THE NOGALES BORDER PROCESSING CENTER - WHERE THESE ILLEGALS HAVE PASSED THROUGH.
- 6) WILL THE CITY GIVE FLORISSANT RESIDENTS A FULL ACCOUNTING OF WHAT MEASURES FLORISSANT IS TAKING TO ENSURE THE HEALTH AND SAFETY OF IT'S RESIDENTS DURING THIS SITUATION? (-I BELIEVE WE HAVE A RIGHT TO KNOW). (IE: ORDINANCES / LAWS THAT WILL BE CITED TO EMPOWER POLICE TO TURN BACK BUSES, HEALTH / SAFETY MEASURES THAT WILL SAFEGUARD RESIDENTS, ETC.).
- 7) HAS THE CITY BEEN CONTACTED BY THE DEPT. OF HOMELAND SECURITY (-OR ANY OTHER FEDERAL AGENCY) REGARDING THE POSSIBILITY OF FLORISSANT BECOMING ~~AND~~ AN END DESTINATION (OR) INTERIM STOP FOR THESE BUSLOADS OF ILLEGALS?

THANK YOU;



CITY OF FLORISSANT

Public Hearing

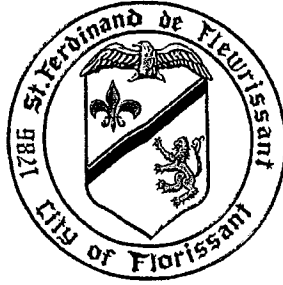


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, July 14, 2014 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Total Tan, Inc. d/b/a Club Fitness to allow for the operation of a fitness center for the property located at 745 N. Hwy. 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, CMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 745 N. Highway 67

Property Owners Name: S.P. Real Estate Development Company L.P. Phone #: 314-872-8500

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

Business Owners Name: John Crocker Phone #: 314-265-2150

Business Owners Address: 3701 North ST Peters Pkwy ST Peters mo 63371

DBA (Doing Business As) Club Fitness

Authorized Agents Name: Greg Cenatiempo / Brad Bryan CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 3701 North ST Peters Pkwy 63371 Phone #: 636-219-3017

Request to operate a fitness facility / Gym

State complete request (print or type only).

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

[Signature]
Applicant's Signature

6/4/14
Date

Received by: [Signature] Receipt # 579425 OFFICE USE ONLY Amount Paid: 125.00 Date: 6/9/14

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

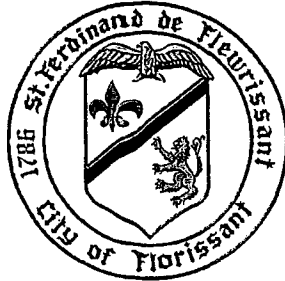
SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. Jane Bryan DATE: 6/16/14

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

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

SPECIAL PERMIT FOR special permit for operation of a fitness center/gym
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

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

LOCATION 745 N. Highway 67
Address of property.

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

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

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

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

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

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

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 Total Tan Inc

(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 John Crocker
- (2) Telephone numbers 314-265-2150
- (3) Business address 3701 North St Peters Parkway
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation July 01 1983
- (6) Missouri Corporate Number 0025 3838
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Total Tan Inc
- (8) Name in which business is operated Club Fitness
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

Name Florissant Plaza
Address 745 N. Highway 67
Property Owner S. P. Real Estate Investment Company L.P.
Location of property 745 N. Highway 67
Dimensions of property 177' by 114'
Property is presently zoned B-3 Requests Rezoning To B-3
Proposed Use of Property current use, retail shops & services
Type of Sign N/A Height N/A
Type of Construction block, brick Number Of Stories 1
Square Footage of Building 38,000, space 20,000 Number of Curb Cuts 3
Number of Parking Spaces 245 Sidewalk Length N/A
Landscaping: No. of Trees N/A Diameter N/A
No. of Shrubs N/A Size N/A
Fence: Type N/A Length N/A Height N/A
~~Landscaping~~ Landscaping plan attached

PLEASE SUBMIT THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

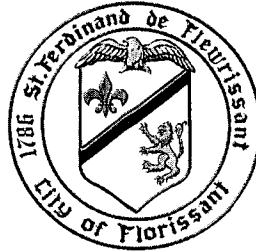
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: June 12, 2014

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B Jearls, Jr. -P.E.
Director of Public Works
Applicant
File

Subject: **745 N. Highway 67 Club Fitness** Request recommended approval of a Special Use Permit to allow for a Fitness Center over 2000 s.f. in an existing B-3 Zoning District.

STAFF REPORT
CASE NUMBER PZ-061614-2

I. PROJECT DESCRIPTION:

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

II. SITE CONDITIONS:

The existing property at **745-775 N. Highway 67** is an existing site in which 2 major tenants have vacated to relocate to another property in Florissant. This site is a developed 2.97 acre lot owned by S. P. Real Estate Investment Co. L.P. with an existing parking lot and existing Buildings of 32,815 s.f which was built in 1965 according to current public records. The parcel addresses are 737 and 779 N. Highway 67 and not owned by the same owner as the Danmark property.

There are 245 existing off street parking shown on the Site Plan including the Danmark property to the West, but the Danmark property is not part of the site. Actual number of parking provided on the two parcels is 182. Required parking sized per building s.f. is 120 spaces, which conforms in number with the new parking ordinance.

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Landscape has recently been upgraded to contain a landscape area of 180 s.f. for every 15 parking and building planting of one shrub for every 5 foot of building perimeter and one frontage tree for every 50 l.f. of frontage.

III. SURROUNDING PROPERTIES:

The properties to the West, 705 and 735 N Hwy 67 are in a B-3 District, is also bounded by a 785 N Hwy 67 (Titlemax) in a B-3 District and t6, 17 & 18 Merri and 680 Lindsay in an R-4 District to the North. Lindsay Lane is on the East.

IV. STAFF ANALYSIS:

1. The application is accompanied by a Jobsite Statistics (Site) Plan, location aerial and Floor Plan dated February 10, 2014.
2. The landscape and exterior were approved by the Commission under a remodeling project PZ-071513.
3. Parking: Under the New Parking Ordinance, parking would instead of 4/1000 for the Retail Center, shall be calculated as follows:
 - a. $3.33 / 1000$ GFA of office, consultation, retail sales, tanning, beauty service and non-public eating area; $61 \times 20 \times .00333 = 4$
 - b. 1 space for every 100 SF gross floor area for exercise, exercise machines and aerobics areas; $(20,400 - 2511 \text{ lockers, } -1480 \text{ Childcare/coolers, } -690 \text{ Janitor/equipment}) = 15719 \text{ s.f.} / 100 = 157$
 - c. 2 spaces for every 100 SF of swimming pool. (none)
 - d. Use applicable ratios for other uses at these facilities found in this table.
 - i. Childcare $2.66 / 1000$ GFA, or 1 space for every 10 children or adults enrolled plus 1 per employee (consider drop-off/pick-up arrangement) $(800 \text{ s.f.} / 1000 = 3)$
 - e. Parking required for Fitness Center by Zoning Code = 164
 - f. Parking required for the Honey Baked Ham building should be calculated/ The Commission approved a Site Plan with actual survey on 3/16/87, from it the building dimensions are $160' \times 45' = 7200 \text{ s.f.} / 1000 \times 4 = 29$
 - g. Parking required calculated by uses = 193
 - h. Staff conducted further study as to seating in existing uses in the Honeybaked Ham building regarding the restaurants that exist there and determine if there is any favorable affect. The results are that these businesses have no affect:
 - i. St. Louis Pizza and Wings- 9 seating /3= 3 plus employees or $4.5/1000$, net affect is nil.
 - ii. Honey Baked Ham- not a restaurant, however dining for 9 seating.

- 86 4. No information given regarding the following:
87 a. Occupant Load: Staff received permit plans for the facility. The architect
88 identifies the occupant load to be 263 Total by the Building Code (2009
89 International Building Code).
90 b. Hours of operation.
91 c. Number of Staff.
92

93 **VI. STAFF RECOMMENDATIONS:**

94 The total number of parking spaces on the two parcels 737 and 779 N. US Highway 67 is
95 actually short 13 parking spaces as proposed, based upon uses while considering the
96 former Petco space vacant. Therefore, a formal cross parking agreement or additional
97 parking is required to meet the new parking ordinance, When the former Petco space is
98 filled, parking may be calculated $10640 \text{ s.f.} \times 4/1000 = 43$ additional.
99 Property if wholly occupied, could be a total of 56 spaces short with a fitness center and a
100 retail center.

101
102 If this center is fully occupied with retail stores instead, parking required would be
103 $37,944 \text{ s.f.} \times 4/1000 = 152$ spaces required, 180 provided.
104

105 Option: recommend the petitioner re-zone the property to 'B-5'.
106

107 (end report)
108

109 **Suggested Motion for 745-775 N. Highway 67 Club Fitness:**
110

111 I move to recommend approval of a Special Use Permit for a Fitness Center over
112 2000 s.f. at **745-775 N. Highway 67** in a B-3 Zoning District, as depicted by the
113 attached Floor Plan dated February 10, 2014, subject to the regulations of the B-3
114 "Extensive Business District" with the following additional requirements:
115

- 116 1. Provide compliance with the municipal parking ordinance by duly recorded cross
117 parking agreement or by additional parking spaces.
118

119 (end suggested motion)
120
121
122

JOBSITE STATISTICS

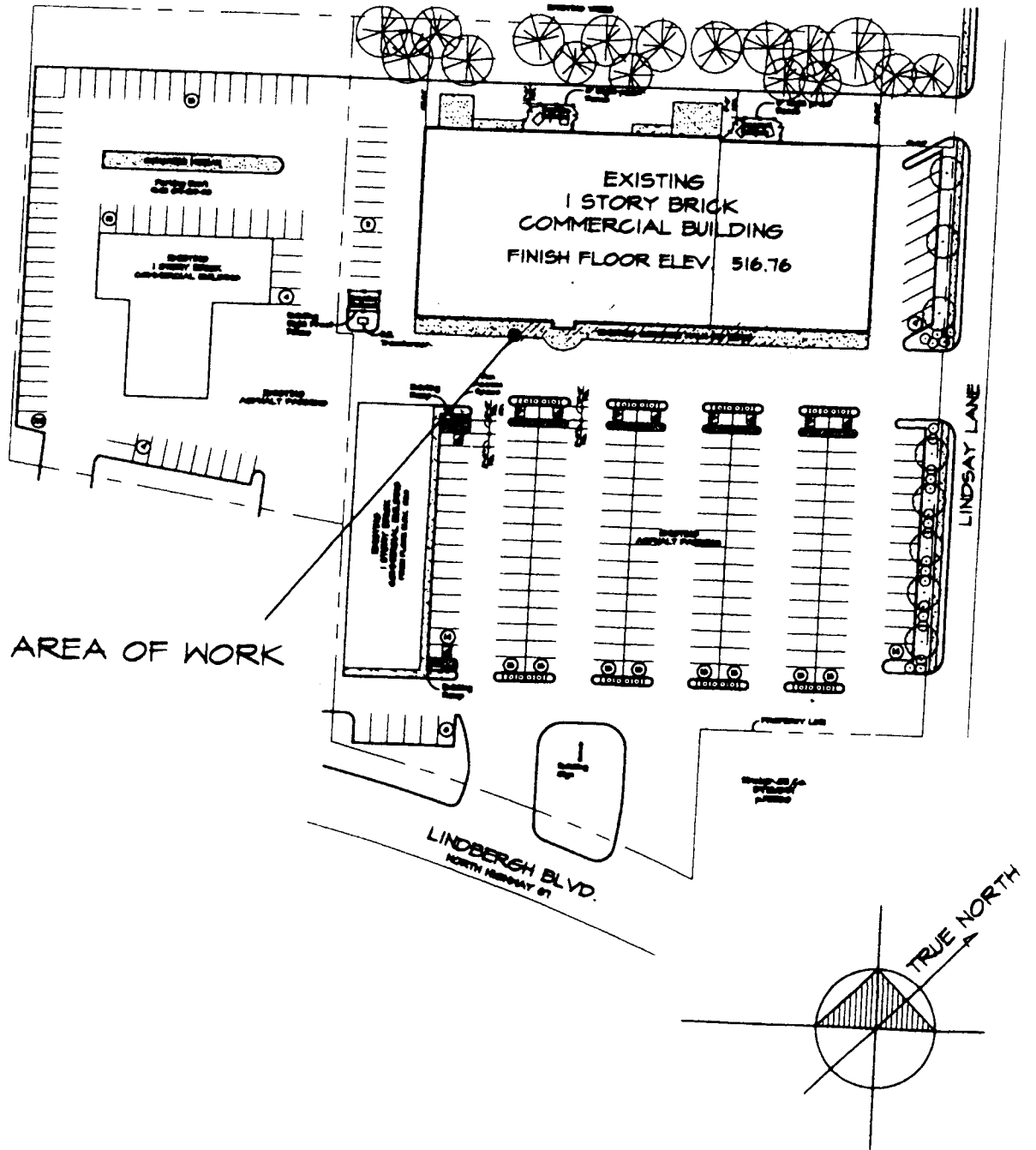
EXISTING 1 STORY BRICK
COMMERCIAL BUILDING
30,000 Sq. Ft.
FINISH FLOOR ELEV. 516.76

PARKING SPACES 245

REQUIRED MIN. NUMBER
OF ACCESSIBLE SPACES 7
(Incl. 1 Van Accessible)

TOTAL BUILDING AREA
ON SITE 38,032 Sq. Ft.

ACCESSIBLE SPACES
PROVIDED 10
(Incl. 1 Van Accessible)

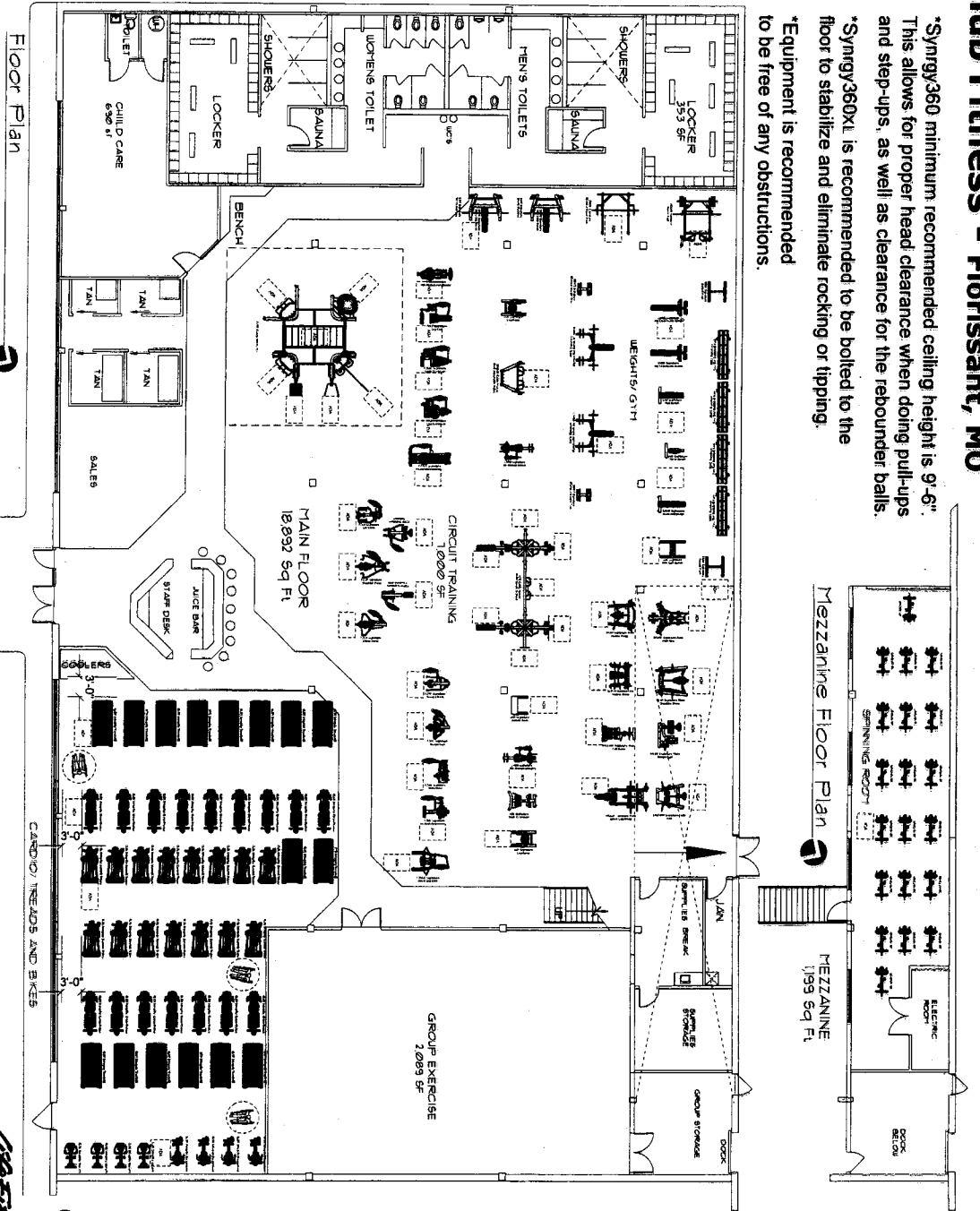


Club Fitness - Florissant, MO

*Synrgy360 minimum recommended ceiling height is 9'-6"
 This allows for proper head clearance when doing pull-ups and step-ups, as well as clearance for the rebounder balls.

*Synrgy360XL is recommended to be bolted to the floor to stabilize and eliminate rocking or tipping.

*Equipment is recommended to be bolted to the floor to stabilize and eliminate rocking or tipping.



HAMMER STRENGTH

Sales Contact: Travis Moore

Date: February 10, 2014 | Version: 1.03 | Scale: 3/64"=1'-0"

0 3 5 10 Ft

RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

DATE: 6/16/14
 SIGN: [Signature]

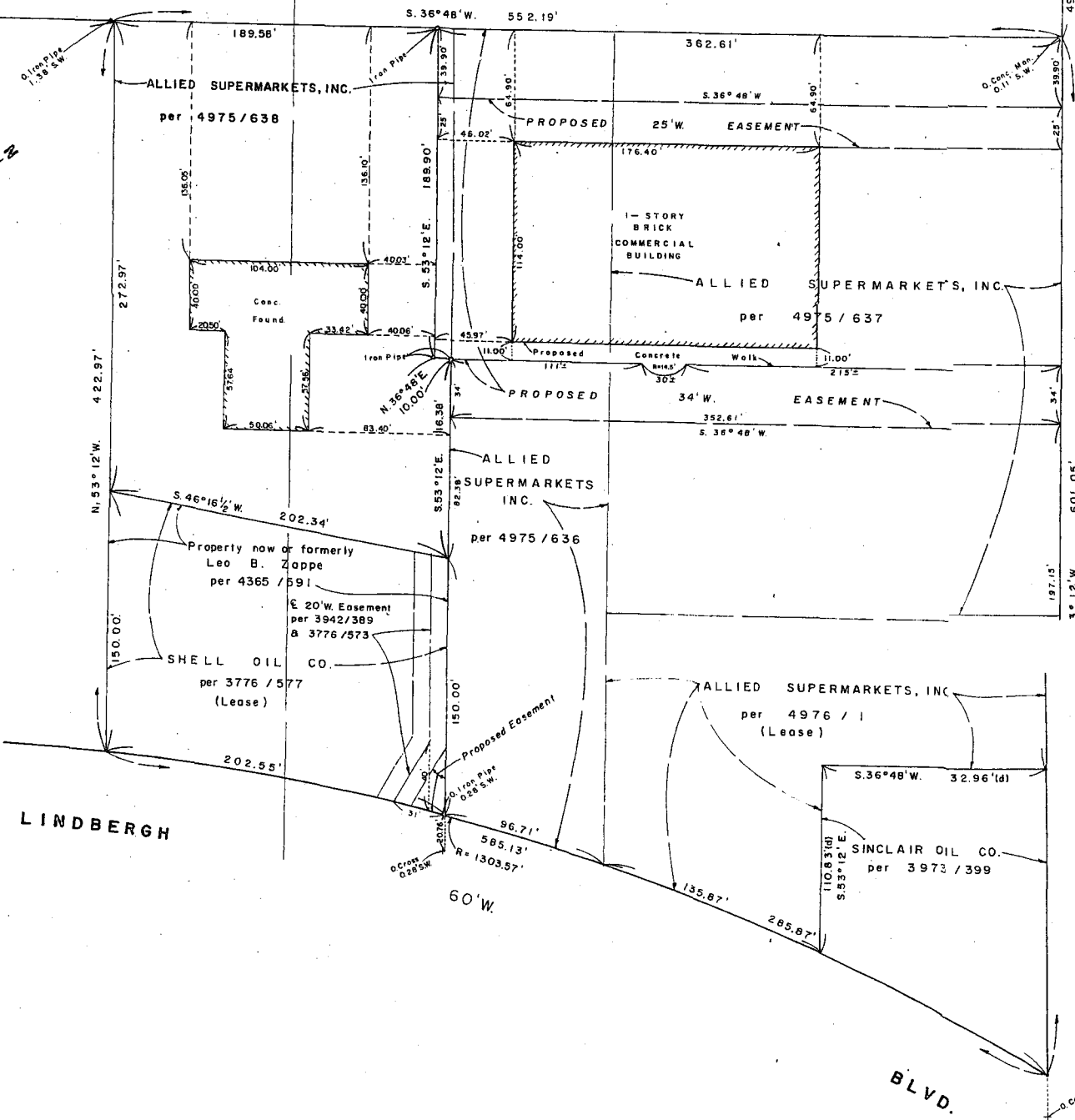
Life Fitness
 8117 S. WILLOW

SURVEYS 173 & 174 ST. FERDINAND COMMONFIELDS

ST. LOUIS COUNTY, MO.

SURVEY 173

SURVEY 174



Scale: 1" = 40'

LANE LINDSAY 50' W.

BLVD.

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48
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23A





CITY OF FLORISSANT

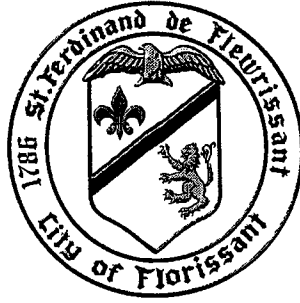
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision 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, July 14, 2014 at 7:00 p.m. on the following proposition:

To approve the final subdivision plat of “Re-subdivision of Block 97 and part of Block 96 of the New Town of St. Ferdinand” subdivision for the property located at 955 N. Hwy. 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.

CITY OF FLORISSANT, Karen Goodwin, CMC, City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 955 N. HIGHWAY 67, FLORISSANT MO. 63031

Property Owners Name: CANCILA FAMILY REAL ESTATE L.L.C. Phone #: 888-507-0454

Property Owners Address: 2175 N. HWY 67, FLORISSANT MO. 63031

Business Owners Name: _____ Phone #: _____

Business Owners Address: _____

DBA (Doing Business As) _____

Authorized Agents Name: PHILLIP J. WURM CO. Name: TOPOS SURVEYING
(Authorized Agent to Appear Before The Commission)

Agents Address: 790 RUE ST. FRANCOIS Phone #: 314-838-5806

Request FOR RECOMMENDED APPROVAL OF FINAL PLAT

State complete request (print or type only).

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

Applicant's Signature _____

Date _____

Received by: CT 579701 Receipt # 579704 OFFICE USE ONLY Amount Paid: fee pd under Date: 6/11/14
Subdivision Fee
of \$200.00

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION **SECRETARY**

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. James J. Beard II

DATE: 6/16/14

SIGN. James D. Boyle

DATE: 6/16/14

City of Florissant, Missouri



MAJOR SUBDIVISION ADMINISTRATIVE REVIEW

Timothy J. Barrett, P.E., City Engineer
tbarrett@florissantmo.com

Subdivision Name: RESUBDIVISION OF BLOCK 97 AND PART OF BLOCK 96 OF THE NEW TOWN OF ST. FERDINAND Zoning: R-A

Petitioner's Name: CANCILA FAMILY REAL ESTATE, L.L.C. - TONY CANCILA

Address: 2175 N. LINDBERGH Phone: 888-481-0450

Engineer/Surveyor/Agent: PHILLIP J. WYRM @ TOPOS SURV.

Address: 700 RUE ST. FRANCOIS 63031

Phone: 314 838 5806

PRELIMINARY PLAT

- A. Have ²⁹ bound sets of prints been submitted & stamped with the date received? Yes N/A No
- B. Does the preliminary plat contain the following:
1. Location Map Yes N/A No
 2. US Survey Yes N/A No
 3. Section, Township & Range Lines Yes N/A No
 4. Existing & Proposed Location & Width of Streets, Alleys, Lots, Building Lines, Setback Lines, & Easements Yes N/A No
 5. Existing & Proposed Sanitary & Storm Sewers, Water Mains, Culverts, & Other Underground Structures Within the Tract or Immediately Adjacent Thereto Yes N/A No
 6. The Title Under Which the Proposed Subdivision is to be Recorded & the Name of the Subdivider (A copy of the letter from St. Louis County approving the name of the subdivision must be submitted) Yes N/A No
 7. The Names & Adjoining Boundaries of All Adjoining

- | | | | |
|--|--------------------------------------|-----|----|
| Subdivisions | <input checked="" type="radio"/> Yes | N/A | No |
| 8. The Name of Owners of Adjoining Parcels of Unsubdivided Land as Shown on Public Record Along With the Book & Page Number Where Recorded | <input checked="" type="radio"/> Yes | N/A | No |
| 9. Existing & Proposed Contours With Intervals of Not More Than Five (5) Feet Referred to NGVD | <input checked="" type="radio"/> Yes | N/A | No |
| 10. North Arrow, Scale and Date | <input checked="" type="radio"/> Yes | N/A | No |
| 11. Location of Parks & Other Public or Semi-Public Area | <input checked="" type="radio"/> Yes | N/A | No |
| 12. Statement of Type of Sanitary Sewers or Other Sewage Disposal Facilities | <input checked="" type="radio"/> Yes | N/A | No |
| 13. Existing & Proposed Buildings, Structures & Easements | <input checked="" type="radio"/> Yes | N/A | No |

NOTES: _____

II. IMPROVEMENT PLANS (To be included with the Preliminary Plat)

- | | | | |
|---|-----|-----|----|
| A. Have 21 Bound Sets of Prints & 1 Set of Tracings Been Submitted? | Yes | N/A | No |
| B. The Improvement Plans Must Contain the Following Items: | | | |
| 1. Existing & Proposed Contours with Intervals of Not More Than 2 Ft., Referred to NGVD | Yes | N/A | No |
| 2. Location of Street Lights as Recommended by AmerenUE (Letter of Approval) | Yes | N/A | No |
| 3. Plan & Profile of All Streets, Storm & Sanitary Sewers & Drainage Structures, Together With Their Drainage Areas (Letter of Approval from MSD) | Yes | N/A | No |
| 4. Typical Cross Section of Streets | Yes | N/A | No |
| 5. All Necessary Construction Details | Yes | N/A | No |
| 6. Plan View of Water Lines & Hydrants Approved by the Fire Protection District (Letter) | Yes | N/A | No |
| 7. Signature & Seal of a Professional Engineer on Plans | Yes | N/A | No |

NOTES: Provided with Calver's Reasoning Application

III. FINAL PLAT

- | | | | |
|---|-----|-----|-------------------------------------|
| A. Have 21 Prints & 1 Set of Tracings Been Submitted? | Yes | N/A | <input checked="" type="radio"/> No |
| B. Does the Final Plat Contain the Following: | | | |

- | | | | |
|--|------------|-----|----|
| 1. Location Map | <u>Yes</u> | N/A | No |
| 2. US Survey | <u>Yes</u> | N/A | No |
| 3. Section, Township & Range Lines | <u>Yes</u> | N/A | No |
| 4. The Square Footage of Each Lot | <u>Yes</u> | N/A | No |
| 5. All Proposed & Existing Streets, Walkways and Alleys Shown
With Their Widths & Names | <u>Yes</u> | N/A | No |
| 6. Outboundary Dimensions of Any Property Offered for Dedication
for Public Use | <u>Yes</u> | N/A | No |
| 7. Boundaries of All Adjoining Lands & Adjacent Streets & Alleys
Shown With Their Widths & Names | <u>Yes</u> | N/A | No |
| 8. Location of Flood Zone With FIRM Map Reference | <u>Yes</u> | N/A | No |
| 9. All Lot Lines & Identification System for All Lots & Blocks ... | <u>Yes</u> | N/A | No |
| 10. Building Lines & Easements Provided for Public Use, Services,
or Utilities Shown With Dimensions | <u>Yes</u> | N/A | No |
| 11. Surface Drainage Easements | <u>Yes</u> | N/A | No |
| 12. All Dimensions, Both Linear & Angular, Necessary for Locating
Boundaries of the Subdivision, Lots, Streets & Alleys, Easements,
Building Lines & Any Other Areas for Public Use. Linear
Dimensions are to be in Feet & Decimals of a Foot | <u>Yes</u> | N/A | No |
| 13. Radii, Arcs, Points of Tangency & Radii for All Round
Corners | <u>Yes</u> | N/A | No |
| 14. All Monuments & Benchmarks, Together With Their
Description | <u>Yes</u> | N/A | No |
| 15. North Arrow, Scale & Date | <u>Yes</u> | N/A | No |
| 16. The Title Under Which the Proposed Subdivision is to be
Recorded, the Name of All Parties with Legal Interest,
& Signatures of All Parties Involved | <u>Yes</u> | N/A | No |
| 17. Certification, Seal & Signature of a Registered Land Surveyor | <u>Yes</u> | N/A | No |
| 18. Private Restrictions & Trusteeships & Their Period of
Existence with Book & Page Number Where Recorded | <u>Yes</u> | N/A | No |
| 19. Legal Description | <u>Yes</u> | N/A | No |

NOTES: _____


IV. OTHER REQUIRED SUBMITTALS (To be included with the Final Plat)

A. Have the Following Items Been Completed:

- | | | | |
|---|------------|-----|----|
| 1. Has Deed or Certificate of Title Been Furnished? | Yes | N/A | No |
| 2. Has MSD Approved the Sewer Plan? | Yes | N/A | No |
| 3. Have Subdivision Review Fees Been Paid (\$200.00)? | <u>Yes</u> | N/A | No |
| 4. Has a Recorded Copy of Indentures, if any, Containing All
Restrictions & Establishing Trusts, Been Filed? | <u>Yes</u> | N/A | No |

- | | | | |
|---|-----|----------------|----|
| 5. Has Proof Been Submitted that All Taxes Due Have Been Paid? ("Paid" bill or letter from County) | Yes | N/A | No |
| 6. Have Complete Building Plans Been Submitted or Certification Provided that the Subdivider Intends to Sell Improved Lots in All or Part of the Subdivision Without Homes or Buildings? | Yes | N/A | No |
| 7. Has the Engineer's Estimate Been Presented & Approved? | Yes | N/A | No |
| 8. Has the Escrow Agreement Been Completed & Filed? | Yes | N/A | No |
| 9. Has Water Main Agreement Been Signed & Money Deposited? . | Yes | N/A | No |

NOTES: _____

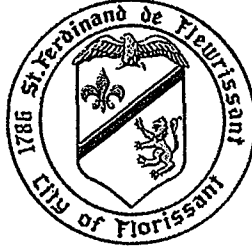
Review Completed By: 

Title: City Engineer

Date: 6/12/14

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: June 12, 2014

From: Philip E. Lum, AIA-Building Commissionercc: Louis B. Jearls, Jr. P.E.
Director of Public Works
Deputy City Clerk
Applicant
File

Subject: Request for Recommended Approval of a Final Subdivision at 955 N. Highway 67 in an existing R-4 Zoning District.

STAFF REPORT
CASE NUMBER PZ-061614-5

I. PROJECT DESCRIPTION:

This is a Request for Recommended Approval of a Subdivision at 955 N Highway 67 in an existing R-4 Zoning District.

II. SITE CONDITIONS:

The Site proposes 2 independent lots, A and B and the petitioner has already received recommended approval of the Development Plan for a "B-5" Ordinance

The width of the property to be developed is 174 feet by 320' long max.

III. SURROUNDING PROPERTIES:

The property proposed to be subdivided is currently bounded by N Highway 67, St. Charles St. and St. Ferdinand St. and St. Ferdinand Park to the North in an 'R' Recreation District.

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IV. STAFF ANALYSIS:

The application is accompanied by professionally certified and sealed surveyors drawing 0414-0080 FP with revision date of 5/12/14 with signature script. This document constitutes a Final Plat.

The process of subdividing this lot into two has been designated by the City Engineer as a Major Subdivision (less than 4 lots) and as such follows a different process than a Minor Subdivision:

- a. Meeting with staff for proposed final plat review and approval.
- b. Make original mylar.
- c. Submit original of final plat along with
 - 1) Copy of Indentures (not required).
 - 2) Abate any County Taxes.
 - 3) Set of Development plans.
 - 4) Letter from postmaster for new streets(not required).
 - 5) Letter from County Recorder for subdivision name (not required).
 - 6) Surety Bond for improvements (not required, but will be under the B-5 process).
 - 7) Water main agreement (not required).
- d. Application to P&Z.
- e. Recommendation of Planning & Zoning noted on Final Plat.
- f. Signatures by P&Z Chair and Secretary.
- g. Forwarded to Council for public hearing.
- h. Petitioner must pay for advertising within 60 days.
- i. After passage, City Clerk executes recording the Final Plat.

VI. STAFF RECOMMENDATIONS:

The plans were reviewed by the City Engineer with recommendation of **conditional approval** with full approval only by the City Council. We recommend the Subdivision as submitted and any additional requirements the Commission would entertain regarding this development.

(end report)

1 INTRODUCED BY COUNCILMAN HENKE
2 JUNE 23, 2014

3
4 BILL NO. 9008

ORDINANCE NO.

5
6 **AN ORDINANCE TO REZONE FOR S&H FOODS D/B/A CULVER'S**
7 **FROM A R-4 ZONING DISTRICT TO A B-5 PLANNED COMMERCIAL**
8 **DISTRICT TO ALLOW FOR THE CONSTRUCTION OF A NEW SIT-**
9 **DOWN, CARRY-OUT AND DRIVE-THROUGH RESTAURANT**
10 **LOCATED AT 955 N. HWY 67.**

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 of the City of Florissant has
18 recommended to the City Council at their meeting of June 2nd, 2014 that Ordinance No. 1625 be
19 amended to change the classification of the property 955 N. Hwy 67 from R-4 Residential
20 Zoning District to a B-5 Planned Commercial District; and

21 WHEREAS, due and lawful notice of a public hearing on said proposed zoning change
22 was duly published, held and concluded on Monday, June 23, 2014 at 7:00 P.M. by the Council
23 of the City of Florissant; and

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

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

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32
33 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing
34 the classification of the following described property from R-4 Residential Zoning District to a
35 B-5 Planned Commercial District.

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955 N. Highway 67

Lot B

A tract of land being parts of Block 97 and Block 96 of the New Town of St. Ferdinand, as per plat thereof recorded in Plat Book 5 Page 1 of the St. Louis City (former County) Records, together with part of St. Michael Street, 42'9" wide, vacated, and said tract being more particularly described as follows: Beginning at the intersection of the westerly line of St. Ferdinand Street, as widened in Book 5971 Page 21 in the Recorder's Office for St. Louis County, with the northerly line of N. Highway 67, as widened in Book 6282 Pages 619 and 621 of said County Records; thence along said northerly line, North 76 degrees 36 minutes 25 seconds West 182.98 feet; thence leaving said northerly line, North 31 degrees 25 minutes 10 seconds East 320.62 feet and South 58 degrees 34 minutes 50 seconds East 174.00 feet to the westerly line of said St. Ferdinand Street; thence along said westerly line, South 31 degrees 25 minutes 10 seconds West 264.00 feet to the point of beginning, and containing 1.17 acres, more or less, according to Survey No. 0414-80 executed by Topos Surveying Corp. in May, 2014.

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 5/28/14 filed with the Planning & Zoning Commission of the City of Florissant, and having received a recommended approval by the Planning & Zoning Commission on 6/2/14 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, and is attached hereto marked as Exhibit "A", 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 this 'B-5' Planned Commercial District shall be limited to a sit down, carry out and drive-thru restaurant.

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

78 The building space shall be limited to a single story 3,954 square foot building with
79 uses permitted within the B-3 "Extensive Business District" without a Special Permit.
80 All exterior walls be constructed of masonry per section 500.040 of the City Code.

81

82 **3. PERFORMANCE STANDARDS**

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

- 85 1. Vibration. Every use shall be so operated that the maximum ground
86 vibration generated is not perceptible without instruments at any point on
87 the lot line of the lot on which the use is located.
- 88 2. Odor. Every use shall be so operated that no offensive or objectionable
89 odor is perceptible at any point on the lot line on which the use is located.
- 90 3. Smoke. Every use shall be so operated that no smoke from any source
91 shall be emitted of a greater density than the density described as No. 1 on
92 the Ringelmann Chart as published by the United States Bureau of Mines.
- 93 4. Toxic gases. Every use shall be so operated that there is no emission of
94 toxic, noxious or corrosive fumes or gases.
- 95 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
96 Emission of dirt, dust, fly ash and other forms of particulate matter shall
97 not exceed eighty-five one-hundredths (0.85) pounds per one thousand
98 (1,000) pounds of gases of which amount not to exceed five-tenths (0.5)
99 pound per one thousand (1,000) pounds of gases shall be of such size as to
100 be retained on a 325-mesh U.S. standard sieve. In the case of emission of
101 fly ash or dust from a stationary furnace or a combustion device, these
102 standards shall apply to a condition of fifty percent (50%) excess air in the
103 stack at full load, which standards shall be varied in proportion to the
104 deviation of the percentage of excess air from fifty percent (50%).
- 105 6. Radiation. Every use shall be so operated that there is no dangerous
106 amount of radioactive emissions.

107 7. Glare and heat. Any operation producing intense glare or heat shall be
108 performed in an enclosure in such a manner as to be imperceptible along
109 any lot line.

110 8. Screening.
111 a. All mechanical equipment, air-handling units, cooling towers,
112 condensers, etc., on roof or grade shall be screened architecturally in such
113 a manner as to be a part of the design of the building.

114 b. Incinerators and stacks shall be enclosed in the same material as the
115 main exterior building material.

116

117 **4. TRASH ENCLOSURES**

118 Trash container shall be kept within a gated sight-proof fenced area existing at the
119 Northwest corner of the site. The trash enclosure shall be constructed to match
120 the proposed building; stone or brick. The enclosure should have gates that are
121 solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced
122 for screening.

123

124 **5. PLAN SUBMITTAL REQUIREMENTS**

125 A final site development plan shall be submitted to the Building Commissioner to
126 review for compliance to this ordinance and other city ordinances prior to
127 issuance of land disturbance permits or building permits. Final Development Plan
128 shall include improvements as shown on Drawings C-3 dated 5/28/14, A-2 Floor
129 Plan, A-3 Interior and Exterior Elevations drawing, dated 5/23/14 and C-7 Site
130 Cross Sections dated 5/23/14 and Photometric drawing 1 of 1 dated 5/28/14, all
131 attached. A subdivision for this property shall also be completely and duly
132 recorded.

133

134 **3. SITE DEVELOPMENT PLAN CRITERIA:**

135

136 a. Height, Area And Bulk Restrictions:

137 The height, area and bulk regulations for uses in the "B-3" Extensive Commercial
138 District.

139 b. Internal Drives:

140 There shall be parking to be indicated on the Final Development Plan.

141 c. Minimum Parking/Loading Space Requirements.

142 There shall be a minimum of 65 parking spaces provided on the property.

143 d. Road Improvements, Access and Sidewalks

144 Final Development shall include Lindbergh Improvement Plan enhancements
145 along the frontage, and an access easement through the adjacent auto sales lot
146 shall be submitted to the city for review and approval.

147 e. Lighting Requirements.

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

150 (1) The light level for parking lot lighting shall be 0.5 fc minimum. Future total
151 replacement poles and fixtures shall be a maximum height of site lighting,
152 including base, light fixture and light standard, shall be 25 feet above grade.

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

155 f. Sign Requirements.

156 (1) There shall be one Post sign as shown located on the C-3 Plan dated 5/28/14
157 attached, and shall be located behind the required building line and meet all
158 other requirements of the Florissant Sign Regulations.

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

161 g. Landscaping and Fencing.

162 (1) Landscaping indicated on the Final Development Plan shall be as shown on
163 the attached C-3 Plan dated 5/28/14.

- 164 (2) Any modifications to the landscaping shall be reviewed and approved by the
- 165 Planning and Zoning Commission.
- 166 (3) The landscaping along the North Highway 67 property line shall be revised to
- 167 conform to the Lincor Enhancement Project.
- 168 (4) A full irrigation system for landscaped areas shall be installed.

169 h. Storm Water.

170 Storm Water and drainage facilities shall comply with the following standards and

171 requirements:

- 172 (1) The Director of Public Works shall review the storm water plans to assure that
- 173 storm water flow will have no adverse effect the neighboring properties.
- 174 (2) No building permits shall be issued until the storm water plan has been
- 175 approved by the St. Louis Metropolitan Sewer District.

176 i. Miscellaneous Design Criteria.

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

191

192 **7. FINAL SITE DEVELOPMENT PLAN**

193 A final site development plan shall be submitted to the Building Commissioner to

194 review for compliance with the applicable "B-5" Planned Commercial

195 Development ordinance prior to recording. Any variations from the ordinance
196 approved by the City Council and/or the conceptual plans attached to such
197 ordinance shall be processed in accordance with the procedure established in the
198 Florissant Zoning Code.

199

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

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

204

205 1. The property owner or designate representative shall submit in writing a request
206 for an amendment to the approved plans. The building commissioner shall
207 review the plans for consistency with the purpose and content of the proposal as
208 originally or previously advertised for public hearing and shall make an advisory
209 determination.

210 2. If the building commissioner determines that the requested amendment is not
211 consistent in purpose and content with the nature of the purpose as originally
212 proposed or previously advertised for the public hearing, then an amendment to
213 the special use permit shall be required and a review and recommendation by the
214 planning and zoning commission shall be required and a new public hearing shall
215 be required before the City
216 Council.

217 3. If the building commissioner determines that the proposed revisions are
218 consistent with the purpose and content with the nature of the public hearing then
219 a determination of non-necessity of a public hearing shall be made.

220 4. Determination of minor changes: If the building commissioner determines that an
221 amendment to the special use permit is not required and that the changes to the
222 plans are minor in nature the Building Commissioner may approve said changes.

223 5. Determination of major changes: If the Building Commissioner determines that
224 an amendment to the B-5 is not required but the changes are major in nature, then

225 the owner shall submit an application for review and approval by the Planning
226 and Zoning commission.

227

228 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

229 a. Any new roadway improvements shall be completed prior to the issuance of any
230 final occupancy permit.

231 b. Any new storm water detention shall be completed prior to the issuance of any
232 occupancy permit.

233 c. All fencing and/or landscaping intended as screening properties shall be completed
234 prior to the issuance of any occupancy permit, unless remitted by the Director of
235 Public Works due to weather related factors.

236

237 **10. GENERAL DEVELOPMENT CONDITIONS.**

238 a. Unless, and except to the extent, otherwise specifically provided herein,
239 development shall be effected only in accordance with all ordinances of the City
240 of Florissant.

241 b. The Department of Public Works shall enforce the conditions of this ordinance in
242 accordance with the Final Site Development Plan approved by the Planning &
243 Zoning Commission and all other ordinances of the City of Florissant.

244

245 **9. PROJECT COMPLETION.**

246 Construction shall start within 90 days of the issuance of building permits for the
247 project and shall be developed in accordance of the approved final development plan
248 within 6 months of start of construction.

249

250
251 Section 3: The application and preliminary plans are returned to the Building
252 Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the
253 Florissant Zoning Ordinance.

254 Section 4: Failure to develop the said Planned Commercial District in accordance with
255 the above-described procedures and restrictions shall be cause for revision of the zoning

256 of said property back to the previous zoning classification, in accordance with Title IV of the
257 Florissant Zoning Ordinance.

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

260 Adopted this ____ day of _____, 2014.

261
262 _____
263 Joseph Eagan
264 President of the Council

265 Approved this ____ day of _____, 2014.

266
267 _____
268 Thomas P. Schneider
269 Mayor, City of Florissant
270

271 ATTEST:
272 _____
273 Karen Goodwin, MMC/MRCC
274 City Clerk

PUBLIC HEARING NOTICE
CITY OF FLORISSANT



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, June 23, 2014 at 7:00 P.M. on the following proposition, to-wit:

To rezone from a R-4 Zoning District to a B-5 Planned Commercial District for S & H Foods d/b/a Culver's to allow for the construction of a new sit down, carry out and drive through restaurant for the property located at 955 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. CITY OF FLORISSANT, Karen Goodwin, 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**

SIGN. *James D. Bayle* **DATE:** *6/2/14*

Address of Property:

955 US Highway 67

Council Ward _____ Zoning _____

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

PETITION FOR A B-5 RE-ZONING:

- 1) Comes Now S&H Foods, dba Culver's
(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 Prospective 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 1.2
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a R-4 District and is presently being used for: Currently Vacant - Previously operated under a Special Use Permit to operate a car sales/lease establishment.
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:
Petitioner wishes to re-zone property in order to construct a new restaurant

establishment.

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 Gary Beres

PETITIONER(S) SIGNATURE (S) Gary J Beres
Print Name

FOR S&H Foods

(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 Gary J Beres

ADDRESS N28W30219 Red Hawk Ct. Pewaukee WI 53072
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 414-640-7533

I (we) the petitioner (s) do hereby appoint Jay Campbell and/or Cameron Schweiss as
BUSINESS Print name of agent.
my (our) duly authorized agent to represent me (us) in regard to this petition.

Gary J Beres
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 Gary Beres; Jill Beres; Jim Shelton
- (2) Telephone numbers 414-640-7533; 262-443-1989; 262-751-1187
- (3) Business address N28W30219 Red Hawk Ct., Pewaukee, WI 53072
- (4) State of corporation & a photocopy of incorporation papers Wisconsin
- (5) Date of corporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated _____
- (9) 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 Gary Beres

Address 955 US Highway 67

Property Owner S&H Foods (Prospective)

Location of property Northwest corner of US Hwy 67 and St. Ferdinand St.

Dimensions of property 320 X 174 x 264 x 183

Current Use of Property Vacant - Previously a car dealership.

Proposed Use of Property Commercial - Restaurant

Type of Sign Pylon Height ~19'-23'

Type of Construction Stud Framed Number Of Stories 1

Square Footage of Building 3954 Number of Curb Cuts N/A

Number of Parking Spaces 65 Sidewalk Length N/A - Existing

Landscaping: No. of Trees 6 Diameter 2 1/2" caliper

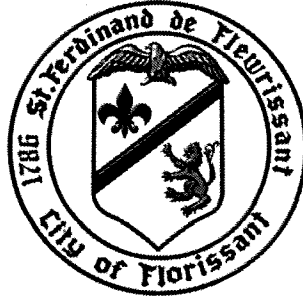
No. of Shrubs 57 Size 3 & 5 gallon

Fence: Type wood Length 78 feet Height 6 feet

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.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 955 US Highway 67
Property Owners Name: S&H Foods (Prospective Owner) Phone #: 414-640-7533
Property Owners Address: N28W32019 Red Hawk Ct., Pewaukee, WI 53072
Business Owners Name: Gary Beres Phone #: 414-640-7533
Business Owners Address: N28W32019 Red Hawk Ct., Pewaukee, WI 53072
DBA (Doing Business As) Culver's

Authorized Agents Name: Jay Campbell and/or Cameron Schweiss CO. Name: Campbell Construction / Archer-Elgin
(Authorized Agent to Appear Before The Commission)

Agents Address: 810 Swan Dr. Suite A, Mukwonago, WI. 53149 / 310 E. 6th St., Rolla, MO 65401 Phone #: 262-436-4760 / 573-364-6362

Request Petitioner wishes to rezone property from R-4 (existing) to B-5 in order to construct a new restaurant establishment.

State complete request (print or type only).

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

[Signature]
Applicant's Signature

5-27-2014
Date

Received by: [Signature] Receipt # 579439 Amount Paid: \$125.00 Date: 5/28/14

OFFICE USE ONLY

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 6/2/14

**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.



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

May 27, 2014

Mr. Philip Wurm
TOPOS Surveying Corporation
790 Rue St. Francois
Florissant, Missouri 63031

Subject: Preliminary Plat Administrative Review for the
Resubdivision of Block 97 and Part of Block 96 of the New Town of St. Ferdinand
Section 22, Township 47 North, Range 6 East

Dear Mr. Wurm:

I have completed the review of the proposed preliminary plat for the referenced Major Subdivision. The following items remain before approval of the preliminary plat from the City can be granted.

1. Please provide legal descriptions for the proposed Lot A and Lot B.
2. Surface drainage easements are not required where the lots have frontage on public right-of-ways. Please remove the extra drainage easements from the plat.
3. Show the alignments of the existing sanitary laterals and water service serving the two existing buildings.
4. The gas service to the northernmost existing building in Lot A is connected to a gas main within the proposed Lot B. An easement will be required to allow the Lot A owner to maintain and repair the gas line.
5. Easements will also be required for any other utilities that serve the existing buildings that pass through the proposed Lot B.
6. A copy of the letter from St. Louis County approving the name of the subdivision must be submitted.
7. Submit ten sets of the revised plat. I recommend submitting an electronic copy of the revised plat to my attention so that I can verify the required revisions have been made prior to printing all ten sets.

Once administrative approval is obtained, the preliminary plat will then be placed on the agenda for the next available Planning & Zoning Commission meeting. If you have any questions regarding this review please feel free to contact me at 314- 839-7643.

Sincerely,

Timothy J. Barrett, P.E.
City Engineer

TJB

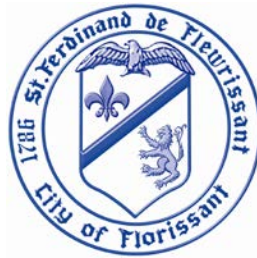
cc: Mr. Louis B. Jearls, Jr. P.E., Director of Public Works
Mr. Phil Lum, AIA, Building Commissioner

CITY HALL 955 Rue St. Francois Florissant, MO 63031 314 / 921-5700 Fax: 314 / 921-7111 TDD: 314 / 839-5142	POLICE DEPARTMENT 1700 North Highway 67 Florissant, MO 63033 314 / 831-7000 Fax: 314 / 830-6045	PARKS DEPARTMENT #1 James J. Eagan Drive Florissant, MO 63033 314 / 921-4466 Fax: 314 / 839-7672	HEALTH DEPARTMENT #1 St. Ferdinand Drive Florissant, MO 63031 314 / 839-7654 Fax: 314 / 839-7656	MUNICIPAL COURT 1055 Rue St. Francois Florissant, MO 63031 314 / 921-3322 Fax: 314 / 839-7663
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www.florissantmo.com

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MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioner Date: May 28, 2014

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From: Philip E. Lum, AIA- Building Commissioner cc:
Louis B. Jearls, PE- Dir. of
Public Works
Applicant
File

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Subject: Proposed Culver's at 955 N. Highway 67

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STAFF REPORT
CASE NUMBER PZ-060214-3

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I. PROJECT DESCRIPTION:

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22

The request before the commission is to rezone the property located at 955 N. Highway 67 from 'R-4' Single Family District to 'B-5' Planned Commercial District to allow for the development of a fast food Restaurant with drive-up service. The property is approximately 1.17 acres. The proposed building will be 3,954 square feet. There will be approximately 10,801 square feet of area resulting in 20% of the lot that will be green space.

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BUILDING DESIGN:

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The building will be 3,954 square feet. The exterior of the building is proposed to be constructed of manufactured stone with cement siding, manufactured stone/EIFS pilasters. There are also blue awnings over the windows and an aluminum canopy over the entrance.

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PARKING, DRIVEWAYS AND STACKING:

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There will be 65 parking spaces provided that will be 9 feet wide by 20 feet long. Parking spaces will be provided primarily on three sides of the property, along the east

39

40 side of the building and on the north and south side of the property. There will be a dual
41 drive on the West side of the building. One is a drive- up order single lane pick up drive.
42 The drive up area will contain at least 7 vehicles. There will be two curb cuts on the
43 property onto St. Ferdinand and one will be onto the adjacent lot to be subdivided. No
44 curb cuts are proposed onto North Highway 67. The curb cut on the Northeast corner is
45 shown about 30 feet wide. The other two entrances are shown about 25 feet wide. The
46 one way access drive will be 12 feet and the drive up lane which will be approximately
47 11 feet wide.

48

49 **WALKWAYS:**

50

51 There are none proposed, however, front walkway in accord with the Lindbergh
52 Improvement Program will be required.

53

54 **LANDSCAPING:**

55

56 The perimeter of the property along the roads contains dogwood trees with grass and
57 shrubs. There are three landscaped islands in the main parking area that contain one tree
58 each. There are landscape beds on the east, north and west sides of the building and
59 around a pole sign containing a variety of shrubs with mulch beds. The remainder of the
60 pervious area is grass and 3 areas that appear to be drained rain gardens.

61

62 **STORMWATER AND SANATARY SEWER:**

63

64 There are three storm water inlets located within the property in what appear to be rain
65 gardens. There is a small detention area shown in the NE corner for this development.
66 Many Utility easements will be needed or utilities relocated and new utility feeds to the
67 rear of the proposed building appears to service part or all of the plan.

68

69 **SITE LIGHTING:**

70

71 There are six light poles provided on the site. The Photometric drawing indicates the
72 light level range on site.

73

74

75 **SIGNAGE:**

76

77 The proposal includes a new post sign to within twenty feet of the property line 30 foot
78 tall. There will be directional signs at the entrances. There will also be menu boards for
79 the drive up order lanes. There will also be three open letter wall signs 4'x8'.

80

81

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86 **II. EXISTING SITE CONDITIONS:**

87
88 The property is currently vacant parking area which must undergo a subdivision process,
89 currently applied for. The City Engineer has reviewed the preliminary submission and
90 has comments, letter attached.

91
92
93 **III. SURROUNDING PROPERTIES:**

94
95 The property to the west is the current car dealership under a Special Use Permit, the Car
96 Dealership is a pre-existing nonconforming use on a single family residence zoned
97 property.

98
99
100 **IV. STAFF ANALYSIS:**

101
102 The building is not in compliance with the masonry ordinance. Instead, the petitioner
103 proposes consideration of modern materials that have long lifespan. It is not stated on the
104 plans what the trash enclosure is constructed of however the staff recommends that the
105 enclosure comply with the construction material of the main building except that the
106 gates could be a solid metal, solid reinforce vinyl or metal picket type gates with spacing
107 of the pickets to allow screening of dumpsters. The height of the building is a maximum
108 of twenty three feet in height.

109
110 The parking spaces and number of spaces need to comply with the zoning code,
111 ordinance #8044 adopted 5/27/14 as well as the parking lot landscaping, which states:
112 *1 space for every 2 seats plus 2 spaces for every 3 employees on the maximum shift and*
113 *5 stacking plus 1 at order station*

114 Therefore, the drive through complies, however, parking calculations would indicate
115 about 103 seating including 24” for each bench seat or 52 required plus another perhaps 6
116 parking for a crew of 9 max. Total estimated 58 required parking.

117
118 The parking ordinance has width requirements for two and one way drives used for
119 parking only, not for the access aisle or drive-through aisle. The entrances are sufficient
120 size to accommodate the traffic and in fact are quite wide at the taper. There will be
121 stacking for 7 minimum vehicles at 20 feet each before interfering with parking spaces,
122 the plan does not show vehicle stacking dimensions. The site plan would indicate need
123 for a cross access easement with the car lot at the west entrance. Based on utilities
124 shown, it would appear that the site needs utility easements.

125
126 The site landscaping complies with the landscaping ordinance. However, I have
127 discussed the landscaping along North Highway 67 with the City Engineer and we have
128 concluded that the landscaping should be designed to comply with the Lincor
129 Enhancement Project. We will send the Architect the landscaping to be redesigned in
130 accordance with the Lincor design with a revised landscaping drawing to be submitted at
131 subsequent meetings. This will only affect the trees, street lighting and sidewalks along
132 the front of the property.

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Because this is proposed as a commercially zoned property the zoning code requires screening. There will be a need to screen this property from the adjacent residentially zoned property of a minimum of 6 foot pines at 10 foot centers or a vinyl privacy fence.

Because this property is over one acre, an irrigation system will be required per section 405-250 of the zoning code.

All storm water will be directed to inlet and will be piped to the storm water system.

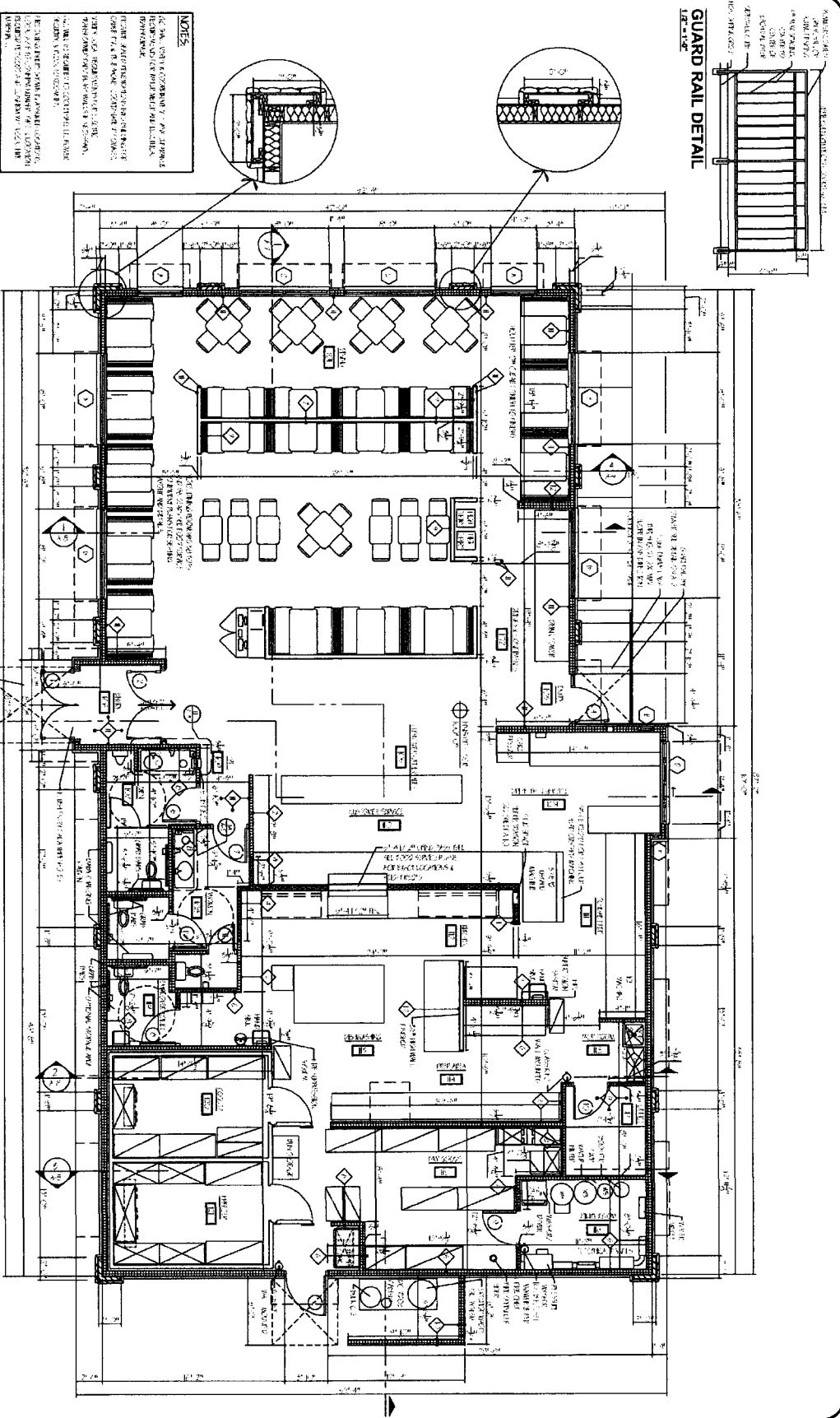
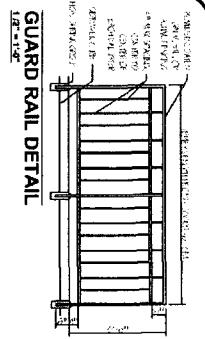
The lighting appears to be the standard lighting for this type of development. The lights intended are a shoe box style light that is fully adjustable. The photo-metrics were figured with the light box facing directly down.

There is a residential Zoning located adjacent to this property. The property is zoned 'R-4' Single Family Dwelling District. Therefore, the car dealer in a residential use is a legal non-conforming use under Special Permit. The Special Permit may need amendment to adjust the property lines.

The proposal includes locating the post sign to within twenty feet of the North Highway 67 property line. The new post sign is proposed to have a graphic digital sign that will be 8'-3" by 4'-5" and the top of the sign is 30 feet tall with the Culver's logo. The post sign is a type of sign that can have sightlines beneath.

VI. STAFF RECOMENDATIONS:

1. The trash enclosure should match the construction of the building which could be stone or brick. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.
2. Subject to Council Approval, that all exterior walls be constructed of masonry per section 500.040 of the City Code or that P&Z endorse exterior materials with a service life of 50 years minimum and consider a change in this section of Zoning Code.
3. The landscaping along the North Highway 67 property line be revised to conform to the Lincor Enhancement Project.
4. That a full irrigation system for the grass and landscaped areas be installed.
5. The proposed post sign shall be relocated behind the required building line and meet all other requirements of the Florissant Sign Regulations.
6. The access easement with the car lot be submitted to the city for review by the Florissant City Engineer.
7. The subdivision be submitted to the Commission for review after addressing comments by the Florissant City Engineer.
8. Both properties subdivided should be re-zoned. Car Sales lot to be re-zoned to 'B-3' Extensive Business District, or the both properties be re-zoned to 'B-5'.



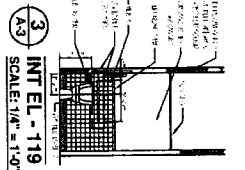
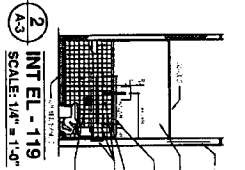
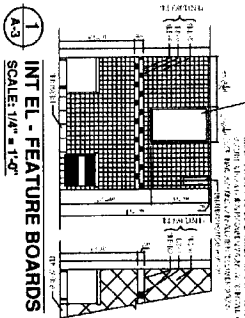
- NOTES**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 - 3. ALL WALLS ARE TO BE 5/8\"/>
- WALL TYPE**
- 1. 5/8\"/>

- FINISH SCHEDULE**
- 1. WALLS: 1/2\"/>

FLOOR PLAN - METRO M - 2014 PROTOTYPE
 SCALE: 1/4" = 1'-0"
 4,017 SQUARE FEET

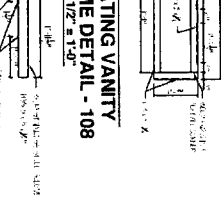
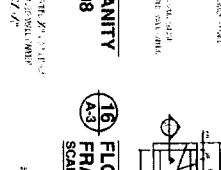
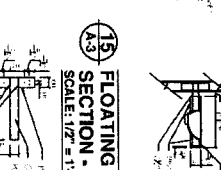
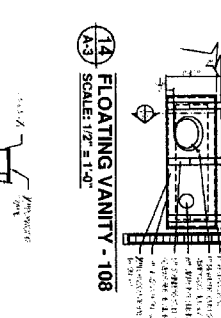
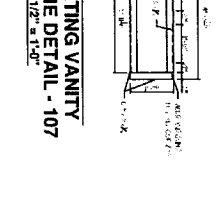
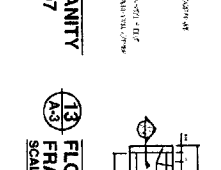
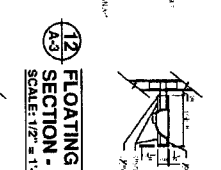
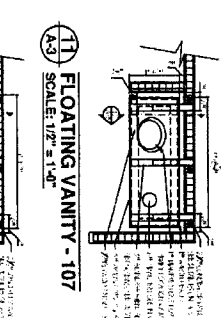
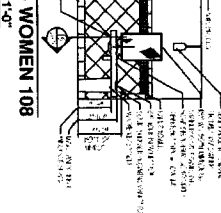
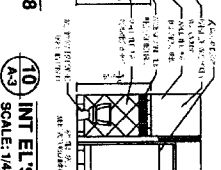
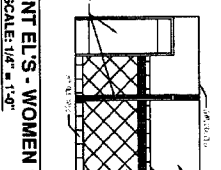
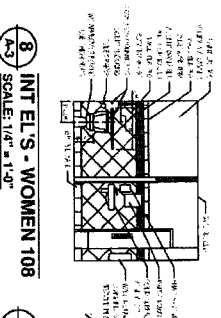
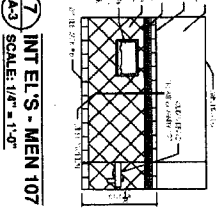
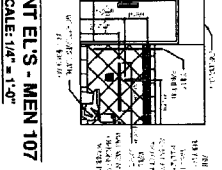
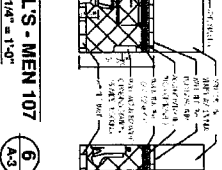
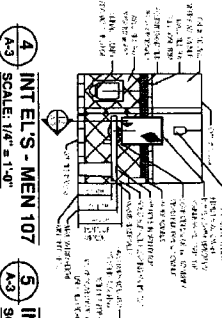


		CULVER FRANCHISING SYSTEM, INC. METRO M - 2014 2014 PROTOTYPE PLANS Florissant, MO
OWNER: Culver Franchising System, Inc. 2101 West Chesterfield Springfield, MO 65807 P (417) 873-7200 F (417) 873-7200	ARCHITECT: H Design Architecture 310 S. 4th Street St. Louis, MO 63102 P (314) 241-4333 F (314) 241-4333	GENERAL CONTRACTOR: 204 West Elm Street, Ste. B St. Louis, MO 63102 P (314) 551-8800 F (314) 551-8800
PROJECT NUMBER: A-2 DATE: 03-23-12 SCALE: 1/4" = 1'-0" CONSTRUCTION DOCUMENTS		



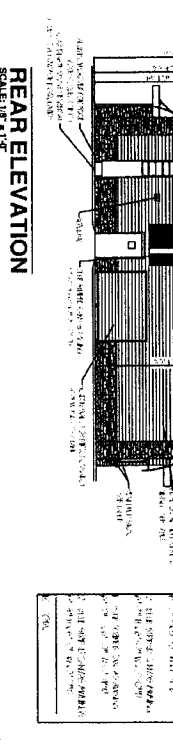
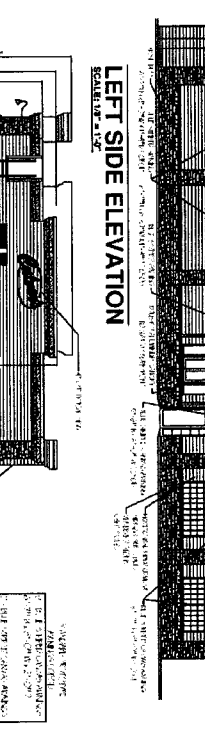
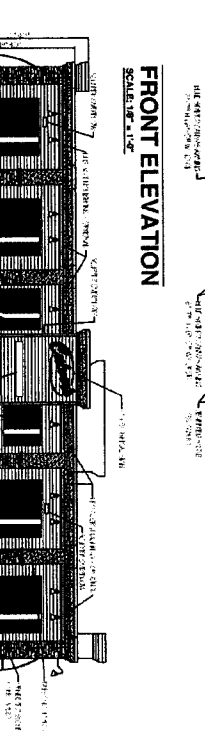
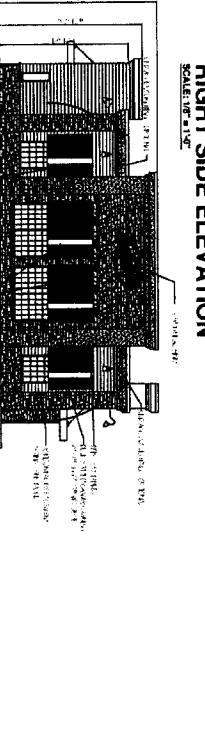
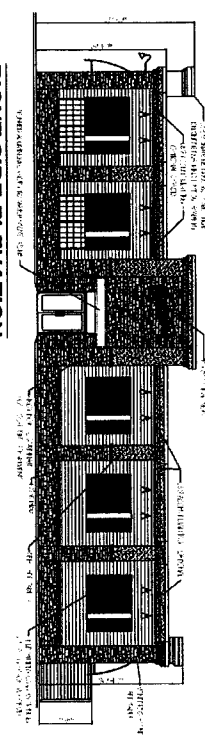
EXTERIOR MATERIALS OPTIONS - SEE EXTERIOR FINISH SELECTION DOCUMENT FOR SELECTIONS.

OPTION	DESCRIPTION
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EXTERIOR MATERIALS OPTIONS - SEE EXTERIOR FINISH SELECTION DOCUMENT FOR SELECTIONS.

OPTION	DESCRIPTION
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H DESIGN ARCHITECTURE
 501 SOUTH NATIONAL AVE SUITE 7A
 SPRINGFIELD, MISSOURI 65810
 417.867.6526 • 417.867.6521

CULVER FRANCHISING SYSTEM, INC.
 METRO M - 2014
 2014 PROTOTYPE PLANS
 Florissant, MO

3RD FLOOR PLAN
 CULVER FRANCHISING SYSTEM, INC.
 1401 N. STATE ST. SUITE 100
 SPRINGFIELD, MO 65807
 (417) 867-2014

2ND FLOOR PLAN
 CULVER FRANCHISING SYSTEM, INC.
 1401 N. STATE ST. SUITE 100
 SPRINGFIELD, MO 65807
 (417) 867-2014

1ST FLOOR PLAN
 CULVER FRANCHISING SYSTEM, INC.
 1401 N. STATE ST. SUITE 100
 SPRINGFIELD, MO 65807
 (417) 867-2014

INTERIOR & EXTERIOR ELEV.
 14-311
 14-312
 14-313
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 14-315
 14-316
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 14-320

A-3

1 INTRODUCED BY COUNCIL MEMBERS, JONES, EAGAN, CAPUTA, SCHILDROTH,
2 HENKE, PAGANO, SCHMIDT

3
4 JUNE 23, 2014

5
6 SUBSTITUTE BILL NO. 9009

ORDINANCE NO.

7
8 **AN ORDINANCE REPEALING ORDINANCE NUMBERS 7753, 7754, 7768,**
9 **7777, 7957, 8013, & 8015 AND ALL ORDINANCES IN CONFLICT**
10 **THEREWITH PERTAINING TO WAGE RANGE AND JOB**
11 **CLASSIFICATION FOR FULL TIME EMPLOYEES AND ENACTING IN**
12 **LIEU THEREOF A NEW ORDINANCE RELATING TO THE SAME**
13 **SUBJECT AND CONTAINING AN EFFECTIVE DATE CLAUSE.**
14

15 WHEREAS, the Florissant City Council feels it is prudent and necessary to make
16 adjustments to the existing pay plan; and

17 WHEREAS, this ordinance establishes a pay plan with 14 grades and 15 steps within
18 each grade; and

19 WHEREAS, each full-time employee will be transitioned into the new pay plan effective
20 July 14, 2014 so that their grade and step classification is equal to or greater than their current
21 salary or as otherwise referenced in the memo from Randy McDaniel, Finance Director dated
22 July 9, 2014 attach to and incorporated by reference herein; and

23 WHEREAS, each full-time employee will be eligible to move to the next step within
24 their respective pay grade upon reaching the anniversary of their date of hire based upon
25 completion of a positive evaluation; and

26 WHEREAS, the Florissant City Council will periodically review the wage schedule and
27 make cost-of-living adjustments as necessary to keep the city's wage plan competitive;
28

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

31
32 **Section 1:** Ordinance Nos. 7753, 7754, 7768, 7777, 7957, 8013, and 8015 of the City of
33 Florissant are hereby repealed.

34 **Section 2:** Chapter 125.065 "Wage Increase and Schedule," subsection A and B are
35 hereby deleted in their entirety and the following inserted in lieu thereof and the following new
36 subsection C is added and the remaining sections re-lettered accordingly.

37 :

38 **Section 125.065 Wage Increase and Schedule**

39 **A. Job Classification and Grade Level**
40

Job Classification	Grade level
Bus Driver	1
Golf Shop Attendant	1
Custodian	2
Assistant Court Clerk	3
Cashier	3

Clerk Typist	3
Corrections Officer	3
Mailroom/Printing Clerk	3
Permit Inspection Clerk	3
Receptionist	3
Video Specialist	3
Assistant to Golf Course Manager	3
Administrative Assistant	4
Assistant Theatre Manager	4
Class C Laborer	4
Golf Course Assistant Superintendent	4
Golf Course Mechanic	4
IT System Support Technician	4
Executive Assistant	5
Deputy City Clerk	5
Dispatcher	5
Senior Coordinator	5
Senior Ranger	5
Accounting Clerk	5
Class B Laborer	6
Equipment Maintenance Mechanic	6
Recreation Specialist	6
Street Sweeper	6
Academy Recruit (Police)	6
Building Maintenance	7
Class A Laborer	7
Probationary Police Officer	7
Multi-Building Inspector	7
Class A Foreman	8
Plan Reviewer	8
Equipment Maintenance Supervisor	8
Information Technology Manager	8
Media/TV Station Manager	8
Police Officer	8
Golf Course General Manager	8
Golf Course Superintendent	8
Court Clerk	8
Center Director	9
Law Enforcement Technology Specialist	9
Chief Engineer	10
Building Commissioner	10
Director of Community Development & Housing	10
Director of Human Resources	10
Economic Development Director	10
Park Superintendent	10

Police Sergeant	10
Street Superintendent	10
Theatre Manager	10
Recreation Superintendent	10
City Clerk	10
Assistant Director of Finance	10
City Engineer	11
Police Lieutenant	11
Police Captain	12
Director of Parks and Recreation	12
Director of Finance	12
Police Major	13
Director of Public Works and Health	13
Chief of Police	14

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- B. This Section shall not be in any way construed to authorize a wage range above the maximum wage set forth in the grade and step schedule for each job classification.
- C. Each person in the service of the City of Florissant shall be eligible for an annual wage increase and lateral move to the next higher step within their respective grade on the anniversary of their date of hire conditioned upon the completion of a successful performance review. No annual wage increase shall exceed the final step established for any grade.

Section 3: The following grade and step schedule for each job classification for full-time positions within the service of the City of Florissant is hereby established as follows, and, in addition to the annual compensation set forth in the grade and step schedule, all full-time, non-elected employees who reside in the City of Florissant shall receive additional compensation of \$100 per month for every month that such employee resides within the city limits of the City of Florissant:

Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grade															
1	23,524.80	24,003.20	24,502.40	25,001.60	25,521.60	26,041.60	26,582.40	27,123.20	27,684.80	28,246.40	28,828.80	29,411.20	30,014.40	30,617.60	31,241.60
2	28,038.40	28,600.00	29,182.40	29,785.60	30,388.80	31,012.80	31,636.80	32,281.60	32,947.20	33,612.80	34,299.20	34,985.60	35,692.80	36,420.80	37,169.60
3	30,825.60	31,449.60	32,094.40	32,739.20	33,404.80	34,091.20	34,777.60	35,484.80	36,212.80	36,940.80	37,689.60	38,459.20	39,228.80	40,019.20	40,830.40
4	33,904.00	34,590.40	35,297.60	36,004.80	36,732.80	37,481.60	38,251.20	39,020.80	39,811.20	40,622.40	41,454.40	42,286.40	43,139.20	44,012.80	44,907.20
5	37,294.40	38,043.20	38,812.80	39,603.20	40,414.40	41,225.60	42,057.60	42,910.40	43,784.00	44,678.40	45,572.80	46,488.00	47,424.00	48,380.80	49,358.40
6	41,038.40	41,870.40	42,723.20	43,596.80	44,470.40	45,364.80	46,280.00	47,216.00	48,172.80	49,150.40	50,148.80	51,168.00	52,208.00	53,268.80	54,350.40
7	45,136.00	46,051.20	46,987.20	47,944.00	48,921.60	49,920.00	50,918.40	51,937.60	52,977.60	54,038.40	55,120.00	56,222.40	57,366.40	58,531.20	59,716.80
8	49,649.60	50,648.00	51,667.20	52,707.20	53,768.00	54,849.60	55,952.00	57,075.20	58,219.20	59,384.00	60,590.40	61,817.60	63,065.60	64,334.40	65,624.00
9	54,600.00	55,702.40	56,825.60	57,969.60	59,134.40	60,320.00	61,526.40	62,774.40	64,043.20	65,332.80	66,643.20	67,995.20	69,368.00	70,761.60	72,196.80
10	60,070.40	61,276.80	62,504.00	63,772.80	65,062.40	66,372.80	67,704.00	69,076.80	70,470.40	71,884.80	73,340.80	74,817.60	76,315.20	77,854.40	79,414.40
11	66,081.60	67,412.80	68,764.80	70,158.40	71,572.80	73,008.00	74,484.80	75,982.40	77,521.60	79,081.60	80,683.20	82,305.60	83,969.60	85,654.40	87,380.80
12	71,468.80	72,904.00	74,380.80	75,878.40	77,396.80	78,956.80	80,537.60	82,160.00	83,803.20	85,488.00	87,214.40	88,961.60	90,750.40	92,580.80	94,452.80
13	78,624.00	80,204.80	81,827.20	83,470.40	85,155.20	86,860.80	88,608.00	90,396.80	92,206.40	94,057.60	95,950.40	97,884.80	99,860.80	101,878.40	103,916.80
14	86,486.40	88,233.60	90,001.60	91,811.20	93,662.40	95,555.20	97,468.80	99,424.00	101,420.80	103,459.20	105,539.20	107,660.80	109,824.00	112,028.80	114,275.20

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Section 4: Accounting Clerks, as assigned by the Director of Finance, shall be compensated at the rate of \$1.00 per hour additional salary while performing the specialties of Payroll and Accounts Payable in the Finance Department. The Accounting Clerks with these specialties shall be selected and removed by the Director of Finance at any time.

Section 5: New employees with appropriate education and prior years training and experience may be employed at any wage step within the respective grade for their job classification based upon the recommendation of the Department Head with the approval of the Mayor.

Section 6: Except as otherwise provided herein, the compensation for unclassified employees as identified in Article X, Section 10.1(1) of the Florissant City Charter shall constitute the total annual compensation for the services provided and no additional compensation by way of overtime pay shall be paid any person occupying one of said positions.

Section 7: The following provisions are applicable to the Police Department:

A. The Police Major may be appointed by and serve at the discretion of the Chief of Police. A Major reduced in rank by the Chief of Police will be returned to the last commissioned rank in which he or she had successfully completed their probationary period and shall have no right to appeal this reduction in rank.

B. Police Officers may be assigned to and removed from the Detective Bureau at the discretion of the Chief of Police.

C. A Dispatcher, assigned by the Chief of Police as a Lead Dispatcher, shall be compensated at the rate of \$50 per month additional salary while performing the duties of same. A Lead Dispatcher shall be selected and removed by the Chief of Police at any time.

D. New employees with prior police school training and full time police experience may be employed as a police officer at any wage step for their job

89 classification based upon the number of years of prior police experience, as approved by
90 the Chief of Police.

91 E. Every employee promoted from one job classification to a job
92 classification of a higher pay grade shall receive the compensation of the pay grade and
93 step in the new position that would increase such employee's compensation in the new
94 grade to a level that would exceed that of the highest step currently occupied by an active
95 employee in the lower grade or by a minimum of 5% over and above the compensation
96 paid for the grade from which such employee was promoted or the starting pay for the
97 higher grade, whichever is greater, as approved by the Chief of Police.

98 F. Whenever a holiday, as listed in Section 125.295 of the Florissant City
99 Code, occurs during any pay period, each employee serving in the job classification of
100 Major, Captain, Lieutenant, Sergeant, Police Officer, Student Police Officer,
101 Probationary Police Officer, Dispatcher, or Correction Officer shall receive, in addition to
102 the regular pay for the pay period, a sum equal to eight (8) hours regular pay or holiday
103 pay.

104 G. The normal work schedule for full-time employees in the Police
105 Department that are covered by this pay ordinance shall be determined by the Chief of
106 Police and such schedule shall comply with any and all applicable federal and state laws
107 and regulations. Any time worked in excess of the normal work schedule shall entitle the
108 employee to compensation based upon time and one-half (1-1/2) of the regular rate or
109 compensatory time as authorized by applicable federal and state law.

110 H. An Academy Recruit shall enter the pay plan at Grade 6. Upon graduation
111 the Academy Recruit shall move to Grade 7 as a Probationary Police Officer during the
112 probationary period at the discretion of the Chief of Police and approval of the Mayor.
113 After one year of experience and completion of the probationary period the Academy
114 Recruit would move to Grade 8 at the discretion of the Chief of Police and approval of
115 the Mayor.

116
117 **Section 8:** The grade and step schedule set forth in Section 3 above shall be replaced
118 with the following schedule, which provides for a 1% across-the-board increase to all
119 full-time employees, after all full-time employees have been placed into the appropriate
120 grade and step on the schedule contained in Section 3.

Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grade															
1	23,774.40	24,252.80	24,752.00	25,272.00	25,792.00	26,312.00	26,852.80	27,414.40	27,976.00	28,537.60	29,120.00	29,723.20	30,326.40	30,929.60	31,574.40
2	28,329.60	28,891.20	29,494.40	30,097.60	30,700.80	31,324.80	31,969.60	32,614.40	33,280.00	33,966.40	34,652.80	35,339.20	36,067.20	36,795.20	37,544.00
3	31,137.60	31,782.40	32,427.20	33,072.00	33,758.40	34,444.80	35,131.20	35,859.20	36,587.20	37,315.20	38,084.80	38,854.40	39,624.00	40,435.20	41,246.40
4	34,257.60	34,944.00	35,651.20	36,379.20	37,107.20	37,876.80	38,646.40	39,416.00	40,227.20	41,038.40	41,870.40	42,723.20	43,576.00	44,470.40	45,364.80
5	37,668.80	38,438.40	39,208.00	40,019.20	40,830.40	41,641.60	42,494.40	43,347.20	44,241.60	45,136.00	46,030.40	46,966.40	47,902.40	48,880.00	49,857.60
6	41,454.40	42,307.20	43,160.00	44,033.60	44,928.00	45,822.40	46,758.40	47,694.40	48,672.00	49,649.60	50,668.80	51,688.00	52,748.80	53,809.60	54,912.00
7	45,593.60	46,529.60	47,465.60	48,443.20	49,420.80	50,419.20	51,438.40	52,457.60	53,518.40	54,579.20	55,681.60	56,804.80	57,948.80	59,425.60	60,320.00
8	50,148.80	51,168.00	52,187.20	53,248.00	54,308.80	55,411.20	56,513.60	57,657.60	58,801.60	59,987.20	61,214.40	62,441.60	63,710.40	64,979.20	66,289.60
9	55,161.60	56,264.00	57,408.00	58,552.00	59,737.60	60,923.20	62,150.40	63,419.20	64,688.00	65,998.40	67,329.60	68,681.60	70,075.20	71,489.60	72,924.80
10	60,673.60	61,900.80	63,148.80	64,417.60	65,728.00	67,038.40	68,390.40	69,784.00	71,177.60	72,612.80	74,089.60	75,566.40	77,084.80	78,644.80	80,225.60
11	66,747.20	68,099.20	69,472.00	70,865.60	72,300.80	73,756.80	75,233.60	76,752.00	78,312.00	79,892.80	81,494.40	83,137.60	84,822.40	86,528.00	88,275.20
12	72,196.80	73,652.80	75,129.60	76,648.00	78,187.20	79,747.20	81,348.80	82,992.00	84,656.00	86,361.60	88,088.00	89,856.00	91,665.60	93,516.80	95,409.60
13	79,414.40	81,016.00	82,659.20	84,323.20	86,008.00	87,734.40	89,502.40	91,312.00	93,142.40	95,014.40	96,928.00	98,883.20	100,880.00	102,897.60	104,956.80
14	87,360.00	89,128.00	90,916.80	92,747.20	94,619.20	96,512.00	98,446.40	100,422.40	102,440.00	104,499.20	106,600.00	108,742.40	110,926.40	113,152.00	115,419.20

125 **Section 9:** This ordinance shall become effective as of July 14, 2014.

126
127 Adopted this _____ day of _____, 2014.

128
129 _____
130 Joseph Eagan
131 President of the Council
132 City of Florissant

133
134 Approved this _____ day of _____, 2014.

135
136 _____
137 Thomas P. Schneider
138 Mayor, City of Florissant

139 ATTEST:
140
141 _____
142 Karen Goodwin, MMC/MRCC
143 City Clerk

Karen Goodwin

From: Randy McDaniel
Sent: Thursday, July 10, 2014 10:11 AM
To: Karen Goodwin
Cc: Mayor Schneider
Subject: Revised pay bills
Attachments: Proposed Ord to fund new pay plan 06-13-2014.doc; Proposed Ord to fund new pay plan PIF 06-13-2014.doc; New Proposed paybill - Full time employees 2014.doc; doc02147020140710095027.pdf

Attached please find revised drafts of bills #9009, #9010 and #9011 which reflect the following:

1. Bill #9009 has been modified to remove any and all grade changes and special considerations for department head positions, limit grade changes for recommended positions to one grade and to add language necessary to provide a 1% across the board increase for all positions. Memo dated July 9, 2014 is also attached that is now referenced in bill #9009.
2. Bill #9010 has been modified to reflect the appropriation necessary to fund the changes for the General Fund in Bill #9009.
3. Bill #9011 has been modified to reflect the appropriation necessary to fund the changes for the Park Improvement Fund in Bill #9009.

Randy McDaniel
Director of Finance

City of Florissant, Missouri
Memorandum

To: Mayor Thomas P. Schneider
 From: Randy McDaniel, Director of Finance *RM*
 Subject: Recommendations for Pay Grade Adjustments
 Date: July 9, 2014

The grade changes as identified below are respectfully recommended to coincide with the adoption of a new pay plan with grades and steps.

Position	Existing Grade	Proposed Grade	Notes
Chief Engineer	9	10	Due to the level of training, experience and responsibilities should be at proposed grade. Note that stand-by pay will be eliminated with this adjustment.
Building Maintenance	6	7	Due to the level of training, experience and responsibilities should be at proposed grade. Note that stand-by pay will be eliminated with this adjustment.
Multi-Building Inspector	6	7	Due to the level of training, experience and responsibilities.
IT Systems Administrator – Police	8	9	Due to the unique nature and scope of the maintenance and installation of various computer systems in the police department and the attendant responsibilities.
Court Clerk	7	8	Due to the level of training, experience, responsibilities, and supervisory duties.
IT Systems Support Technician	3	4	To better reflect the education, training and experience necessary to perform the functions of the position.
Assistant Director of Finance	9	10	Due to the education, experience, training, and supervisory responsibilities of the position.
Accounting Clerk	4	5	Due to the high level of training, experience and responsibilities required for this clerical position.

1 INTRODUCED BY COUNCILMAN EAGAN
2 JUNE 23, 2014

4 BILL NO. 9009

ORDINANCE NO.

6 **AN ORDINANCE TO REPEAL ORDINANCE NUMBERS 7753, 7754, 7768,**
7 **7777, 7957, 8013, & 8015 AND ALL ORDINANCES IN CONFLICT**
8 **THEREWITH PERTAINING TO WAGE RANGE AND JOB**
9 **CLASSIFICATION FOR FULL TIME EMPLOYEES AND ENACTING IN**
10 **LIEU THEREOF A NEW ORDINANCE RELATING TO THE SAME**
11 **SUBJECT AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

13 WHEREAS, the Florissant City Council feels it is prudent and necessary to make
14 adjustments to the existing pay plan; and

15 WHEREAS, the Florissant City Council accepts the recommendations of the
16 administration to amend the pay grade and job classifications for selected positions; and

17 WHEREAS, this ordinance establishes a pay plan with 14 grades and 15 steps within
18 each grade; and

19 WHEREAS, each full-time employee will be transitioned into the new pay plan effective
20 July 14, 2014 so that their grade and step classification is equal to or greater than their current
21 salary or as otherwise referenced in memos dated May 15, June 6 and June 18, 2014; and

22 WHEREAS, each full-time employee will be eligible to move to the next step within
23 their respective pay grade upon reaching the anniversary of their date of hire based upon
24 completion of a positive evaluation; and

25 WHEREAS, the Florissant City Council will periodically review the wage schedule and
26 make cost-of-living adjustments as necessary to keep the city's wage plan competitive;

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

30 **Section 1:** Ordinance Nos. 7753, 7754, 7768, 7777, 7957, 8013, and 8015 of the City of
31 Florissant are hereby repealed.

32 **Section 2: All employees**

33 A. That Chapter 125.065 "Wage Increase and Schedule," subsection A "Job
34 Classification and Grade Level" is hereby amended by deleting subsection A in its
35 entirety and replacing it with the following:

Job Classification	Grade level
Bus Driver	1
Golf Shop Attendant	1
Custodian	2
Assistant Court Clerk	3
Cashier	3
Clerk Typist	3
Corrections Officer	3
Mailroom/Printing Clerk	3
Permit Inspection Clerk	3
Receptionist	3
Video Specialist	3

Job Classification	Grade level
Assistant to Golf Course Manager	3
Administrative Assistant	4
Assistant Theatre Manager	4
Class C Laborer	4
Golf Course Assistant Superintendent	4
Golf Course Mechanic	4
Executive Assistant	5
Deputy City Clerk	5
Dispatcher	5
Senior Coordinator	5
Senior Ranger	5
IT System Support Technician	5
Accounting Clerk	5
Class B Laborer	6
Equipment Maintenance Mechanic	6
Recreation Specialist	6
Street Sweeper	6
Academy Recruit (Police)	6
Building Maintenance	7
Class A Laborer	7
Probationary Police Officer	7
Multi-Building Inspector	7
Class A Foreman	8
Plan Reviewer	8
Equipment Maintenance Supervisor	8
Information Technology Manager	8
Media/TV Station Manager	8
Police Officer	8
Golf Course General Manager	8
Golf Course Superintendent	8
Center Director	9
Law Enforcement Technology Specialist	9
Chief Engineer	10
Building Commissioner	10
Court Clerk	10
Director of Community Development & Housing	10
Director of Human Resources	10
Economic Development Director	10
Park Superintendent	10
Police Sergeant	10
Street Superintendent	10
Theatre Manager	10
Recreation Superintendent	10
City Clerk	11

Job Classification	Grade level
City Engineer	11
Police Lieutenant	11
Assistant Director of Finance	11
Police Captain	12
Police Major	13
Director of Parks and Recreation	13
Director of Public Works and Health	14
Director of Finance	14
Chief of Police	14

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B. The grade and step schedule for each job classification for full-time positions within the service of the City of Florissant are hereby established as follows:

Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grade															
1	23,524.80	24,003.20	24,502.40	25,001.60	25,521.60	26,041.60	26,582.40	27,123.20	27,684.80	28,246.40	28,828.80	29,411.20	30,014.40	30,617.60	31,241.60
2	28,038.40	28,600.00	29,182.40	29,785.60	30,388.80	31,012.80	31,636.80	32,281.60	32,947.20	33,612.80	34,299.20	34,985.60	35,692.80	36,420.80	37,169.60
3	30,825.60	31,449.60	32,094.40	32,739.20	33,404.80	34,091.20	34,777.60	35,484.80	36,212.80	36,940.80	37,689.60	38,459.20	39,228.80	40,019.20	40,830.40
4	33,904.00	34,590.40	35,297.60	36,004.80	36,732.80	37,481.60	38,251.20	39,020.80	39,811.20	40,622.40	41,454.40	42,286.40	43,139.20	44,012.80	44,907.20
5	37,294.40	38,043.20	38,812.80	39,603.20	40,414.40	41,225.60	42,057.60	42,910.40	43,784.00	44,678.40	45,572.80	46,488.00	47,424.00	48,380.80	49,358.40
6	41,038.40	41,870.40	42,723.20	43,596.80	44,470.40	45,364.80	46,280.00	47,216.00	48,172.80	49,150.40	50,148.80	51,168.00	52,208.00	53,268.80	54,350.40
7	45,136.00	46,051.20	46,987.20	47,944.00	48,921.60	49,920.00	50,918.40	51,937.60	52,977.60	54,038.40	55,120.00	56,222.40	57,366.40	58,531.20	59,716.80
8	49,649.60	50,648.00	51,667.20	52,707.20	53,768.00	54,849.60	55,952.00	57,075.20	58,219.20	59,384.00	60,590.40	61,817.60	63,065.60	64,334.40	65,624.00
9	54,600.00	55,702.40	56,825.60	57,969.60	59,134.40	60,320.00	61,526.40	62,774.40	64,043.20	65,332.80	66,643.20	67,995.20	69,368.00	70,761.60	72,196.80
10	60,070.40	61,276.80	62,504.00	63,772.80	65,062.40	66,372.80	67,704.00	69,076.80	70,470.40	71,884.80	73,340.80	74,817.60	76,315.20	77,854.40	79,414.40
11	66,081.60	67,412.80	68,764.80	70,158.40	71,572.80	73,008.00	74,484.80	75,982.40	77,521.60	79,081.60	80,683.20	82,305.60	83,969.60	85,654.40	87,380.80
12	71,468.80	72,904.00	74,380.80	75,878.40	77,396.80	78,956.80	80,537.60	82,160.00	83,803.20	85,488.00	87,214.40	88,961.60	90,750.40	92,580.80	94,452.80
13	78,624.00	80,204.80	81,827.20	83,470.40	85,155.20	86,860.80	88,608.00	90,396.80	92,206.40	94,057.60	95,950.40	97,884.80	99,860.80	101,878.40	103,916.80
14	86,486.40	88,233.60	90,001.60	91,811.20	93,662.40	95,555.20	97,468.80	99,424.00	101,420.80	103,459.20	105,539.20	107,660.80	109,824.00	112,028.80	114,275.20

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C. Each person in the service of the City of Florissant shall be eligible for an annual wage increase and lateral move to the next higher step within their respective grade on the anniversary of their date of hire conditioned upon the completion of a successful performance review. No annual wage increase shall exceed the final step established for any grade.

D. In addition to the annual compensation set forth in section B above, all full-time, non-elected employees who reside in the City of Florissant shall receive additional compensation of \$100 per month for every month that such employee resides within the city limits of the City of Florissant.

E. Every employee promoted from one job classification to a job classification of a higher pay grade shall receive the compensation of the pay grade and step in the new position that would increase such employee's compensation by a minimum of 5% over and above the compensation paid for the grade from which such employee was promoted or the starting pay for the higher grade, whichever is greater.

Section 3: Classified Employees

A. Accounting Clerks, as assigned by the Director of Finance, shall be compensated at the rate of \$1.00 per hour additional salary while performing the specialties of Payroll and Accounts Payable in the Finance Department. The Accounting Clerks with these specialties shall be selected and removed by the Director of Finance at any time.

B. New employees with appropriate education and prior years training and experience may be employed at any wage step within the respective grade for their job classification based upon the recommendation of the Department Head with the approval of the Mayor.

Section 4: Unclassified Employees

A. Except as herein otherwise provided, the compensation for unclassified employees as identified in Article X, Section 10.1(1) of the Florissant City Charter herein provided shall constitute the total annual compensation for the services provided and no additional compensation by way of overtime pay shall be paid any person occupying one of said positions. The normal work week for full-time unclassified employees shall be forty (40) hours per week.

74 **Section 5: Police Department**

75 A. The Police Major may be appointed by and serve at the discretion of the
76 Chief of Police. A Major reduced in rank by the Chief of Police will be returned to the
77 last commissioned rank in which he or she had successfully completed their probationary
78 period and shall have no right to appeal this reduction in rank.

79 B. Police Officers may be assigned to and removed from the Detective
80 Bureau at the discretion of the Chief of Police.

81 C. A Dispatcher, assigned by the Chief of Police as a Lead Dispatcher, shall
82 be compensated at the rate of \$50 per month additional salary while performing the duties
83 of same. A Lead Dispatcher shall be selected and removed by the Chief of Police at any
84 time.

85 D. New employees with prior police school training and full time police
86 experience may be employed as a police officer at any wage step for their job
87 classification based upon the number of years of prior police experience, as approved by
88 the Chief of Police.

89 E. Every employee promoted from one job classification to a job
90 classification of a higher pay grade shall receive the compensation of the pay grade and
91 step in the new position that would increase such employee's compensation in the new
92 grade to a level that would exceed that of the highest step currently occupied by an active
93 employee in the lower grade or by a minimum of 5% over and above the compensation
94 paid for the grade from which such employee was promoted or the starting pay for the
95 higher grade, whichever is greater, as approved by the Chief of Police.

96 F. Whenever a holiday, as listed in Section 125.295 of the Florissant City
97 Code, occurs during any pay period, each employee serving in the job classification of
98 Major, Captain, Lieutenant, Sergeant, Police Officer, Student Police Officer,
99 Probationary Police Officer, Dispatcher, or Correction Officer shall receive, in addition to
100 the regular pay for the pay period, a sum equal to eight (8) hours regular pay or holiday
101 pay.

102 G. The normal work schedule for full-time employees in the Police
103 Department that are covered by this pay ordinance shall be determined by the Chief of
104 Police and such schedule shall comply with any and all applicable federal and state laws
105 and regulations. Any time worked in excess of the normal work schedule shall entitle the

106 employee to compensation based upon time and one-half (1-1/2) of the regular rate or
107 compensatory time as authorized by applicable federal and state law.

108 H. An Academy Recruit shall enter the pay plan at Grade 6. Upon graduation
109 the Academy Recruit shall move to Grade 7 as a Probationary Police Officer during the
110 probationary period at the discretion of the Chief of Police and approval of the Mayor.
111 After one year of experience and completion of the probationary period the Academy
112 Recruit would move to Grade 8 at the discretion of the Chief of Police and approval of
113 the Mayor.

114 **Section 6:** This ordinance shall become effective as of July 14, 2014.

115
116 Adopted this _____ day of _____, 2014.

117
118 _____
119 Joseph Eagan
120 President of the Council
121 City of Florissant

122
123 Approved this _____ day of _____, 2014.

124
125 _____
126 Thomas P. Schneider
127 Mayor, City of Florissant

128 ATTEST:
129
130 _____
131 Karen Goodwin, MMC/MRCC
132 City Clerk

Florissant Police Department

Memorandum

Date: 05-16-2014
To: Mayor Thomas P. Schneider
From: Colonel Timothy Lowery, Chief of Police
Subject: Salary Committee

Sir;

As you are aware, several years ago you formed a committee, comprised of department heads and elected official, which was tasked with reviewing the city's pay plan to determine whether the plan as currently configured was sufficient to allow the city to attract and retain qualified personnel and to allow the city to be competitive in the market place for the foreseeable future.

As Chief of Police, I am extremely concerned with the amount of recent and future turnover of personnel at the police department. In the last year alone I have lost five very experienced veteran officers; three went to other municipalities and two to the private sector. All five officers indicated during their exit interviews that they left the department for better wages and benefits elsewhere. In addition, I am aware of five other veteran officers who are in the hiring process at other municipalities or in the private sector. The Captains have spoken to these officers and they have all indicated that they are looking to leave for better pay and benefits. They have all indicated that they are very happy working for the Florissant Police Department and would prefer to stay.

Other department heads have indicated during our meetings that they are also having difficulties in hiring and retaining qualified personnel based on wages and benefits. In addition, they complained that they are dealing with very discontented employees over wages and benefits.

The Director of Public Works explained that recently he had a building inspector leave to go to another municipality for higher wages and better benefits. As a result, he is having a very difficult time finding a replacement.

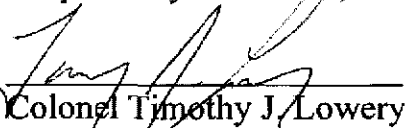
To address these issues the committee proposes that the city replace the current pay plan by adopting a new pay schedule which is a step plan.

All employees will be placed into the new pay schedule that is proposed and attached. The schedule is based on the existing pay plan which currently has 14 grades and a starting and ending pay for each grade. Step one under the proposed schedule is the current starting pay for each grade. Two percent steps are then added to the plan until reaching the approximate ending pay on the current schedule. Subject to a positive merit review each employee will be able to advance to the next step in their grade each year on the anniversary of their date of hire until such time as they reach the final step in their grade. Upon reaching the final step in their grade they would still be eligible to receive any across-the-board or cost-of-living increase granted by the City Council. The entire pay schedule will be adjusted to reflect an across-the-board or cost-of-living increase on the first day of the fiscal year and all employees would receive the increase at that time.

It is the consensus of the committee that the new schedule and modifications will help address the issue of hiring and retaining qualified personnel. In addition, it will greatly improve morale.

I respectfully request that the City Council consider implementing this proposal as soon as possible so that we can begin to address the aforementioned issues.

Respectfully submitted,


Colonel Timothy J. Lowery
Chief of Police

Pay Plan - 2% Fixed Steps															
Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grade															
1	23,524.80	24,003.20	24,502.40	25,001.60	25,521.60	26,041.60	26,582.40	27,123.20	27,684.80	28,246.40	28,828.80	29,411.20	30,014.40	30,617.60	31,241.60
2	28,038.40	28,600.00	29,182.40	29,785.60	30,388.80	31,012.80	31,636.80	32,281.60	32,947.20	33,612.80	34,299.20	34,985.60	35,692.80	36,420.80	37,169.60
3	30,825.60	31,449.60	32,094.40	32,739.20	33,404.80	34,091.20	34,777.60	35,484.80	36,212.80	36,940.80	37,689.60	38,459.20	39,228.80	40,019.20	40,830.40
4	33,904.00	34,590.40	35,297.60	36,004.80	36,732.80	37,481.60	38,251.20	39,020.80	39,811.20	40,622.40	41,454.40	42,286.40	43,139.20	44,012.80	44,907.20
5	37,294.40	38,043.20	38,812.80	39,603.20	40,414.40	41,225.60	42,057.60	42,910.40	43,784.00	44,678.40	45,572.80	46,488.00	47,424.00	48,380.80	49,358.40
6	41,038.40	41,870.40	42,723.20	43,596.80	44,470.40	45,364.80	46,280.00	47,216.00	48,172.80	49,150.40	50,148.80	51,168.00	52,208.00	53,268.80	54,350.40
7	45,136.00	46,051.20	46,987.20	47,944.00	48,921.60	49,920.00	50,918.40	51,937.60	52,977.60	54,038.40	55,120.00	56,222.40	57,366.40	58,531.20	59,716.80
8	49,649.60	50,648.00	51,667.20	52,707.20	53,768.00	54,849.60	55,952.00	57,075.20	58,219.20	59,384.00	60,590.40	61,817.60	63,065.60	64,334.40	65,624.00
9	54,600.00	55,702.40	56,825.60	57,969.60	59,134.40	60,320.00	61,526.40	62,774.40	64,043.20	65,332.80	66,643.20	67,995.20	69,368.00	70,761.60	72,196.80
10	60,070.40	61,276.80	62,504.00	63,772.80	65,062.40	66,372.80	67,704.00	69,076.80	70,470.40	71,884.80	73,340.80	74,817.60	76,315.20	77,854.40	79,414.40
11	66,081.60	67,412.80	68,764.80	70,158.40	71,572.80	73,008.00	74,484.80	75,982.40	77,521.60	79,081.60	80,683.20	82,305.60	83,969.60	85,654.40	87,380.80
12	71,468.80	72,904.00	74,380.80	75,878.40	77,396.80	78,956.80	80,537.60	82,160.00	83,803.20	85,488.00	87,214.40	88,961.60	90,750.40	92,580.80	94,452.80
13	78,624.00	80,204.80	81,827.20	83,470.40	85,155.20	86,860.80	88,608.00	90,396.80	92,206.40	94,057.60	95,950.40	97,884.80	99,860.80	101,878.40	103,916.80
14	86,486.40	88,233.60	90,001.60	91,811.20	93,662.40	95,555.20	97,468.80	99,424.00	101,420.80	103,459.20	105,539.20	107,660.80	109,824.00	112,028.80	114,275.20

Florissant Police Department

Memorandum

Date: 05-16-2014
To: Mayor Thomas P. Schneider
From: Colonel Timothy Lowery, Chief of Police
Subject: Salaries-Department Heads

Sir;

Per your request, I have reviewed and compared the salaries of the four key Department head positions which are as follows:

Director of Public Works and Health - \$97,323.20
Director of Finance - \$83,449.60
Director of Parks and Recreation - \$72,196.80
Chief of Police - \$92,934.40

During this review I found that all four of the aforementioned department head positions are well under paid compared to similar position in cities in the Greater St. Louis Area.

The following is a break down of each position which illustrates the lack of competitive pay for each position.

Director of Public Works and Health

I conducted an online survey of nine cities for the position of Public Works Director and discovered that the City of Florissant falls short of the average salary of \$112,357. These salaries are as follows;

1. Chesterfield	\$128,785
2. Maryland Heights	\$127,212
3. St. Charles	\$115,475
4. University City	\$112,828
5. Kirkwood	\$106,900
6. O'Fallon	\$106,330
7. Webster Groves	\$105,437

8. Wildwood	\$104,835
9. Ballwin	\$103,414
10. Florissant	\$97,323

The Kaatz and Associates, LLC compensation study completed in 2009, suggested the median salary for this position should be \$113,366.

In an attempt to bring the Director of Public Works and Health position more in-line with the market value, I would recommend the following increase. Utilizing the 2% pay plan scale, I recommend the Director of Public Works and Health salary be adjusted to grade 14 step 9, which would increase the salary to \$101,420.80. This is still well below the median salary, however it does provide for a reasonable increase in pay.

Director of Finance

I conducted an online survey of 9 cities for the position of Director of Finance and discovered that the City of Florissant falls short in comparison to these other cities in the area of yearly wage. These salaries are as follows;

1. Creve Coeur	\$112,308
2. Maryland Heights	\$110,198
3. Kirkwood	\$109,768
4. Clayton	\$109,538
5. St. Peters	\$107,536
6. St. Charles	\$107,100
7. O'Fallon Mo.	\$106,330
8. Webster Groves	\$97,926
9. University City	\$95,035
10. Florissant	\$83,450

In an attempt to bring the Director of Finance position more in-line with the market value, I would recommend the following increase. Utilizing the 2% pay plan scale, I recommend the Director of Finance salary be increased to grade 14 step 7 which would increase the salary to \$97,468.80. While this is still low compared to market value, it would bring the position more in-line with the market.

Director of Parks and Recreation

I conducted an on-line salary survey for the position of Director of Parks and Recreation and found that the City of Florissant falls way below market value for this position. These cities and salaries are as follows;

1. O'Fallon Mo	\$108,992
2. Calyton	\$103,270
3. Kirkwood	\$102,400
4. Richmond Hts.	\$99,744
5. Ballwin	\$99,144
6. Webster Groves	\$96,399
7. Maryland Hts.	\$96,300
8. Hazelwood	\$94,665
9. Sunset Hills	\$90,495
10. Chesterfield	\$87,927
11. Des Peres	\$83,250
12. Wentzville	\$82,400
13. Creve Coeur	\$78,540
14. Olivette	\$73,115
15. Manchester	\$72,622
16. Florissant	\$72,196
17. Ellisville	\$68,625

In an attempt to bring the Director of Parks and Recreation's salary more in-line with the market value, I would recommend the following increase. Utilizing the 2% pay plan scale, I recommend the Director of Parks and Recreation salary be increased to Grade 13 step 3, which would increase the salary to \$81,827.20. While this is low compared to market value, it would bring the position more in-line with the market.

Chief of Police

A salary survey was completed by the St. Louis Area Police Chiefs Association (SLAPCA) which compared all ranks in each department in the St. Louis Area. Twenty-six departments responded to this survey with regards to Police Chief salaries. Of the twenty-six departments that responded the current police chief salary for the City of Florissant ranked 22nd out of 26. The average salary for the responding department is \$105,215. The salaries are as follows;

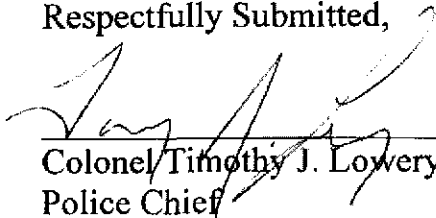
1. St. Louis County	\$147,500
2. Chesterfield	\$131,074
3. St. Louis City	\$127,000
4. St. Charles	\$126,000
5. University City	\$118,064
6. Webster Groves	\$116,390
7. Creve Coeur	\$115,000
8. Sunset Hills	\$114,542
9. O'Fallon	\$114,504

10.Olivette	\$109,542
11.St. John	\$107,600
12.Bridgeton	\$106,336
13.Clayton	\$105,671
14.Ladue	\$105,000
15.Lake St. Louis	\$102,849
16.Richmond Heights	\$102,735
17.Shrewsbury	\$101,971
18.Wentzville	\$99,471
19.Ellisville	\$97,997
20.Eureka	\$97,000
21.UMSL	\$93,000
22. Florissant	\$92,934
23.Overland	\$87,655
24.Crestwood	\$82,113
25.Glendale	\$81,947
26.Charlack	\$52,000

In an attempt to bring the Chief of Police salary more in-line with the market value, utilizing this survey I would like to recommend that the Chief of Police position be placed at grade 14 step 10, which would make the salary \$103,459.20. While still low it would put this salary more in-line with the survey.

It should be noted that Florissant, with a population of 52,158, is the largest city in St. Louis County and the 12th largest in the State of Missouri. Florissant is only 417 people behind the City of St. Peters which is tied with the City of Blue Springs for 10th at 52,579. The City of Chesterfield, the next largest city in St. Louis County, has a population of 47,484.

Respectfully Submitted,



Colonel Timothy J. Lowery
Police Chief

City of Florissant, Missouri
Memorandum

To: Mayor Thomas P. Schneider
 From: Randy McDaniel, Director of Finance
 Subject: Recommendations from Salary Committee
 Date: June 6, 2014

RM
060614

For the past several years you have authorized and participated in a "Salary Committee" comprised of the Mayor, Chief of Police, Director of Public Works and Health, Director of Parks and Recreation, Director of Finance, Director of Human Resources, and a representative of the City Council. This committee was tasked with reviewing the city's pay plan to determine whether the plan as currently configured was sufficient to allow the city to attract and retain qualified personnel.

Along with a recommendation to adopt a new pay schedule the committee as a whole recommends the following grade adjustments to address issues and inequities with the plan.

Position	Existing Grade	Proposed Grade	Notes
Chief Engineer	9	10	Due to the level of training, experience and responsibilities should be at proposed grade. Note that stand-by pay will be eliminated with this adjustment.
Building Maintenance	6	7	Due to the level of training, experience and responsibilities should be at proposed grade. Note that stand-by pay will be eliminated with this adjustment.
Multi-Building Inspector	6	7	Due to the level of training, experience and responsibilities.
IT Systems Administrator – Police	8	9	Due to the unique nature and scope of the maintenance and installation of various computer systems in the police department and the attendant responsibilities.
Court Clerk	7	10	Due to the level of training, experience, responsibilities, and supervisory duties.
IT Systems Support Technician	3	5	To better reflect the education, training and experience necessary to perform the functions of the position.
Assistant Director of Finance	9	11	Due to the education, experience, training, and supervisory responsibilities of the position.
Accounting Clerk	4	5	Due to the high level of training, experience and responsibilities required for this clerical position.

Florissant Police Department

Memorandum

Date: 06-18-2014

To: Mayor Thomas P. Schneider



6-19-14

From: Colonel Timothy Lowery, Chief of Police

Subject: Salary-City Clerk

Per your request, I have reviewed and compared the salary of the City Clerk for the City of Florissant with similar position in cities within the St. Louis Area.

During the review I found that the City Clerk for the City of Florissant is well under paid compared to similar positions in the Greater St. Louis Area.

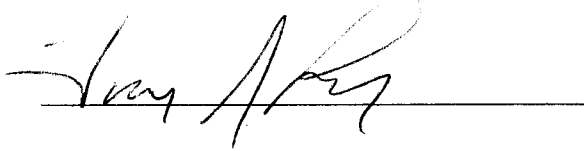
A survey was conducted of 20 cities for the position of City Clerk and found that the City of Florissant falls short in comparison to these other cities in the area of yearly wage. These salaries are as follows;

1. Webster Groves	\$82,836
2. Eureka	\$82,123
3. Frontenac	\$82,769
4. St. Charles	\$79,396
5. Kirkwood	\$77,880
6. O'Fallon Mo.	\$76,000
7. Olivette	\$75,306 (also serves as H.R. director)
8. Fenton	\$75,000 (also serves as H.R. director)
9. Overland	\$71,710
10. Maryland Hts.	\$69,900
11. Ellisville	\$68,000
12. Chesterfield	\$67,802
13. Hazelwood	\$67,215
14. Creve Coeur	\$66,276
15. Des Peres	\$61,180
16. Florissant	\$60,070
17. Ferguson	\$58,993
18. Jennings	\$58,032
19. Manchester	\$57,281
20. University City	\$57,000

cc to Council
6/19/14

In an attempt to bring the City Clerk position more in-line with the market value, I would recommend the following increase. Utilizing the 2% pay plan scale, I recommend the City Clerk salary be increased to grade 11 step 1 which would increase the salary to \$66,081.60. While this is still low compared to market value, it would bring the position more in-line with the market

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Timothy Lowery", is written over a solid horizontal line.

Colonel Timothy Lowery
City of Florissant

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 30, 2014

3
4 SUBSTITUTE BILL NO. 9010 ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING APPROPRIATIONS IN THE SUM OF**
7 **\$143,670 FROM THE GENERAL REVENUE FUND TO VARIOUS**
8 **ACCOUNTS TO PROVIDE FUNDING FOR A NEW PAY PLAN.**
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: There is hereby appropriated and set apart from the General Revenue
14 Fund of the City of Florissant the sum of \$143,670 to the following accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>	<u>Account</u>	<u>Description</u>	<u>Amount</u>
3610	Salaries	540	4410	Salaries	2,970
3613	Employees' Benefits	140	4413	Employees' Benefits	740
3710	Salaries	580	4710	Salaries	4,385
3713	Employees' Benefits	150	4713	Employees' Benefits	1,085
3910	Salaries	500	0610	Salaries	1,665
3913	Employees' Benefits	130	0613	Employees' Benefits	415
4010	Salaries	14,255	4810	Salaries	19,985
4013	Employees' Benefits	3,520	4813	Employees' Benefits	4,930
4110	Salaries	6,460	4910	Salaries	59,750
4113	Employees' Benefits	1,600	4913	Employees' Benefits	14,750
4210	Salaries	2,195	7010	Salaries	440
4213	Employees' Benefits	550	7013	Employees' Benefits	<u>115</u>
4310	Salaries	1,455			
4313	Employees' Benefits	365		Total	143,670

15
16 Section 2: This ordinance shall become in force and effect upon its passage and approval
17 as provided by law.

18 Adopted this ____ day of _____, 2014.
19
20

21 _____
22 Joseph Eagan
23 President of the Council
24 City of Florissant

25
26 Approved this ____ day of _____, 2014.
27
28

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

32 ATTEST:

33 _____
34 Karen Goodwin, MMC/MRCC
35 City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN

2 JUNE 23, 2014

3

4 BILL NO. 9010

ORDINANCE NO.

5

6 **AN ORDINANCE AUTHORIZING APPROPRIATIONS IN THE SUM OF**
7 **\$90,930 FROM THE GENERAL REVENUE FUND TO VARIOUS**
8 **ACCOUNTS TO PROVIDE FUNDING FOR A NEW PAY PLAN.**
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: There is hereby appropriated and set apart from the General Revenue
14 Fund of the City of Florissant the sum of \$90,930 to the following accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>	<u>Account</u>	<u>Description</u>	<u>Amount</u>
3610	Salaries	225	4410	Salaries	1,250
3613	Employees' Benefits	60	4413	Employees' Benefits	300
3710	Salaries	300	4710	Salaries	3,800
3713	Employees' Benefits	80	4713	Employees' Benefits	950
3910	Salaries	230	0610	Salaries	770
3913	Employees' Benefits	60	0613	Employees' Benefits	200
4010	Salaries	11,550	4810	Salaries	13,200
4013	Employees' Benefits	2,835	4813	Employees' Benefits	3,250
4110	Salaries	5,550	4910	Salaries	33,700
4113	Employees' Benefits	1,400	4913	Employees' Benefits	8,300
4210	Salaries	1,250	7010	Salaries	130
4213	Employees' Benefits	300	7013	Employees' Benefits	<u>30</u>
4310	Salaries	970			
4313	Employees' Benefits	240		Total	90,930

15

16 Section 2: This ordinance shall become in force and effect upon its passage and approval
17 as provided by law.

18 Adopted this ____ day of _____, 2013.

19

20

21

Joseph Eagan
President of the Council
City of Florissant

22

23

24

25

26 Approved this ____ day of _____, 2013.

27

28

29

Thomas P. Schneider
Mayor, City of Florissant

30

31

32

33 ATTEST:

34

35

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE

2 JUNE 30, 2014

3

4 SUBSTITUTE BILL NO. 9011

ORDINANCE NO.

5

6 **AN ORDINANCE AUTHORIZING APPROPRIATIONS IN THE SUM OF**
7 **\$8,700 FROM THE PARK IMPROVEMENT FUND TO VARIOUS**
8 **ACCOUNTS TO PROVIDE FUNDING FOR A NEW PAY PLAN.**

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: There is hereby appropriated and set apart from the Park Improvement
14 Fund of the City of Florissant the sum of \$8,700 to the following accounts:
15

<u>Account</u>	<u>Description</u>	<u>Amount</u>
0910	Salaries	6,975
0913	Employees' Benefits	1,725
	Total	8,700

16

17 Section 2: This ordinance shall become in force and effect upon its passage and approval
18 as provided by law.

19 Adopted this ____ day of _____, 2014.

20

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26

Joseph Eagan
President of the Council
City of Florissant

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32

Approved this ____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

33

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36

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN

2 JUNE 23, 2014

3

4 BILL NO. 9011

ORDINANCE NO.

5

6 **AN ORDINANCE AUTHORIZING APPROPRIATIONS IN THE SUM OF**
7 **\$5,100 FROM THE PARK IMPROVEMENT FUND TO VARIOUS**
8 **ACCOUNTS TO PROVIDE FUNDING FOR A NEW PAY PLAN.**

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: There is hereby appropriated and set apart from the Park Improvement
14 Fund of the City of Florissant the sum of \$5,100 to the following accounts:
15

<u>Account</u>	<u>Description</u>	<u>Amount</u>
0910	Salaries	\$ 4,100
0913	Employees' Benefits	\$ 1,000
	Total	\$ 5,100

16

17 Section 2: This ordinance shall become in force and effect upon its passage and approval
18 as provided by law.

19 Adopted this _____ day of _____, 2013.

20

21

22

23

Joseph Eagan
President of the Council
City of Florissant

24

25

26

27

Approved this _____ day of _____, 2013.

28

29

30

31

Thomas P. Schneider
Mayor, City of Florissant

32

33

ATTEST:

34

Karen Goodwin, MMC/MRCC
City Clerk

35

36



CITY OF FLORISSANT – Health Department
Application for Keeping domestic animals, fowl or bees

Applicant Name: Mike Forrest Sr. Address: 375 N. Castello

Home Phone: _____ Cell Phone: 314 737 1500

Designate number & type of animal(s) to be kept: 4 chickens (Rhode Island Reds) (Hens)

Designate where animal(s), fowl or bees will be kept: West side of property. (End of backyard)

Facilities/shelter to be provided: Coop & run. See pictures.
www.chickensaloon.com/the-tavern-backyard-chicken-coop/

Size of applicant's property: _____

Are the animals being requested on the application going to be bred or used for a home business in any way?
No

What other animals are being kept on the premises? 1 indoor cat. Fixed.

Has the applicant spoken with adjoining property owners concerning this application? YES NO
 Vacant

The following documentation is required and has been attached to this application:

Plot plan/drawings showing property and location of animal housing, pen or cage.

Veterinarian statement of Health risks and vaccination requirements.

I HAVE READ & DO HEREBY UNDERSTAND THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS APPLICATION AND PERMIT.

Applicant Signature: Michael Forrest Date: 6/8/14

Health Department Action & Recommendation:

Health Superintendent: And Schaps Date: 6-30-14

Director of Public Works: Paul Sears Date: 6-30-14

Handwritten notes:
 7/1/14
 cc to
 Council
 advised
 & Mayor



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Mike Forrest Sr.

SITE ADDRESS: 375 N. Castello

TYPE OF ANIMAL BEING APPLIED FOR: Chickens

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
N/A Vacant	335 N. Castello	N/A	6/8/14
Vacant Lot	360 N. New Flor	N/A	6/8/14

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday



Howdershell Animal Clinic

440 Howdershell Road • Florissant, MO 63031 • 314-838-3575

To Whom It May Concern:

This letter is in reference to Michael & Selena Forrest of Florissant, Missouri and their desire for a small flock of backyard chickens.

At this time I would not suggest any vaccinations for such a small flock. Vaccinations are indicated for a small flock only if a known disease exists on the premises. Since this is a new flock, nothing is needed. With that said many backyard flocks in Missouri are vaccinated for Marek's disease by the hatchery at one day of age, before shipping.

The largest health risk I can foresee is general cleanliness. Owners need to make sure the coop is cleaned periodically and the dirty litter is properly disposed. We have discussed composting and disposal of the waste. It is possible for humans to contract Samonella or Campylobacter from chickens, but this occurs when eating uncooked meat or eggs. Owners should wash their hands thoroughly after handling the birds, eggs or waste products. Chickens can become infected with avian influenza viruses; however, they pose a lower risk than any wild geese or crows.

Please contact me if you have any questions.

Sincerely

Nicholas Toepke DVM





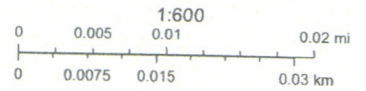
* Wind anchors 3 min. ea. side

St. Louis County Parcel Map



June 12, 2014

 Sales (Last 2 Years)



Created by: St. Louis County GIS Service Center
Copyright St. Louis County, all rights reserved

163.3 Feet

81.6 Feet

★ = chicken coop



CITY OF FLORISSANT – Health Department

Application for Keeping domestic animals, fowl or bees

Applicant Name: Kristen R Baur Address: 1150 Clark St Florissant 63031

Home Phone: (314) 422-2653 Cell Phone: (314) 422-2653

Designate number & type of animal(s) to be kept: 4 ducks given to my three children as pets

Designate where animal(s), fowl or bees will be kept: Have a fenced back yard and enclosed pen in backyard of residence

Facilities/shelter to be provided: Enclosed pen, large dog house for shelter from the elements, small pond cleaned 2x daily
Ducks are granted time outside of pen in fenced backyard (supervised) for grazing/rooting and exercise

Size of applicant's property: 8,425 sqft

Are the animals being requested on the application going to be bred or used for a home business in any way?
No, they are strictly my children's pets.

What other animals are being kept on the premises? 1 dog (registered with the City of Florissant)

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

- Plot plan/drawings showing property and location of animal housing, pen or cage.
- Veterinarian statement of Health risks and vaccination requirements.

I HAVE READ & DO HEREBY UNDERSTAND THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS APPLICATION AND PERMIT.

Applicant Signature: Kristen R Baur Date: 23 June 2014

Health Department Action & Recommendation:

6/30/14
City Council Mayor

Health Superintendent: DAK Date: 6/23/14

Director of Public Works: Ron Jacobs Date: 6-23-14



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Kristen R Bawn

SITE ADDRESS: 1150 Clark St Florissant MO 63031

TYPE OF ANIMAL BEING APPLIED FOR: 4 ducks

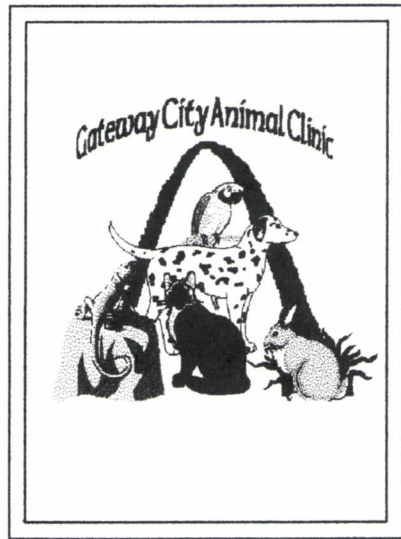
I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
<i>Gary Reuversen</i>	<i>1170 CLARK</i>	<i>799-9685</i>	<i>6-7-14</i>
<i>Terry Prost</i>	<i>1130 Clark</i>	<i>839-4611</i>	<i>6-7-14</i>
<i>Cathy A.</i>	<i>1125 BOONE ST</i>	<i>921-4945</i>	<i>6/7/14</i>
<i>Steve Fryer</i>	<i>1145 Boone ST</i>	<i>397-2860</i>	<i>6/17/14</i>
<i>William C. Pietrowski</i>	<i>1165 BOONE ST</i>	<i>837-5150</i>	<i>6-17-14</i>

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

6-12-14

Bruce A. Karmazin DVM
10436 West Florissant
St Louis, Missouri 63136
(314) 868-7387 Voice
(314) 868-8735 Fax



To whom it may
concern:

I examined four ducks owned by
Kristen Bouru who lives in Florissant, MO,
all ducks are very healthy upon examination
and in my opinion with proper hygiene
do not pose a credible health risk to the public.
The ducks very ~~are~~ clean and well taken care of.
They do not need vaccinations.

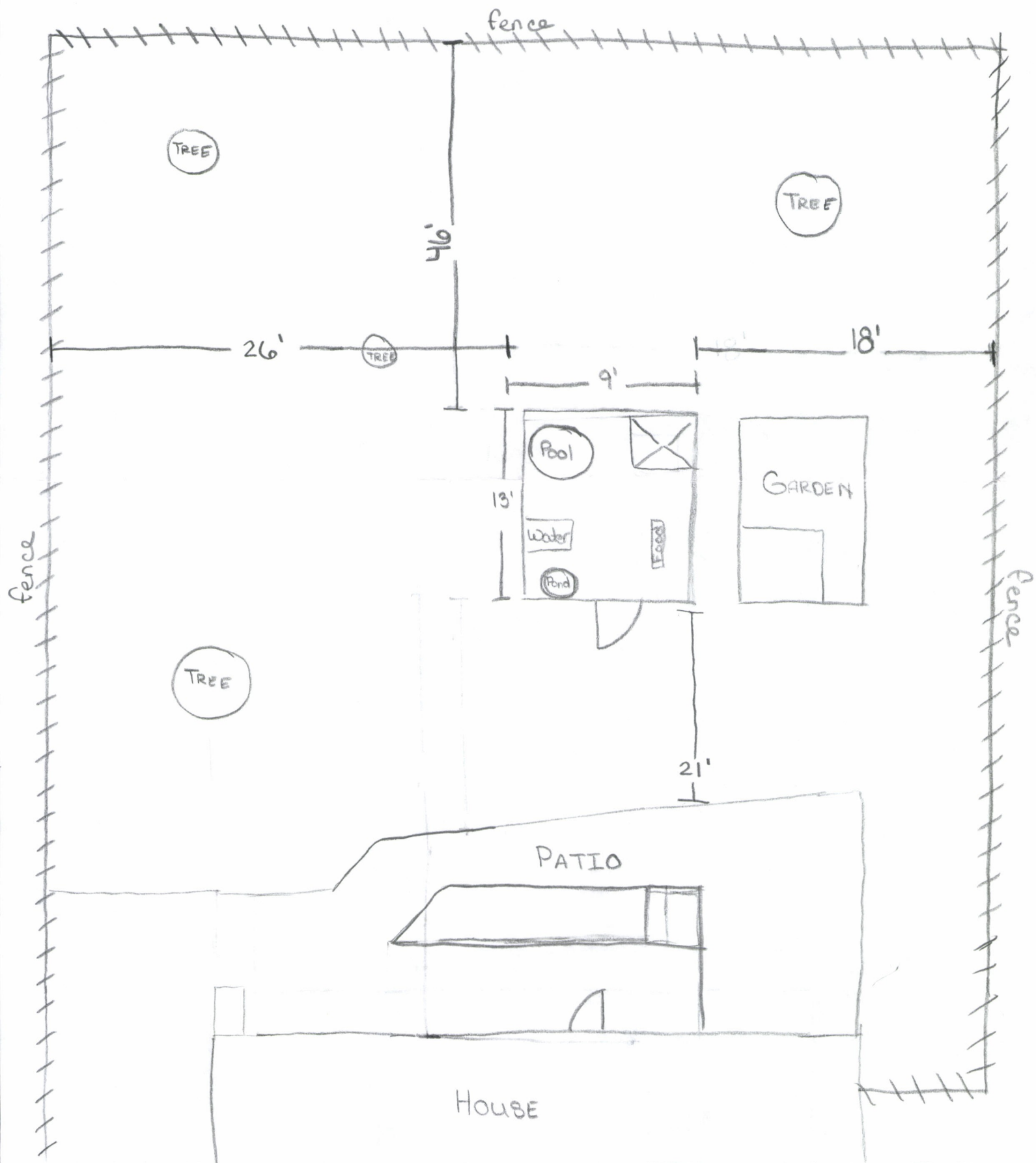
Sincerely,

A handwritten signature in cursive script that reads "Bruce Karmazin DVM".

A stylized, bold signature of "Bruce Karmazin DVM" with a shadow effect.

Gateway City Animal Clinic
10436 W. Florissant Ave.
Dellwood, MO 63136-2343







STATE OF MISSOURI
DEPARTMENT OF AGRICULTURE
DIVISION OF ANIMAL HEALTH
SMALL ANIMAL HEALTH CERTIFICATE

DATE 6/12/14

TRANSPORTED BY
 CAR AIR RAIL TRUCK

CONSIGNEE ADDRESS same

CITY STATE ZIP

CONSIGNOR Kristen Bowen
ADDRESS 1150 Clark Street
CITY Florissant STATE MO ZIP 63031

SPECIES	BREED	AGE	SEX	DESCRIPTION	RABIES VACCINATION			OTHER VACCINATIONS	
					DATE	TYPE	TAG NO.	DATE	TYPE
4 Ducks		3 months		white / w/ brown		NO	vaccines	required!!	

OTHER REMARKS all four ducks are very healthy and do not appear to be a human health risk.

I have inspected the animals described hereon and find them to be free from visible signs of infectious, contagious, or communicable disease. The vaccinations and results of tests are as indicated above.

SIGNATURE OF VETERINARIAN [Signature] PRINTED NAME OF VETERINARIAN B. Karmazin
ADDRESS 10436 W. Florissant VET AGREEMENT CODE 5270-7351
St Louis
MO
63036

MO 350-0480 (6-98) DISTRIBUTION: WHITE - ACCOMPANY SHIPMENT CANARY/PINK - STATE VETERINARIAN GOLDENROD - ISSUING VET FILE



Flash Earth

// Map sources
● Bing Maps
○ Bing Maps (with labels)
○ Yahoo! Maps

// Location
Latitude: 38° 47' 48.4" N
Longitude: 90° 19' 12.2" W

// Search
// Research links
// Report for globe view
// Options

Flash Earth - Zoom into satellite and aerial imagery
Auteurs: P... Earth Map... Copia... Map... Earth Live... Globe Earth

Servers Returners: The best Bing Laboratories, chocolate laboratories and golden retrievers available.
Flash Earth - Zoom into satellite and aerial imagery

© 2009 Microsoft Corporation



Map data ©2014 Google 20 ft

1150 Clark St
8 min drive - home

Clark St

Clark St

Clark St

Explore this area
1150 Clark St, Florissant, MO 63031



image-2.jpeg



image-3.jpeg



image-4.jpeg



image-5.jpeg



image-6.jpeg



image.jpeg

1 INTRODUCED BY COUNCILMAN JONES
2 JULY 14, 2014

3
4 BILL NO. 9013

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO TOTAL TAN,**
7 **INC. D/B/A CLUB FITNESS TO ALLOW FOR THE OPERATION OF A**
8 **FITNESS CENTER FOR THE PROPERTY LOCATED AT 745 N. HWY 67.**
9

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

13 WHEREAS, an application has been filed by Total Tan, Inc. d/b/a Club Fitness for the
14 operation of a fitness center locate at 645 N. Hwy 67.

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
16 of June 16, 2014, has recommended that the said Special Use Permit be granted; and

17 WHEREAS, due notice of a public hearing no. 14-07-016 on said application to be held on
18 the 14th day of July, 2014 at 7:00 P.M. by the Council of the City of Florissant was duly published,
19 held and concluded; and

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

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

26 Section 1: A Special Use Permit is hereby granted to Total Tan, Inc. d/b/a Club Fitness for
27 the operation of a Fitness Center over 2000 square feet at 745-775 N. Highway 67 in a B-3 Zoning
28 District, as depicted by the attached floor plan dated February 10, 2014 subject to the regulations of
29 the B-3 "Extensive Business District" with the following additional requirements:

- 30 1. Provide compliance with the municipal parking ordinance by duly recorded
31 cross-parking agreement or by additional parking spaces.

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

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

38 Adopted this _____ day of _____, 2014.

39

40

41

Joseph Eagan

42

President of the Council

43

44 Approved this _____ day of _____, 2014.

45

46

47

48

Thomas P. Schneider

49

Mayor

50

51

52 ATTEST:

53

54

Karen Goodwin, MMC/MRCC

56 City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 JULY 14, 2014

3
4 BILL NO. 9014

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE THE FINAL SUBDIVISION PLAT OF**
7 **THE "RE-SUBDIVISION" OF "BLOCK 97 AND PART OF BLOCK 96**
8 **OF THE NEW TOWN OF ST. FERDINAND" SUBDIVISION FOR THE**
9 **PROPERTY LOCATED AT 955 N. HWY 67.**

10
11 **WHEREAS**, Chapter 410 of the Florissant City Code, known as the Subdivision
12 Ordinance, authorizes the subdivision of properties within the City; and

13 **WHEREAS**, an application has been filed by Cancila Family Real Estate LLC
14 requesting approval of the Final Subdivision Plat of block 97 and part of block 96 of the New
15 Town of St. Ferdinand Subdivision for the property located at 955 N. Hwy 67; and

16 **WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their
17 meeting of June 16, 2014, has recommended that said final subdivision plat be approved; and

18 **WHEREAS**, due notice of a public hearing no. 14-07-017 on said application to be held
19 on the 14 day of July, 2014 at 7:00pm by the Council of the City of Florissant was duly
20 published, held and concluded; and

21 **WHEREAS**, the Council, following said public hearing, and after due and careful
22 consideration, has concluded that the approval of the subdivision plat would be in the best
23 interest of the City of Florissant.

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

27
28 Section 1: The Final Subdivision Plat of block 97 and part of block 96 of the New Town
29 of St. Ferdinand Subdivision for the property located at 955 N. Hwy 67 is hereby approved
30 according to the Subdivision plat dated 6/11/14 and attached hereto.

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

33 Adopted this _____ day of _____, 2014.

34
35 _____
36 Joseph Eagan
37 President of the City Council

38
39 Approved this _____ day of _____, 2010.

40
41 _____
42 Thomas P. Schneider
43 Mayor

44 ATTEST:

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

1 INTRODUCED BY COUNCILMAN EAGAN
2 JULY 14, 2014

3
4 BILL NO. 9015

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF A TOTAL OF**
7 **\$60,000 FROM THE PARK IMPROVEMENT FUND, \$15,000 TO**
8 **ACCOUNT NO. 095047 "PROFESSIONAL SERVICES" AND \$45,000 TO**
9 **ACCOUNT NO. 096147 "CAPITAL ADDITIONS" FOR NATURE LODGE**
10 **EROSION REPAIRS.**

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

14
15 Section 1: There is hereby appropriated and set apart from the Park Improvement Fund
16 a total of \$60,000 from the Park Improvement Fund, \$15,000 to Account No. 095047 "
17 Professional Services" and \$45,000 to Account No. 096147 "Capital Additions" for nature
18 lodge erosion repairs.

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

22
23
24 Adopted this ____ day of _____, 2014.

25
26
27
28 _____
29 Joseph Eagan
30 President of the Council
31 City of Florissant

32
33 Approved this ____ day of _____, 2014.

34
35
36
37 _____
38 Thomas P. Schneider
39 Mayor, City of Florissant

40
41 ATTEST:
42
43 _____
44 Karen Goodwin, MMC/MRCC
45 City Clerk

46

FLORISSANT CITY COUNCIL

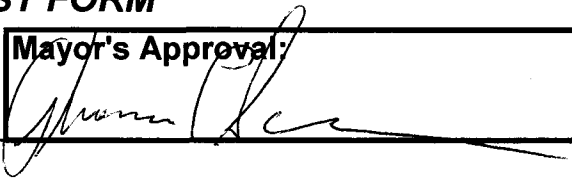
AGENDA REQUEST FORM

06/30/2014

Mayor's Approval:

Agenda Date Requested:

07/14/2014



Description of request:

Request for appropriations for design and construction services related to the repair of erosion at the Nature Lodge.

Department: Public Works

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

N

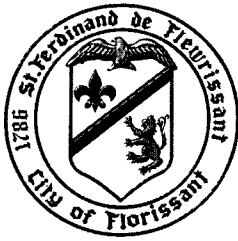
3 readings? : Yes / No

Y

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

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

For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____



**City of Florissant
Engineering Division
Interoffice Memorandum**

Memo To: Mayor Thomas P. Schneider

Date: June 30, 2014

Through: Louis B. Jearls, Jr., P.E.
Director of Public Works

Copy: Randy McDaniel,
Director of Finance
Todd Schmidt,
Director of Parks & Recreation

From: Tim Barrett, P.E., City Engineer

Subject: **Appropriation Request for the Nature Lodge Erosion Repair**

Mayor,

The Letter of Intent that you recently signed for Great Rivers Greenway (GRG) stipulates that the City repair the existing erosion around the Nature Lodge and associated parking and drives as well as provide measures to minimize future erosion potential. This work will require contracting with a design consultant for design, plan development and bid preparation. The design will be subject to GRG's review and approval. The construction work will have to be performed by an outside contractor as well, due to the complexity of the work.

This project has several variables that will impact the final design as well as the scope and duration of the construction work so a confident estimate of the costs is difficult to ascertain at this time. However, I recommend establishing a preliminary budget of \$60,000 (\$15,000 for the design and \$45,000 construction). Refined estimates will be available as the design progresses.

GRG will be repairing the failed portion of the trail in August and September this year. Ideally, construction of the City's project would coincide with GRG's repair work. Therefore, I respectfully request an appropriation of \$60,000 from the Park Improvement Fund which would include \$15,000 into Account #095047- Professional Services and \$45,000 into Account #096147 - Capital Additions. I also respectfully request three readings at the next Council Meeting to allow us to fast-track the project.

Please let me know if you would like to discuss this further.

Thank you,

Timothy J. Barrett, P.E.
City Engineer