



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 Rue St. Francois**  
**MONDAY, FEBRUARY 12, 2024**  
**7:00 PM**  
**Karen Goodwin, MMC/MRCC**



**I. PLEDGE OF ALLEGIANCE**

---

**II. ROLL CALL OF MEMBERS**

---

**III. APPROVAL OF MINUTES**

|            |                   |  |
|------------|-------------------|--|
| 1-22-2024. | Minutes 1-22-2024 |  |
|------------|-------------------|--|

**IV. SPECIAL PRESENTATIONS**

|   |                                   |  |
|---|-----------------------------------|--|
| . | PROCLAMATIONS                     |  |
| . | Black History Month               |  |
| . | PRESENTATIONS                     |  |
| . | Presentation by MO American Water |  |

**IV. HEARING FROM CITIZENS**

---

**V. COMMUNICATIONS**

---

**VI. PUBLIC HEARINGS**

---

**VII. OLD BUSINESS**

|       |  |        |
|-------|--|--------|
| .     | BILLS FOR SECOND READING   |        |
| 9951. | Ordinance authorizing a transfer of Special Use No. 7784 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant. | Parson |
| 9952. | Ordinance authorizing a transfer of Special Use No. 7796 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 8209 N Lindbergh for the operation of a restaurant.         | Eagan  |

|       |   |      |
|-------|---|------|
| 9953. | Ordinance authorizing a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of a restaurant. | Siam |
|-------|---|------|

**VIII. NEW BUSINESS**

|         |  |                    |
|---------|--|--------------------|
| .       | BOARD APPOINTMENTS   |                    |
| WARD 6. | Appointment of Marty Margherio to the Planning and Zoning Commission   |                    |
| .       | REQUESTS   |                    |
| Liquor. | Request for a Full Liquor by the Drink Liquor License for Big Belly Deli LLC located at 392 St. Ferdinand St.  |                    |
| .       | RESOLUTIONS  |                    |
| 1055.   | A Resolution authorizing the Mayor of the City of Florissant to make an application for a grant for the purpose of creating a master plan for St. Ferdinand Park.                | Eagan              |
| 1056.   | A Resolution urging Senators and Representatives of the Missouri General Assembly to oppose any legislation or proposal to eliminate the taxation of retail sales on food.       | Council as a Whole |
| .       | BILLS FOR FIRST READING  |                    |
| 9954.   | Ordinance appropriating \$75,000 to account no. 403-56100-405 "Capital Additions - Golf" for the repair and replacement of the deck at the Golf Course.                          | Eagan              |
| 9955.   | Ordinance appropriating \$25,000 to account no. 403-53030-000-00000 "Vehicle Repairs and Maintenance - Parks" for vehicle repairs for park maintenance                           | Eagan              |
| 9956.   | An Ordinance to amend Title II, Chapter 245 "Parks & Recreation" of the Florissant City Code, Section 245.180 "Fees for Use", to adjust fees for use of various park facilities. | Eagan              |

**IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

---

**XI. ADJOURNMENT**

---

***THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON FEBRUARY 9, 2024, BY 12:00 PM.***

***ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, FEBRUARY 12, 2024***

# CITY OF FLORISSANT



## COUNCIL MINUTES

Monday, January 22, 2024

Due to inclement weather, The Florissant City Council met in a virtual meeting through a Zoom platform on Monday, January 22, 2024 at 7:00 PM with Council President Eagan presiding.

### I. PLEDGE OF ALLEGIANCE

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

### II. ROLL CALL OF MEMBERS

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

### III. APPROVAL OF MINUTES

#### 1-8-2024. City Council Minutes

Councilman O'Donnell made a motion to approve the City Council Minutes of January 8, 2024, seconded by Caputa. Motion carried.

### IV. HEARING FROM CITIZENS

There were none.

### V. COMMUNICATIONS

There were none.

### VI. PUBLIC HEARINGS

**24-01-003.** Request to amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67. (Postponed to 2/26/24 at the request of the petitioner)

The Public Hearing was postponed at the petitioner's request to the meeting on February 26, 2024.

**24-01-004.** Request to amend the Zoning Code to add "Tobacco Store" as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460. (Postponed to this date on January 8, 2024)

The City Clerk reported that Public Hearing 24-01-004 for the Request to amend the Zoning Code to add "Tobacco Store" as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460. The Chair declared the Public Hearing to be open.

Patrick Mulcahy, Economic Development Director, noted one of the purposes of the Comprehensive Plan was to give the city actionable items to change. One actionable item was to diversify businesses within Florissant. Mr. Mulcahy noted creating a special use and limiting the number of tobacco stores, like liquor stores, will allow the city to track the number of stores and diversify businesses within the city. He noted this will help the city to not be oversaturated with tobacco stores and protect public health and the environment. Mr. Mulcahy noted this would not affect current store locations, it would only effect if a tobacco store would close and a new one would open, however no stores in the city are non-conforming to the proposed ordinance.

Being no further comments, Councilman Harris made a motion to close the public hearing, seconded by Pagano. Motion carried.

**VII. OLD BUSINESS**

**BILLS FOR SECOND READING**

**9943.** Ordinance to authorize an amendment to B-5 ordinance No 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a ‘B-5’ Planned Commercial District located at 660 Charbonier Rd.

Councilman Eagan moved that Bill No. 9943 be read for a second time, seconded by Manganeli. Motion carried and Bill No. 9943 was read for a second time. Motion carried.

Councilman Eagan moved that Bill No. 9943 be read for a third time, seconded by Siam. Motion carried and Bill No. 9943 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Eagan, Joseph

Second by: Councilman Siam, Tommy

| COUNCIL MEMBERS               | YES | NO | ABSTAIN | RECUSE |  |
|-------------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph      | X   |    |         |        |  |
| Councilman Harris, Andrew     | X   |    |         |        |  |
| Councilman Manganeli, Paul    | X   |    |         |        |  |
| Councilman Caputa, Jeff       | X   |    |         |        |  |
| Councilman Schildroth, Keith  | X   |    |         |        |  |
| Councilman O'Donnell, Thomas  | X   |    |         |        |  |
| Councilwoman Pagano, Jackie   | X   |    |         |        |  |
| Councilman Parson Jr., Robert | X   |    |         |        |  |
| Councilman Siam, Tommy        | X   |    |         |        |  |

Whereupon the Chair declared Bill No. 9943 to have passed and become Ordinance No. 8948.

**9947.** Ordinance amending Chapter 120 "Boards, Commissions and Committees" by deleting it in its entirety and replacing it with a new section.

Councilwoman Pagano moved that Bill No. 9947 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9947 was read for a second time. Motion carried.

Councilman Schildroth moved that Bill No. 9947 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9947 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

| COUNCIL MEMBERS               | YES | NO | ABSTAIN | RECUSE |  |
|-------------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph      | X   |    |         |        |  |
| Councilman Harris, Andrew     | X   |    |         |        |  |
| Councilman Manganelli, Paul   | X   |    |         |        |  |
| Councilman Caputa, Jeff       | X   |    |         |        |  |
| Councilman Schildroth, Keith  | X   |    |         |        |  |
| Councilman O'Donnell, Thomas  | X   |    |         |        |  |
| Councilwoman Pagano, Jackie   | X   |    |         |        |  |
| Councilman Parson Jr., Robert | X   |    |         |        |  |
| Councilman Siam, Tommy        | X   |    |         |        |  |

Whereupon the Chair declared Bill No. 9947 to have passed and become Ordinance No. 8949.

**9948.** Ordinance authorizing an amendment to Article II "Parks and Recreation Advisory Board" for the purpose of updating the duties.

Councilman Schildroth moved that Bill No. 9948 be read for a second time, seconded by Harris. Motion carried and Bill No. 9948 was read for a second time. Motion carried.

Councilman Caputa moved that Bill No. 9948 be read for a third time, seconded by Manganelli. Motion carried and Bill No. 9948 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Caputa, Jeff

Second by: Councilman Manganelli, Paul

| COUNCIL MEMBERS               | YES | NO | ABSTAIN | RECUSE |  |
|-------------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph      | X   |    |         |        |  |
| Councilman Harris, Andrew     | X   |    |         |        |  |
| Councilman Manganelli, Paul   | X   |    |         |        |  |
| Councilman Caputa, Jeff       | X   |    |         |        |  |
| Councilman Schildroth, Keith  | X   |    |         |        |  |
| Councilman O'Donnell, Thomas  | X   |    |         |        |  |
| Councilwoman Pagano, Jackie   | X   |    |         |        |  |
| Councilman Parson Jr., Robert | X   |    |         |        |  |
| Councilman Siam, Tommy        | X   |    |         |        |  |

Whereupon the Chair declared Bill No. 9948 to have passed and become Ordinance No. 8950.

**9949.** Ordinance authorizing the Mayor to enter into a maintenance agreement with the Metropolitan Sewer District (MSD) for Bangert Park located at 275 S. New Florissant Road.

Councilman Parson moved that Bill No. 9949 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9949 was read for a second time. Motion carried.

Councilman Schildroth moved that Bill No. 9949 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9949 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

| COUNCIL MEMBERS               | YES | NO | ABSTAIN | RECUSE |  |
|-------------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph      | X   |    |         |        |  |
| Councilman Harris, Andrew     | X   |    |         |        |  |
| Councilman Manganeli, Paul    | X   |    |         |        |  |
| Councilman Caputa, Jeff       | X   |    |         |        |  |
| Councilman Schildroth, Keith  | X   |    |         |        |  |
| Councilman O'Donnell, Thomas  | X   |    |         |        |  |
| Councilwoman Pagano, Jackie   | X   |    |         |        |  |
| Councilman Parson Jr., Robert | X   |    |         |        |  |
| Councilman Siam, Tommy        | X   |    |         |        |  |

Whereupon the Chair declared Bill No. 9949 to have passed and become Ordinance No. 8951.

**9950.** Ordinance authorizing a sanitary and storm water easement for the Metropolitan Sewer District (MSD) on Lot 1 of Bangert Park Library Subdivision.

Councilman Schildroth moved that Bill No. 9950 be read for a second time, seconded by Parson. Motion carried and Bill No. 9950 was read for a second time. Motion carried.

Councilman Schildroth moved that Bill No. 9950 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9950 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

| COUNCIL MEMBERS           | YES | NO | ABSTAIN | RECUSE |  |
|---------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph  | X   |    |         |        |  |
| Councilman Harris, Andrew | X   |    |         |        |  |

|                               |   |  |  |  |  |
|-------------------------------|---|--|--|--|--|
| Councilman Manganelli, Paul   | X |  |  |  |  |
| Councilman Caputa, Jeff       | X |  |  |  |  |
| Councilman Schildroth, Keith  | X |  |  |  |  |
| Councilman O'Donnell, Thomas  | X |  |  |  |  |
| Councilwoman Pagano, Jackie   | X |  |  |  |  |
| Councilman Parson Jr., Robert | X |  |  |  |  |
| Councilman Siam, Tommy        | X |  |  |  |  |

Whereupon the Chair declared Bill No. 9950 to have passed and become Ordinance No. 8952.

**VIII. NEW BUSINESS**

**BOARD APPOINTMENTS**

There were none.

**REQUESTS**

**Liquor** Request for a Full Liquor by the Drink Liquor License for Florissant Barbeque, LLC d/b/a Sugarfire Smokehouse located at 1290 N. Highway 67.

Councilman O'Donnell made a motion to approve the Request for a Full Liquor by the Drink Liquor License for Florissant Barbeque, LLC d/b/a Sugarfire Smokehouse located at 1290 N. Highway 67, seconded by Pagano. On Roll Call, the Council voted as follows:

**VOTING**

Motion by: Councilman O'Donnell, Thomas

Second by: Councilwoman Pagano, Jackie

| COUNCIL MEMBERS               | YES | NO | ABSTAIN | RECUSE |  |
|-------------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph      | X   |    |         |        |  |
| Councilman Harris, Andrew     | X   |    |         |        |  |
| Councilman Manganelli, Paul   | X   |    |         |        |  |
| Councilman Caputa, Jeff       | X   |    |         |        |  |
| Councilman Schildroth, Keith  | X   |    |         |        |  |
| Councilman O'Donnell, Thomas  | X   |    |         |        |  |
| Councilwoman Pagano, Jackie   | X   |    |         |        |  |
| Councilman Parson Jr., Robert | X   |    |         |        |  |
| Councilman Siam, Tommy        | X   |    |         |        |  |

**SPU Transfer.** Request to transfer Special Use No. 7784 for a restaurant from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.

Councilman Parson made a motion to accept the Request to transfer Special Use No. 7784 for a restaurant from J&J Pizza, LLC d/b/a Papa John's to Bajco Illinois, LLC d/b/a Papa John's Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant, seconded by Pagano. Motion carried.

**SPU Transfer.** Request to transfer Special Use No. 7796 for a restaurant from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 8209 N Lindbergh for the operation of a restaurant.



Councilman Eagan made a motion to accept the Request to transfer Special Use No. 7796 for a restaurant from J&J Pizza, LLC d/b/a Papa John's to Bajco Illinois, LLC d/b/a Papa John's Pizza located at 8209 N Lindbergh for the operation of a restaurant, seconded by Manganelli. Motion carried.

**SPU Transfer.** Request to authorize a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of an ice cream shop.

Councilman Siam made a motion to accept the Request to authorize a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of a restaurant, seconded by Harris. Motion carried.

**BILLS FOR FIRST READING**

**9945.** Ordinance authorizing an amendment to the Zoning Code to add “Tobacco Store” as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460.

Bill No. 9945 was read for the first time.

Councilman Eagan moved that Bill No. 9945 be read for a second time, seconded by Parson.

Motion carried and Bill No. 9945 was read for a second time.

Councilman Caputa moved that Bill No. 9945 be read for a third time, seconded by Manganelli.

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

Having received a unanimous vote of all members present Bill No. 9945 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

**VOTING**

Motion by: Councilman Caputa, Jeff

Second by: Councilman Manganelli, Paul

| COUNCIL MEMBERS               | YES | NO | ABSTAIN | RECUSE |  |
|-------------------------------|-----|----|---------|--------|--|
| Councilman Eagan, Joseph      | X   |    |         |        |  |
| Councilman Harris, Andrew     | X   |    |         |        |  |
| Councilman Manganelli, Paul   | X   |    |         |        |  |
| Councilman Caputa, Jeff       | X   |    |         |        |  |
| Councilman Schildroth, Keith  | X   |    |         |        |  |
| Councilman O'Donnell, Thomas  | X   |    |         |        |  |
| Councilwoman Pagano, Jackie   | X   |    |         |        |  |
| Councilman Parson Jr., Robert | X   |    |         |        |  |
| Councilman Siam, Tommy        | X   |    |         |        |  |

Whereupon the Chair declared Bill No. 9945 to have passed and become Ordinance No. 8953.

- 9951.** Ordinance authorizing a transfer of Special Use No. 7784 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.  
Bill No. 9951 was read for the first time.
- 9952.** Ordinance authorizing a transfer of Special Use No. 7796 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 8209 N Lindbergh for the operation of a restaurant.  
Bill No. 9952 was read for the first time.
- 9953.** Ordinance authorizing a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of an ice cream shop.  
Bill No. 9953 was read for the first time.

**IX. COUNCIL ANNOUNCEMENTS**

Councilman Parson announced the African History and Culture Step Show for Black History Month which will take place on February 3, 2024 at the Florissant Performing Arts Center from 3pm to 5pm. They have requested non-perishable items to be donated in lieu of payment for TEAM food pantry.

Councilman Eagan noted January 22, 2024 is Hug an Italian Day. He stated the Council Action will be cancelled as city buildings were closed due to the weather.

**X. MESSAGE FROM THE MAYOR**

Mayor Lowery thanked the Street, Health, and Parks Departments for their job on keeping the roads treated during the inclement weather as well as the Police Department

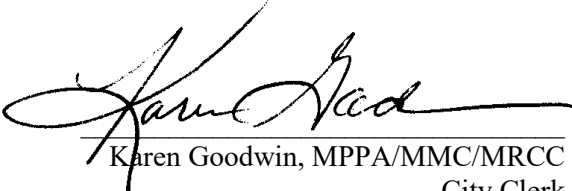
**XI. ADJOURNMENT**

The Council President stated the next regular City Council Meeting will be Monday, February 12, 2024, at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by Schildroth. Motion carried.

Adjourned at 7:28 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

|               |               |
|---------------|---------------|
| Bill No. 9943 | Ord. No. 8948 |
| Bill No. 9947 | Ord. No. 8949 |
| Bill No. 9948 | Ord. No. 8950 |
| Bill No. 9949 | Ord. No. 8951 |
| Bill No. 9950 | Ord. No. 8952 |
| Bill No. 9945 | Ord. No. 8953 |



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open  Closed

Report No. 1/2024

**Date Submitted:**

**To:** City Council

**Title:** Black History Month

**Prepared by:** Mr. Sr. Communications Manager Andrew Quinones

**Department:**

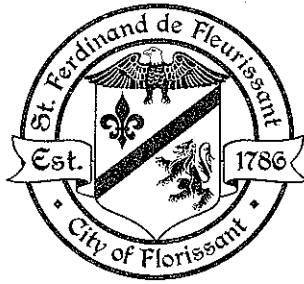
**Justification:**

**Attachments:**

1. Proclamation



OFFICE OF



THE MAYOR

# CITY OF FLORISSANT

*WHEREAS: The Black History Month 2024 theme, "African Americans and the Arts," explores the key influence African Americans have had in the fields of "visual and performing arts, literature, fashion, folklore, language, film, music, architecture, culinary and other forms of cultural expression;" and*

*WHEREAS: We celebrate by shining a light on visual and performing arts, literature, fashion, folklore, language, film, music, architecture, culinary and other forms of cultural expression in which the African American influence has been paramount; and*

*WHEREAS: African American artists have used art to preserve history and community memory as well as for empowerment, artistic and cultural movements such as the New Negro, Black Arts, Black Renaissance, Hip-Hop and Afrofuturism, have been led by people of African descent and set the standard for popular trends around the world; and*

*WHEREAS: Blues musicians such as Robert Johnson, McKinley 'Muddy Waters' Morganfield and Riley "BB" B. King created and nurtured a style of music that became the bedrock for gospel, soul, rock and roll and other still popular (and evolving) forms of music, including hip-hop which continues to be a pivotal force in political, social, and cultural spaces, lifting up issues such as racial violence, sexism, economic disinvestment; and*

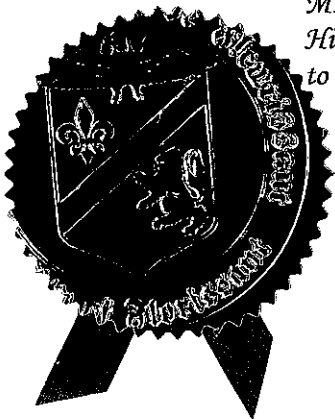
*WHEREAS: Black contributions to literature include works by poets like Phillis Wheatley, essays, autobiographies, and novels by writers such as David Walker, Maria Stewart and Octavia Butler. Black aesthetics have also manifested themselves through sculptors like Edmonia Lewis and Wangechi Mutu and painters like Henry O. Tanner and Lina Iris Viktor; and*

*WHEREAS: Today and every day, we celebrate African Americans and the Arts, and encourage all people to recognize and confront systemic racism in our neighborhoods and the wider community by standing in the gap at every opportunity, bridging barriers with fearlessness and determination to fight against racism and bigotry and improve representation of Black people, not only in the arts but all facets of our society.*

*NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, MISSOURI and Members of the City Council hereby proclaim the month of February 2024 as Black History Month in the City of Florissant, and calls upon all citizens, public officials, and educators to observe this month with appropriate programs, ceremonies, and activities.*

*In witness thereof, I hereunto set my hand and cause to be affixed the Seal, on this, the 12<sup>th</sup> day of February 2024.*

*Timothy J. Lowery*  
Timothy J. Lowery, Mayor





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open

Closed

Report No. 1/2024

**Date Submitted:**

**To:** City Council

**Title:** Presentation by MO American Water

**Prepared by:** Mr. Sr. Communications Manager Andrew Quinones

**Department:**

**Justification:**

**Attachments:**

.





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/22/2024

Open

Closed

Report No. 1/2024

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a transfer of Special Use No. 7784 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.

**Prepared by:** Administrator

**Department:**

**Justification:**

Please see attached application

**Attachments:**

1. Papa Johns 12735 - Application



INTRODUCED BY COUNCILMAN PARSON  
JANUARY 22, 2024

BILL NO. 9951

ORDINANCE NO.

**ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE NO. 7784 FROM J&J PIZZA, LLC D/B/A PAPA JOHNS PIZZA TO BAJCO ILLINOIS, LLC D/B/A PAPA JOHNS PIZZA LOCATED AT 12735 NEW HALLS FERRY RD FOR THE OPERATION OF A RESTAURANT.**

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

WHEREAS J&J Pizza, LLC d/b/a Papa Johns Pizza was issued Special Use Permit no. 7784 for the operation of a restaurant located at 12735 New Halls Ferry Road; and

WHEREAS Bajco Illinois, LLC d/b/a Papa Johns Pizza has filed an application to transfer Special use Permit no. 7784 authorizing the location and operation of a restaurant located at 12735 New Halls Ferry Road to its name; and

WHEREAS the City Council of the City of Florissant determined at its meeting on January 22, 2024 that the business would be operated in substantially identical fashion as set out herein; and

WHEREAS Bajco Illinois, LLC d/b/a Papa Johns Pizza has accepted the terms and conditions as they apply to a special use permit for a restaurant.

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

Section 1: Special Use Permit no. 7784 is hereby transferred from rom J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.

Section 2: Said Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Joseph Eagan, Council President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Mayor Timothy J. Lowery

ATTEST:

---

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 7784

FROM J&J Pizza, LLC

TO Bajco Illinois, LLC

FOR Restaurant


ADDRESS 12735 New Halls Ferry, Florissant, MO 63033

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed 12/19/2023 Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Bajco Illinois, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 12735 New Halls Ferry, Florissant MO in the City of Florissant, Missouri. Legal interest:  Lease or  Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE   
Individual's Name

FOR: Bajco Illinois, LLC  
Company, Corporation, Partnership

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

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

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

SIGNATURE \_\_\_\_\_

ADDRESS - 1275 Boardman - Canfield rd ste 2 Boardman OH 44512

Telephone No. (330) 533-0900 Email address lajcole@yahoo.com

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

\_\_\_\_\_  
PETITIONER SIGNATURE

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

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

\_\_\_\_\_  
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual  Partnership  Corporation  LLC

**INDIVIDUAL:**

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

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

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

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

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers Razi Bilal Khan  
1275 Beardman- Canfield rd. ste 2, Beardman, OH 44512

Telephone numbers & email addresses \_\_\_\_\_

Business name/address/phone Bajco Illinois, LLC

Date of incorporation/LLC August 2016

Copy of fictitious name registration, if applicable

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

Photocopy of Corporation/LLC Articles and Certificate

## TRANSFER OF SPECIAL USE PERMIT

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

TO: Bajco Illinois, LLC

FOR: Restaurant

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

Jamie Cartwright

PRINT - NAME OF APPLICANT

Jamie Cartwright

SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN SCHMIDT  
2 APRIL 11, 2011

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

BILL NO. 8721

ORDINANCE NO. : **7784**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO J&J PIZZA CO. D/B/A PAPA JOHN'S PIZZA TO ALLOW FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 12735 NEW HALLS FERRY ROAD.**

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

WHEREAS, an application has been filed by J&J Pizza Co. d/b/a Papa John's Pizza for the property located at 12735 New Halls Ferry Road for the location and operation of a sit-down, carry-out restaurant.

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of March 21, 2011 has recommended that the said Special Use Permit be granted; and

WHEREAS, due notice of a public hearing on said application to be held on the 11<sup>th</sup> of April, 2011 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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


Section 1: A Special Use Permit is hereby granted to Sandlot J&J Pizza Co. d/b/a Papa John's Pizza for the property located at 12735 New Halls Ferry Road for the location and operation of a sit-down, carry-out restaurant with the stipulation that all dumpsters be enclosed with a 6 foot high solid vinyl fence and lockable gate.

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

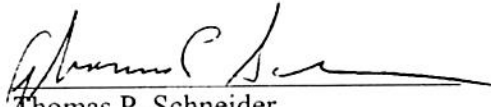
Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58


Adopted this 28 day of April, 2011.

  
Keith English  
President of the Council  
City of Florissant

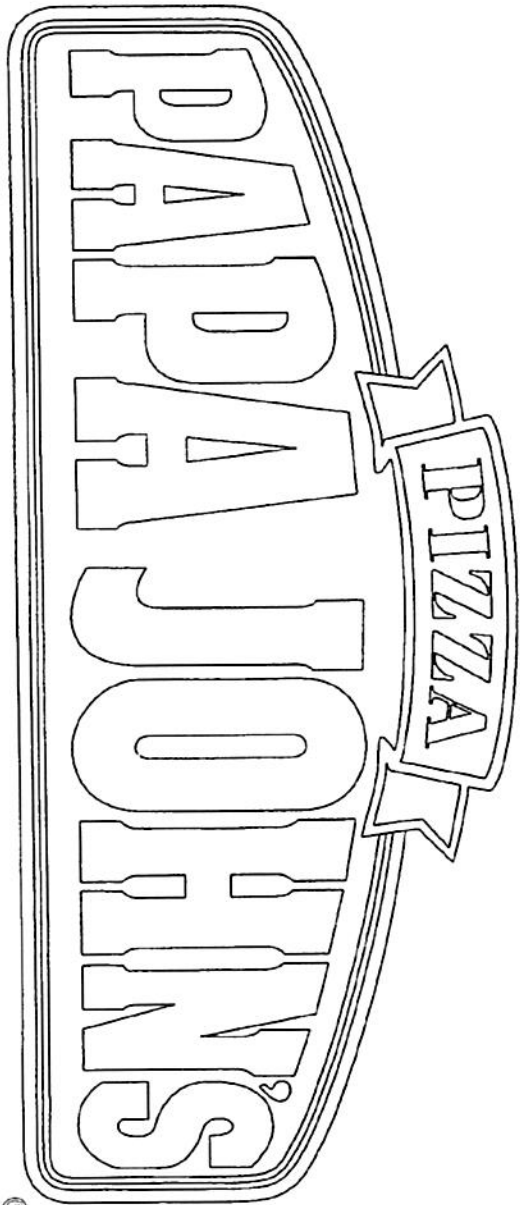
Approved this 26 day of APRIL, 2011.

  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

  
Karen Goodwin, MMC/MRCC  
City Clerk





1235 New Maus Ferry

NEW STORE LOCATION

~~3016~~ NEW HALLS FERRY  
FLORISSANT, MO.

MARCH 7, 2002

NOTE: THESE PLANS ARE THE PROPERTY OF PAPA JOHN'S INTERNATIONAL, INC. AND THEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAPA JOHN'S INTERNATIONAL, INC. 2002 PAPA JOHN'S BLVD. LOUISVILLE KENTUCKY 40244

CONSTRUCTION IS IN ACCORDANCE WITH THE FOLLOWING CODES:

- 1946 BOCA NATIONAL BUILDING CODE
- 1946 INTERNATIONAL MECHANICAL CODE
- 1945 INTERNATIONAL PLUMBING CODE
- 1946 NATIONAL ELECTRICAL CODE

| PROJECT LEGEND:                           |   |
|---|---|
| CONTRACT REPRESENTATION: IT               | TYPE OF CONSTRUCTION: RE-USE/ALTERATION |
| PERMITTED: NO                             | NO. OF STORIES: 2ND                     |
| OCCUPANT LOAD: 12100 SE. PERUSION         | PERMITS: NO BUILDING, DIS               |
| PAPA JOHN'S SQUARE FOOTAGE OF SPACE: 1201 |   |

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN  
SIGN: *[Signature]* DATE: 2/21/02

SHEET INDEX:

- A1 - FLOOR PLAN
- A2 - EQUIPMENT PLAN
- STR1 - INTERIOR ELEVATIONS
- C1 - COMPUTER WIRING DIAGRAM
- P1 - PLUMBING PLAN
- P2 - PLUMBING PLAN
- M1 - MECHANICAL PLAN
- M2 - HOOD DETAILS
- E1 - ELECTRICAL PLAN
- E2 - ELECTRICAL PLAN

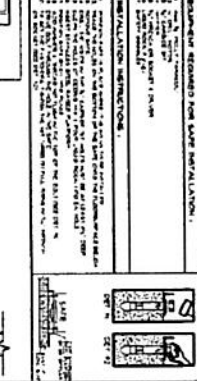
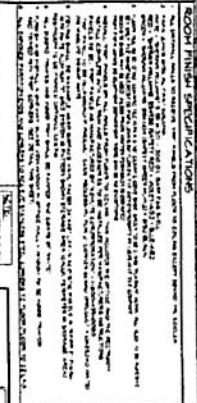
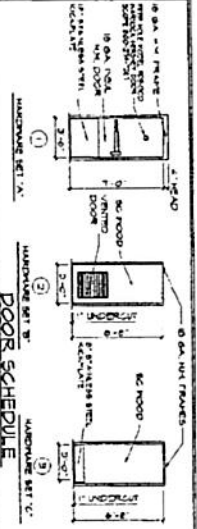
CORPORATE ARCHITECT:

DAVIS - EVOLA ARCHITECTS  
2408 EASTPOINT PARKWAY  
LOUISVILLE, KENTUCKY 40222  
(502)-426-8020

ENGINEER:

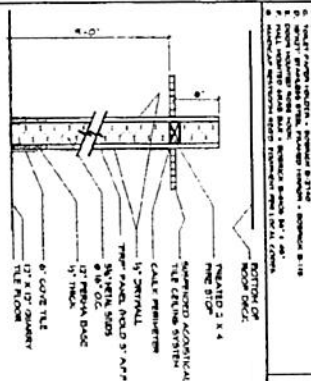
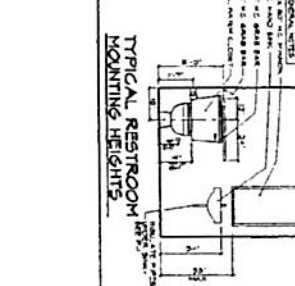
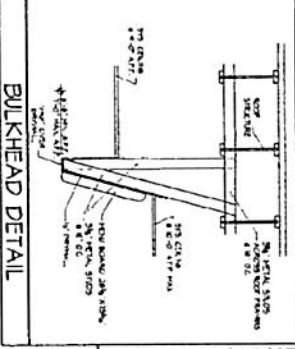
KERR-GREULICH ENGINEERS, INC.  
1534 ORMSBY STATION CT.  
LOUISVILLE, KENTUCKY 40224  
(502)-426-4451





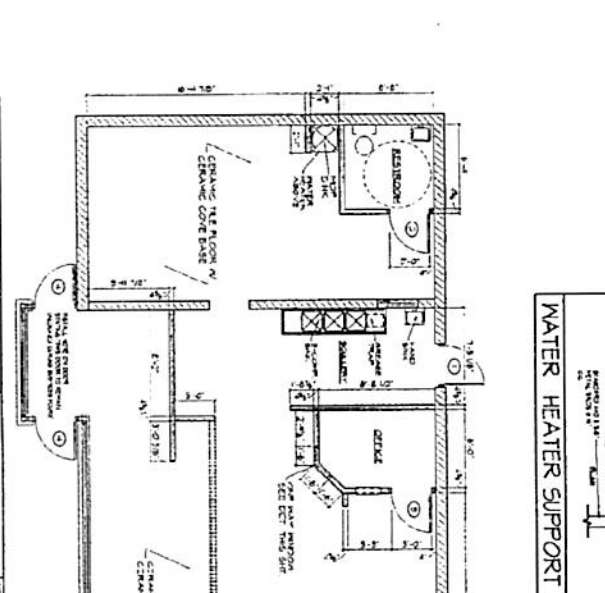
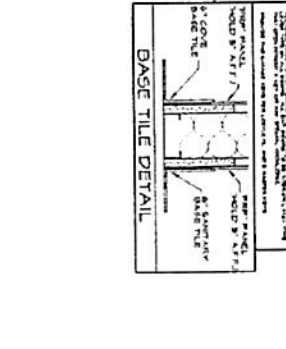
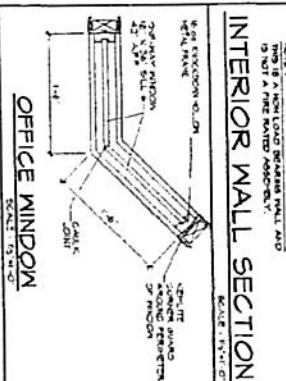
**GENERAL NOTES:**

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WALLS AND PARTITIONS.
2. ALL WALLS SHALL BE CONSTRUCTED TO MATCH EXISTING WALLS AND PARTITIONS.
3. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD.
4. ALL WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD.
5. ALL WALLS SHALL BE FINISHED WITH 1/4" GYP BOARD.
6. ALL WALLS SHALL BE FINISHED WITH 1/8" GYP BOARD.
7. ALL WALLS SHALL BE FINISHED WITH 1/16" GYP BOARD.
8. ALL WALLS SHALL BE FINISHED WITH 1/32" GYP BOARD.
9. ALL WALLS SHALL BE FINISHED WITH 1/64" GYP BOARD.
10. ALL WALLS SHALL BE FINISHED WITH 1/128" GYP BOARD.
11. ALL WALLS SHALL BE FINISHED WITH 1/256" GYP BOARD.
12. ALL WALLS SHALL BE FINISHED WITH 1/512" GYP BOARD.
13. ALL WALLS SHALL BE FINISHED WITH 1/1024" GYP BOARD.
14. ALL WALLS SHALL BE FINISHED WITH 1/2048" GYP BOARD.
15. ALL WALLS SHALL BE FINISHED WITH 1/4096" GYP BOARD.
16. ALL WALLS SHALL BE FINISHED WITH 1/8192" GYP BOARD.
17. ALL WALLS SHALL BE FINISHED WITH 1/16384" GYP BOARD.
18. ALL WALLS SHALL BE FINISHED WITH 1/32768" GYP BOARD.
19. ALL WALLS SHALL BE FINISHED WITH 1/65536" GYP BOARD.
20. ALL WALLS SHALL BE FINISHED WITH 1/131072" GYP BOARD.



**HANDLING SCHEDULE**

| ITEM | DESCRIPTION | QUANTITY | UNIT |
|------|-------------|----------|------|
| 1    | ...         | ...      | ...  |
| 2    | ...         | ...      | ...  |
| 3    | ...         | ...      | ...  |
| 4    | ...         | ...      | ...  |
| 5    | ...         | ...      | ...  |
| 6    | ...         | ...      | ...  |
| 7    | ...         | ...      | ...  |
| 8    | ...         | ...      | ...  |
| 9    | ...         | ...      | ...  |
| 10   | ...         | ...      | ...  |
| 11   | ...         | ...      | ...  |
| 12   | ...         | ...      | ...  |
| 13   | ...         | ...      | ...  |
| 14   | ...         | ...      | ...  |
| 15   | ...         | ...      | ...  |
| 16   | ...         | ...      | ...  |
| 17   | ...         | ...      | ...  |
| 18   | ...         | ...      | ...  |
| 19   | ...         | ...      | ...  |
| 20   | ...         | ...      | ...  |



**NOTES:**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WALLS AND PARTITIONS.
2. ALL WALLS SHALL BE CONSTRUCTED TO MATCH EXISTING WALLS AND PARTITIONS.
3. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD.
4. ALL WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD.
5. ALL WALLS SHALL BE FINISHED WITH 1/4" GYP BOARD.
6. ALL WALLS SHALL BE FINISHED WITH 1/8" GYP BOARD.
7. ALL WALLS SHALL BE FINISHED WITH 1/16" GYP BOARD.
8. ALL WALLS SHALL BE FINISHED WITH 1/32" GYP BOARD.
9. ALL WALLS SHALL BE FINISHED WITH 1/64" GYP BOARD.
10. ALL WALLS SHALL BE FINISHED WITH 1/128" GYP BOARD.
11. ALL WALLS SHALL BE FINISHED WITH 1/256" GYP BOARD.
12. ALL WALLS SHALL BE FINISHED WITH 1/512" GYP BOARD.
13. ALL WALLS SHALL BE FINISHED WITH 1/1024" GYP BOARD.
14. ALL WALLS SHALL BE FINISHED WITH 1/2048" GYP BOARD.
15. ALL WALLS SHALL BE FINISHED WITH 1/4096" GYP BOARD.
16. ALL WALLS SHALL BE FINISHED WITH 1/8192" GYP BOARD.
17. ALL WALLS SHALL BE FINISHED WITH 1/16384" GYP BOARD.
18. ALL WALLS SHALL BE FINISHED WITH 1/32768" GYP BOARD.
19. ALL WALLS SHALL BE FINISHED WITH 1/65536" GYP BOARD.
20. ALL WALLS SHALL BE FINISHED WITH 1/131072" GYP BOARD.

NEW PAPA JOHN'S PIZZA STORE  
 13076 NEW HALLS FERRY  
 FLORISSANT, MO.

PAPA JOHN'S INTERNATIONAL, INC.  
 2002 PAPA JOHN'S BLVD  
 LOUISVILLE, KENTUCKY 40241

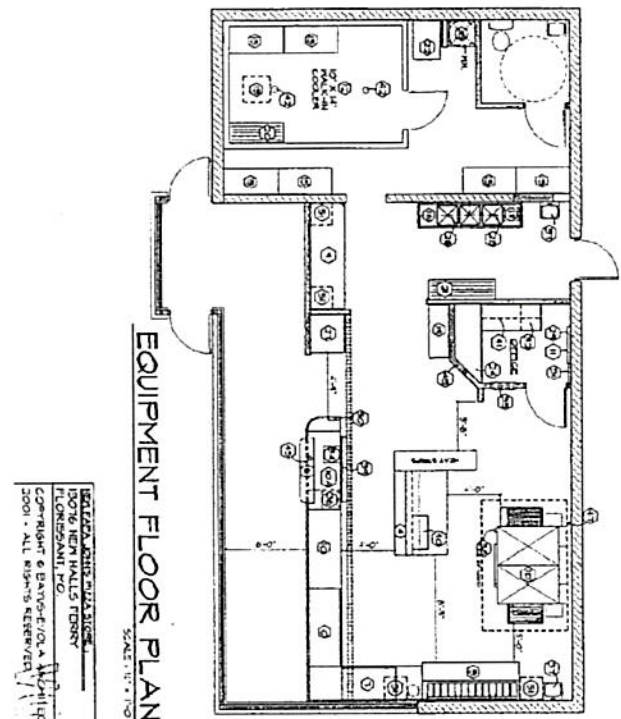
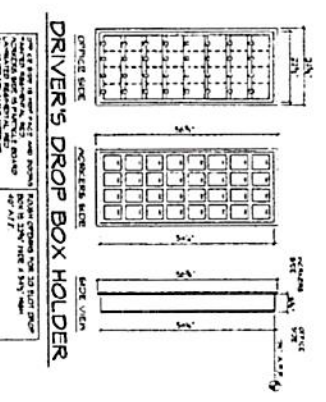
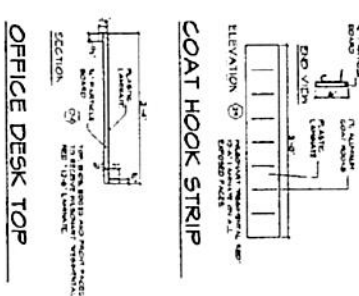
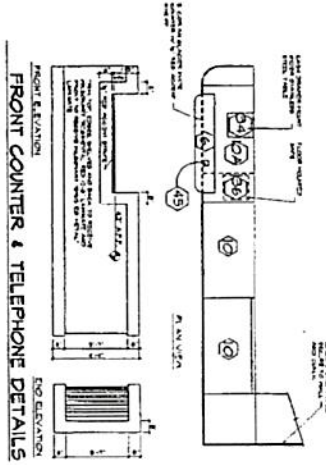
**PAPA JOHN'S**  
 Better Ingredients.  
 Better Pizzas.

BAVUS & EVOLA

**EQUIPMENT SCHEDULE**

| NO. | DESCRIPTION OF ITEM                     | QTY | UNIT | REMARKS |
|-----|---|-----|------|---------|
| 1   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 2   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 3   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 4   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 5   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 6   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 7   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 8   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 9   | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 10  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 11  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 12  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 13  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 14  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 15  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 16  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 17  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 18  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 19  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 20  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 21  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 22  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 23  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 24  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 25  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 26  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 27  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 28  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 29  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 30  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 31  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 32  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 33  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 34  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 35  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 36  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 37  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 38  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 39  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 40  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 41  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 42  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 43  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 44  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 45  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 46  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 47  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 48  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 49  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |
| 50  | STAINLESS STEEL SINK WITH 12" DIA. SINK | 1   | EA   |         |

- NOTES:**
1. FLOOR SINK TO BE ABOVE FINISH FLOOR CONSTRUCTION WITH A MINIMUM CLEARANCE FROM FINISH FLOOR TO TOP OF SINK. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
  2. SINK TO BE INSTALLED WITH 1/2" COMPENSATION AND COVERED AS INDICATED BY ARCHITECT.
  3. FLOOR SINK TO BE 2" ABOVE FINISH FLOOR CONSTRUCTION WITH A MINIMUM CLEARANCE FROM FINISH FLOOR TO TOP OF SINK. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
  4. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.
  5. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.
  6. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.
  7. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.
  8. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.
  9. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.
  10. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION GRANULE CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS TO BE INSTALLED BY ARCHITECT.



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

DATE: 10/15/00  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: PAPA JOHN'S INTERNATIONAL, INC.  
13076 NEW HALLS FERRY FLOISSANT, MO.  
COPYRIGHT © BAYUS & BAYUS, INC. A MEMBER OF THE BAYUS GROUP  
2001 - ALL RIGHTS RESERVED

**BAYUS & BAYUS**

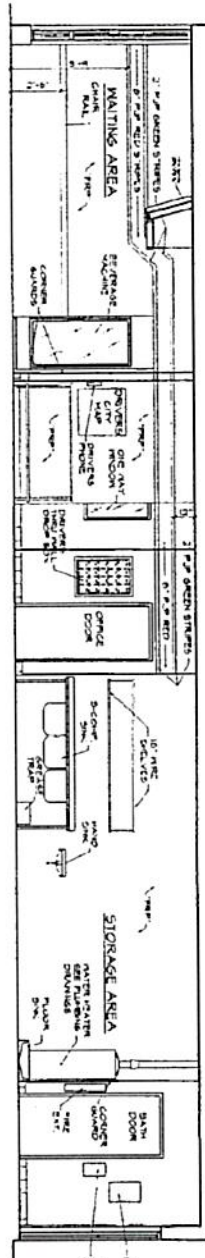
13076 NEW HALLS FERRY FLOISSANT, MO.

**PAPA JOHN'S**

Better Ingredients. Better Pizza.

PAPA JOHN'S INTERNATIONAL, INC.

2002 PAPA JOHN'S BLVD. LOUISVILLE, KENTUCKY 40244



INTERIOR ELEVATION  
SCALE: N = 1/8" = 1'-0"

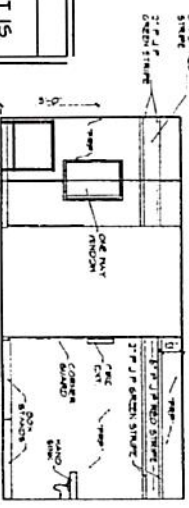
INSTRUCTIONS FOR STRIPE INSTALLATION:

FOR STRIPE WITH CEILING OVER 4'-0". STRIPE IS TO START AT FRONT WALL 3'-0" AFF. STRIPE CONTAINS TO REAR OF ROOM AT A LOCATION OVER THE FRONT WALL STRIPE TO BE STOPPED AT APPROX. 1'-0" FROM REAR WALL. STRIPE CONTAINS TO REAR OF ROOM TO BE STOPPED AT APPROX. 1'-0" FROM REAR WALL. STRIPE CONTAINS TO REAR OF ROOM TO BE STOPPED AT APPROX. 1'-0" FROM REAR WALL. STRIPE CONTAINS TO REAR OF ROOM TO BE STOPPED AT APPROX. 1'-0" FROM REAR WALL.

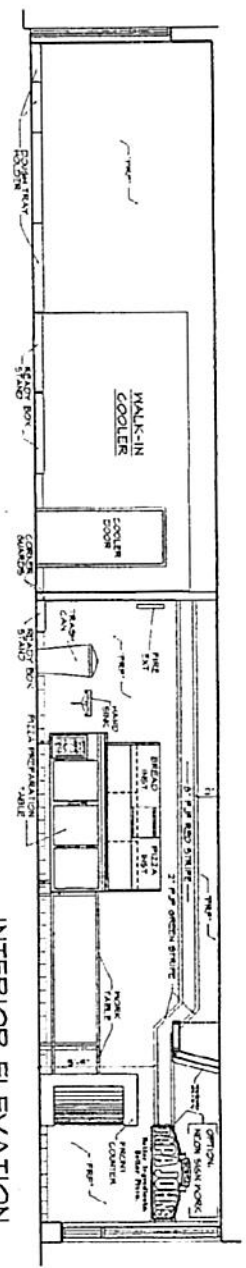
PAINT COLORS:

- WHITE (SW 7003)
- BAYVIEW (SW 9003)
- SPANISH FLAMINGO (SW 6477)
- BLUE TROPIC (SW 6475)
- GREEN TROPIC (SW 6476)
- RED TROPIC (SW 6478)
- YELLOW TROPIC (SW 6479)
- PURPLE TROPIC (SW 6480)
- PINK TROPIC (SW 6481)
- BROWN TROPIC (SW 6482)

NOTE:  
THIS SHEET IS FOR REFERENCE  
OF THE PAINTED STRIPE ONLY, IT IS  
NOT INTENDED TO PORTRAY ANY  
ONE FLOOR PLAN, IT IS A TYPICAL  
PLAN.



INTERIOR ELEVATION  
SCALE: N = 1/8" = 1'-0"

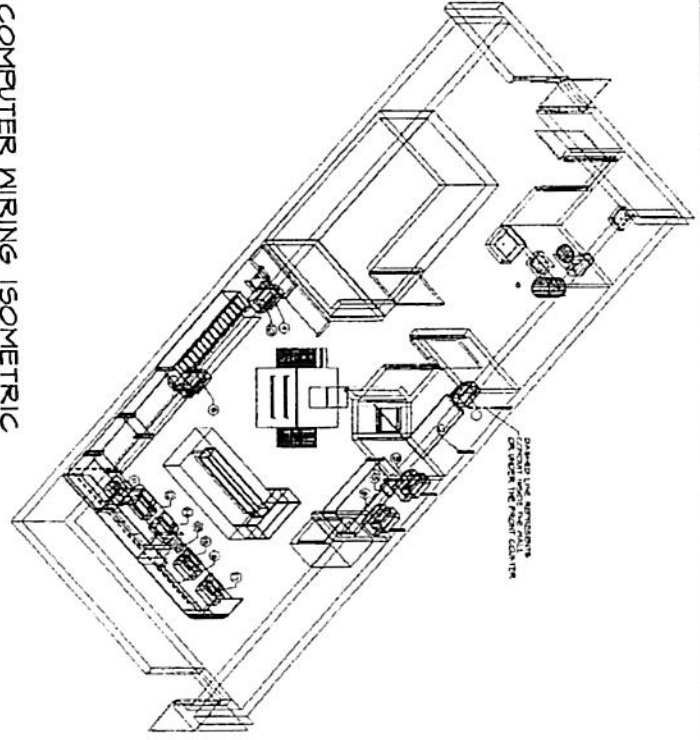


INTERIOR ELEVATION  
SCALE: N = 1/8" = 1'-0"

SEE PAPA JOHN'S STORE...  
TYPICAL INTERIOR STRIPE  
INSTALLATION ELEVATION  
CONTRACTOR & PAPA JOHN'S, USA  
2003 - ALL RIGHTS RESERVED

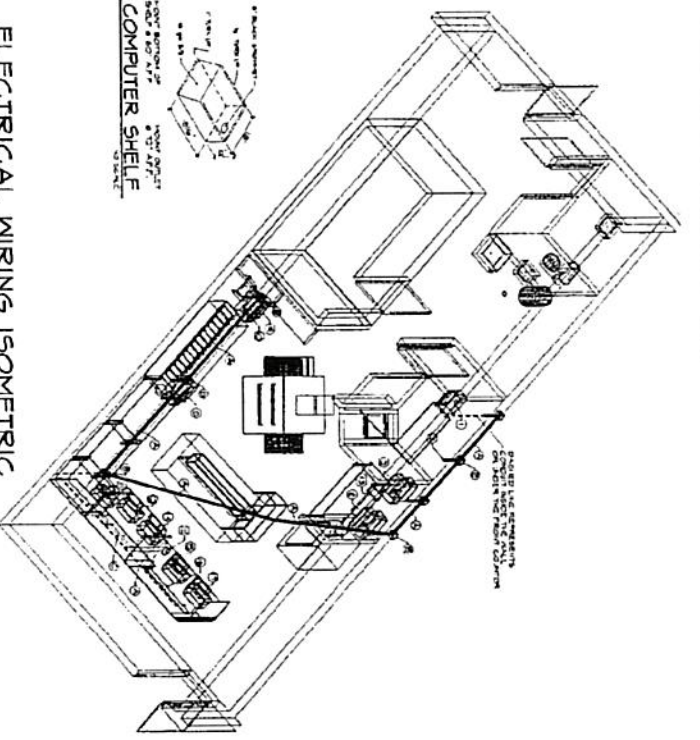
COMPUTER WIRING ISOMETRIC

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



ELECTRICAL WIRING ISOMETRIC

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



GENERAL COMPUTER NOTES

1. ALL DATA CABLES TO BE RUN THROUGH 4\"/>

WIRE LEGEND

1. MAIN STORE COOPERATIVE SYSTEM
2. POWER OFFICE SYSTEM
3. POWER STATION SYSTEM #1
4. SLAM PRINTER
5. DRIVING STATION SYSTEM #2
6. POWER OFFICE LINE
7. POWER OFFICE LINE
8. POWER OFFICE LINE
9. POWER OFFICE LINE
10. POWER OFFICE LINE
11. POWER OFFICE LINE
12. POWER OFFICE LINE
13. POWER OFFICE LINE
14. POWER OFFICE LINE
15. POWER OFFICE LINE
16. POWER OFFICE LINE
17. POWER OFFICE LINE
18. POWER OFFICE LINE
19. POWER OFFICE LINE
20. POWER OFFICE LINE
21. POWER OFFICE LINE
22. POWER OFFICE LINE
23. POWER OFFICE LINE
24. POWER OFFICE LINE
25. POWER OFFICE LINE
26. POWER OFFICE LINE
27. POWER OFFICE LINE
28. POWER OFFICE LINE
29. POWER OFFICE LINE
30. POWER OFFICE LINE
31. POWER OFFICE LINE
32. POWER OFFICE LINE
33. POWER OFFICE LINE
34. POWER OFFICE LINE
35. POWER OFFICE LINE
36. POWER OFFICE LINE
37. POWER OFFICE LINE
38. POWER OFFICE LINE
39. POWER OFFICE LINE
40. POWER OFFICE LINE
41. POWER OFFICE LINE
42. POWER OFFICE LINE
43. POWER OFFICE LINE
44. POWER OFFICE LINE
45. POWER OFFICE LINE
46. POWER OFFICE LINE
47. POWER OFFICE LINE
48. POWER OFFICE LINE
49. POWER OFFICE LINE
50. POWER OFFICE LINE

NOTES

1. ALL ELECTRICAL WIRING TO BE RUN THROUGH 4\"/>

NOTE:

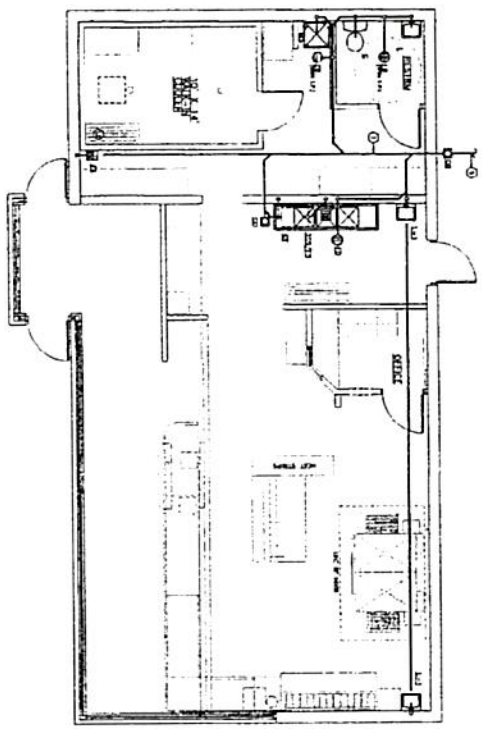
FOR CORPORATE STORES ONLY. FIDELITY WILL SUPPLY, PULL AND TERMINATE THE "CAT 5" WIRE.

IDEAL COMPUTER PAGE  
 2002 - ALL RIGHTS RESERVED

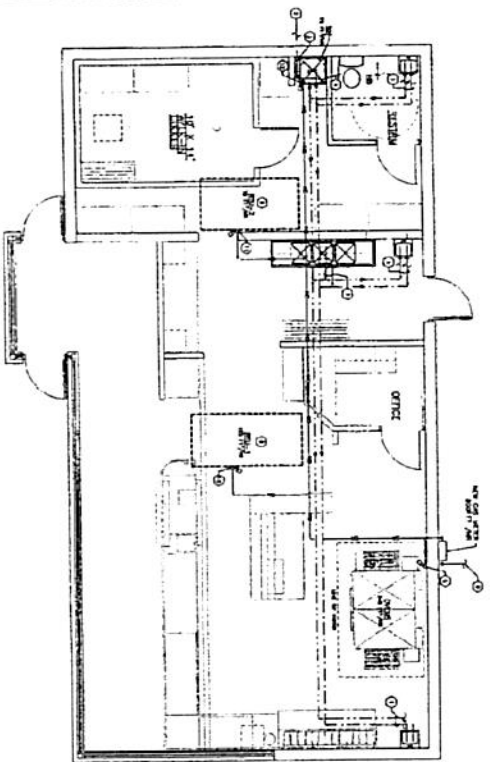
NEW PAPA JOHN'S PIZZA STORE  
 IDEAL COMPUTER PAGE  
 2002-11-20/143  
 2002-11-20/143  
 2002-11-20/143  
 2002-11-20/143

BAVARIAN EVOLVA  
 2002-11-20/143

PAPA JOHN'S INTERNATIONAL, INC.  
 2002 PAPA JOHN'S BLVD.  
 LOUISVILLE, KENTUCKY 40244  
 PAPA JOHN'S  
 Better Ingredients. Better Pizzas.



SANITARY PLAN



WATER AND GAS PIPING PLAN

- ### PLUMBING KEY NOTES
1. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  2. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  3. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  4. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  5. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  6. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  7. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  8. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  9. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  10. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  11. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  12. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.

### PLUMBING FIXTURE SCHEDULE

(SEE PLUMBING CONTRACT)

| ITEM | DESCRIPTION                |
|------|----------------------------|
| 1    | 1" x 1/2" NPT FLOOR SINK   |
| 2    | 1" x 1/2" NPT SINK         |
| 3    | 1" x 1/2" NPT TOILET       |
| 4    | 1" x 1/2" NPT SHOWER       |
| 5    | 1" x 1/2" NPT WATER HEATER |
| 6    | 1" x 1/2" NPT GAS VALVE    |
| 7    | 1" x 1/2" NPT WATER HEATER |
| 8    | 1" x 1/2" NPT GAS VALVE    |
| 9    | 1" x 1/2" NPT WATER HEATER |
| 10   | 1" x 1/2" NPT GAS VALVE    |
| 11   | 1" x 1/2" NPT WATER HEATER |
| 12   | 1" x 1/2" NPT GAS VALVE    |
| 13   | 1" x 1/2" NPT WATER HEATER |
| 14   | 1" x 1/2" NPT GAS VALVE    |
| 15   | 1" x 1/2" NPT WATER HEATER |
| 16   | 1" x 1/2" NPT GAS VALVE    |
| 17   | 1" x 1/2" NPT WATER HEATER |
| 18   | 1" x 1/2" NPT GAS VALVE    |
| 19   | 1" x 1/2" NPT WATER HEATER |
| 20   | 1" x 1/2" NPT GAS VALVE    |

- ### PLUMBING NOTES
1. GENERAL NOTES: ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  2. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  3. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  4. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  5. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  6. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  7. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  8. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  9. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  10. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  11. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  12. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  13. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  14. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  15. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  16. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  17. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  18. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  19. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
  20. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.

### GENERAL NOTES

1. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
2. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
3. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
4. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
5. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
6. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
7. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
8. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
9. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
10. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
11. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
12. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
13. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
14. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
15. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
16. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
17. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
18. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
19. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.
20. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2001 INTERNATIONAL PLUMBING CODE.

### GENERAL CONTRACTOR RESPONSIBILITIES

1. OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITY.
2. VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK.
3. MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.
4. PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. COMPLETE ALL WORK IN ACCORDANCE WITH THE PLUMBING CONTRACT AND ALL APPLICABLE CODES.
6. TEST AND BALANCE ALL SYSTEMS BEFORE FINAL INSPECTION.
7. MAINTAIN RECORDS OF ALL WORK DONE.
8. PROVIDE A WRITTEN GUARANTEE FOR ALL WORK DONE.
9. OBTAIN ALL NECESSARY INSURANCE COVERAGE.
10. COMPLETE ALL WORK WITHIN THE SPECIFIED TIME FRAME.
11. MAINTAIN A CLEAN WORK AREA AT ALL TIMES.
12. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.
13. OBTAIN ALL NECESSARY APPROVALS FROM THE ARCHITECT.
14. MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.
15. PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
16. COMPLETE ALL WORK IN ACCORDANCE WITH THE PLUMBING CONTRACT AND ALL APPLICABLE CODES.
17. TEST AND BALANCE ALL SYSTEMS BEFORE FINAL INSPECTION.
18. MAINTAIN RECORDS OF ALL WORK DONE.
19. PROVIDE A WRITTEN GUARANTEE FOR ALL WORK DONE.
20. OBTAIN ALL NECESSARY INSURANCE COVERAGE.

Page 3  
2002-10/11

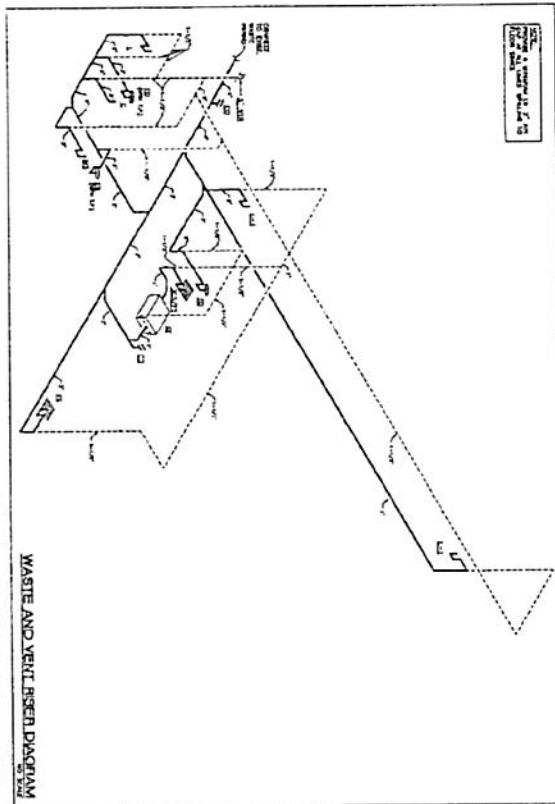
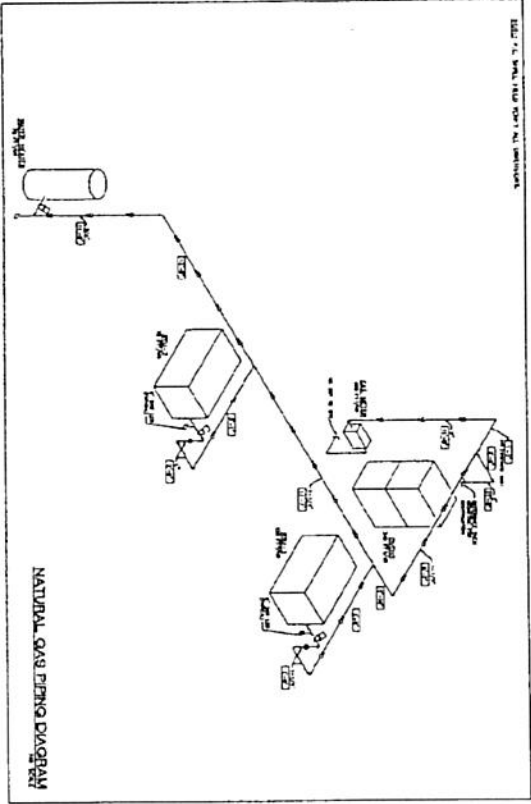
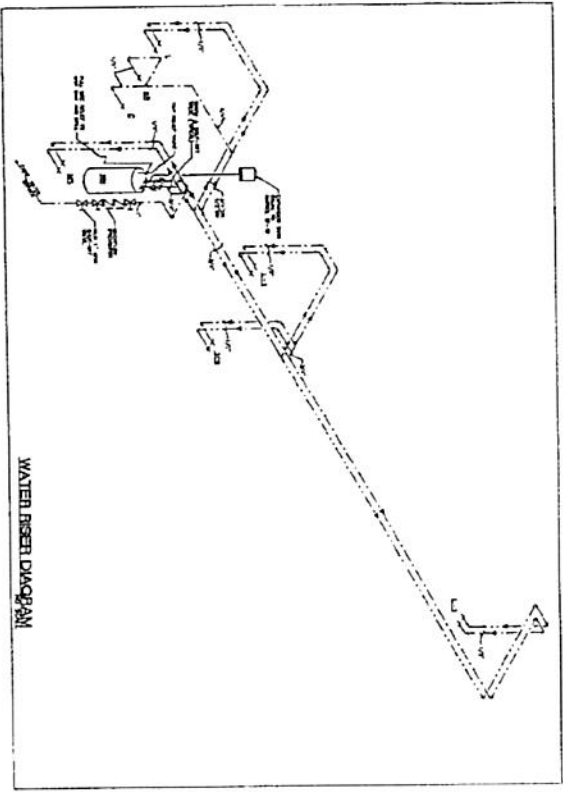
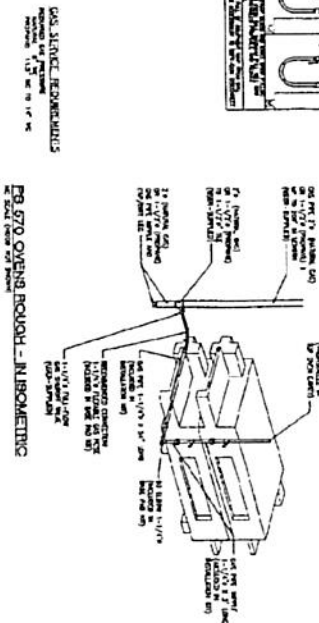
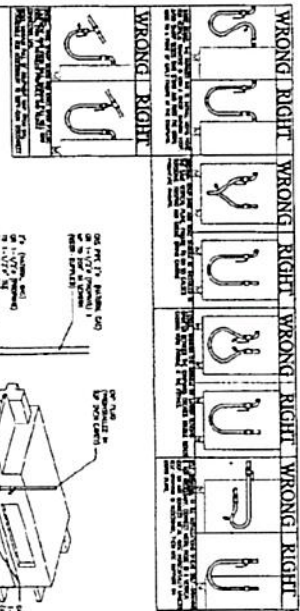
ISA STONE CONSULTING  
15076 NEW HALLS FERRY  
FLORISSANT, MO  
Copyright © PAPA JOHN'S INTERNATIONAL, INC.  
2002 - ALL RIGHTS RESERVED

ISA STONE CONSULTING  
15076 NEW HALLS FERRY  
FLORISSANT, MO  
Copyright © PAPA JOHN'S INTERNATIONAL, INC.  
2002 - ALL RIGHTS RESERVED

PAPA JOHN'S INTERNATIONAL, INC.  
15076 NEW HALLS FERRY  
FLORISSANT, MO

2002-10/11

PROJECT NUMBER



PLAN # 2002-1011  
 NON-SMOKING LOCATION  
 13076 NEW HALLS FERRY  
 FLORISSANT, MO.  
 2002 - ALL RIGHTS RESERVED

DATE: 10/11/02  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 SCALE: AS SHOWN

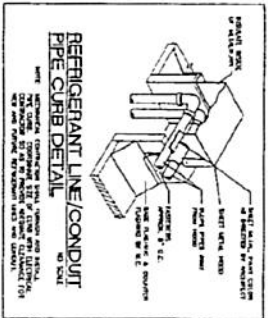
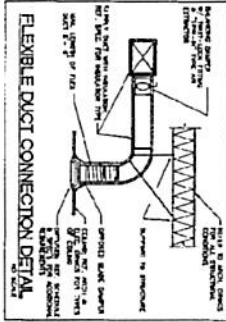
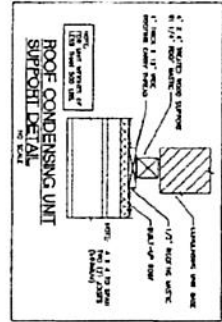
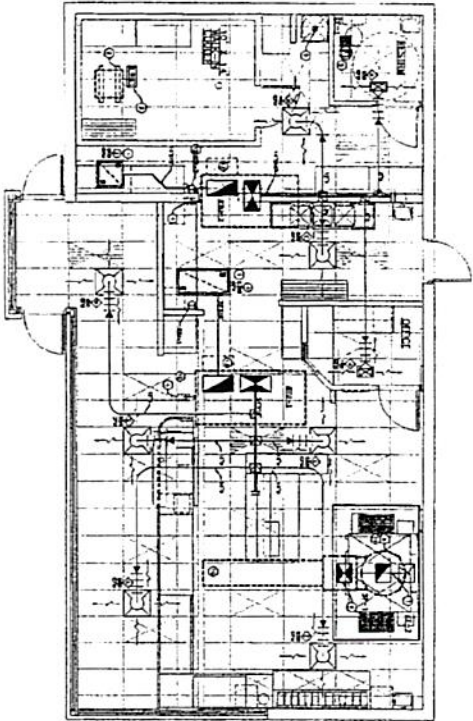
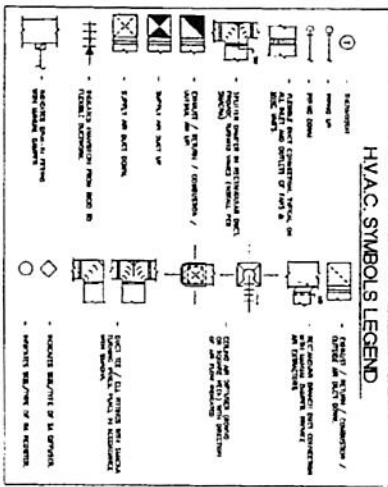
NON PAPA JOHN'S PIZZA STORE  
 13076 NEW HALLS FERRY  
 FLORISSANT, MO.



PAPA JOHN'S INTERNATIONAL, INC.  
 11442 BLUEGRASS PARKWAY  
 LOUISVILLE, KENTUCKY 40244



11-81-0000-0000



**RETURN / SUPPLY AIR DEFLEUSER SCHEDULE**

| ITEM NO. | QTY | DESCRIPTION    |
|----------|-----|----------------|
| 1        | 1   | 1.00 12" WIDE  |
| 2        | 1   | 2.00 12" WIDE  |
| 3        | 1   | 3.00 12" WIDE  |
| 4        | 1   | 4.00 12" WIDE  |
| 5        | 1   | 5.00 12" WIDE  |
| 6        | 1   | 6.00 12" WIDE  |
| 7        | 1   | 7.00 12" WIDE  |
| 8        | 1   | 8.00 12" WIDE  |
| 9        | 1   | 9.00 12" WIDE  |
| 10       | 1   | 10.00 12" WIDE |

- HVAC GENERAL NOTES**
- See notes on sheet 1000 for general conditions.
  - See notes on sheet 1001 for general conditions.
  - See notes on sheet 1002 for general conditions.
  - See notes on sheet 1003 for general conditions.
  - See notes on sheet 1004 for general conditions.
  - See notes on sheet 1005 for general conditions.
  - See notes on sheet 1006 for general conditions.
  - See notes on sheet 1007 for general conditions.
  - See notes on sheet 1008 for general conditions.
  - See notes on sheet 1009 for general conditions.
  - See notes on sheet 1010 for general conditions.
  - See notes on sheet 1011 for general conditions.
  - See notes on sheet 1012 for general conditions.
  - See notes on sheet 1013 for general conditions.
  - See notes on sheet 1014 for general conditions.
  - See notes on sheet 1015 for general conditions.
  - See notes on sheet 1016 for general conditions.
  - See notes on sheet 1017 for general conditions.
  - See notes on sheet 1018 for general conditions.
  - See notes on sheet 1019 for general conditions.
  - See notes on sheet 1020 for general conditions.

**EXHAUST FAN SCHEDULE**

| ITEM NO. | QTY | DESCRIPTION    |
|----------|-----|----------------|
| 1        | 1   | 1.00 12" WIDE  |
| 2        | 1   | 2.00 12" WIDE  |
| 3        | 1   | 3.00 12" WIDE  |
| 4        | 1   | 4.00 12" WIDE  |
| 5        | 1   | 5.00 12" WIDE  |
| 6        | 1   | 6.00 12" WIDE  |
| 7        | 1   | 7.00 12" WIDE  |
| 8        | 1   | 8.00 12" WIDE  |
| 9        | 1   | 9.00 12" WIDE  |
| 10       | 1   | 10.00 12" WIDE |

**AN BALANCE SCHEDULE**

| ITEM NO. | QTY | DESCRIPTION    |
|----------|-----|----------------|
| 1        | 1   | 1.00 12" WIDE  |
| 2        | 1   | 2.00 12" WIDE  |
| 3        | 1   | 3.00 12" WIDE  |
| 4        | 1   | 4.00 12" WIDE  |
| 5        | 1   | 5.00 12" WIDE  |
| 6        | 1   | 6.00 12" WIDE  |
| 7        | 1   | 7.00 12" WIDE  |
| 8        | 1   | 8.00 12" WIDE  |
| 9        | 1   | 9.00 12" WIDE  |
| 10       | 1   | 10.00 12" WIDE |

- NOTE**
- HVAC KEY NOTES**
- See notes on sheet 1000 for general conditions.
  - See notes on sheet 1001 for general conditions.
  - See notes on sheet 1002 for general conditions.
  - See notes on sheet 1003 for general conditions.
  - See notes on sheet 1004 for general conditions.
  - See notes on sheet 1005 for general conditions.
  - See notes on sheet 1006 for general conditions.
  - See notes on sheet 1007 for general conditions.
  - See notes on sheet 1008 for general conditions.
  - See notes on sheet 1009 for general conditions.
  - See notes on sheet 1010 for general conditions.
  - See notes on sheet 1011 for general conditions.
  - See notes on sheet 1012 for general conditions.
  - See notes on sheet 1013 for general conditions.
  - See notes on sheet 1014 for general conditions.
  - See notes on sheet 1015 for general conditions.
  - See notes on sheet 1016 for general conditions.
  - See notes on sheet 1017 for general conditions.
  - See notes on sheet 1018 for general conditions.
  - See notes on sheet 1019 for general conditions.
  - See notes on sheet 1020 for general conditions.

**PROJECT INFORMATION**

DATE 11/27/92

1076 NEW HALLS FERRY  
FLORISSANT, MO.

**PAPA JOHN'S PIZZA STORE**

1076 NEW HALLS FERRY  
FLORISSANT, MO.

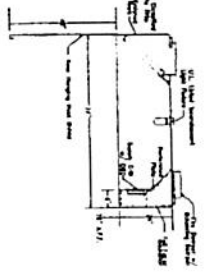
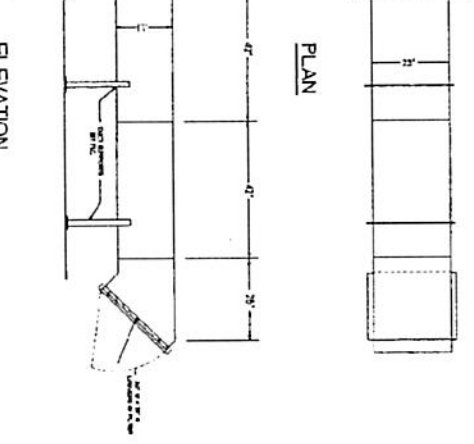
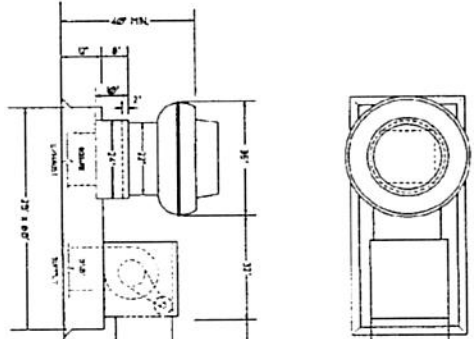
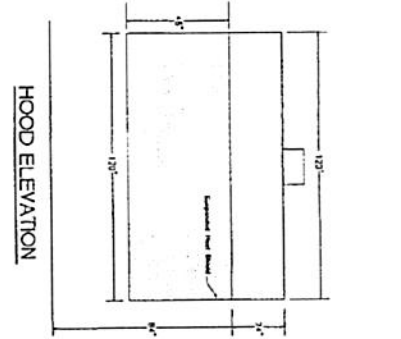
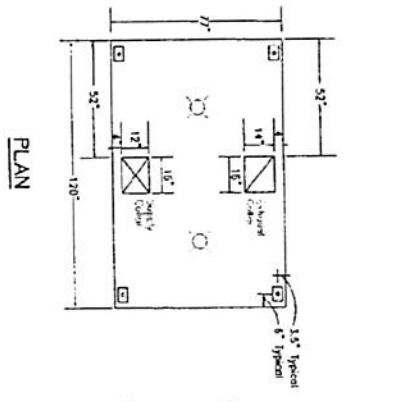
**GENERIC**

**PAPA JOHN'S INTERNATIONAL, INC.**

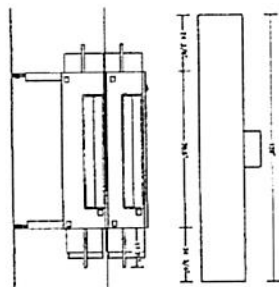
11402 BLUEGRASS PARKWAY  
LOUISVILLE, KENTUCKY 40244

**PAPA JOHN'S**

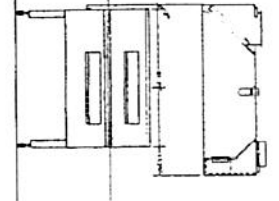




HOOD SECTION



OVEN ELEVATION



OVEN SECTION

**HOOD INFORMATION TABLE**

| NO. | TYPE | WIDTH | DEPTH | HEIGHT | NO. OF FANS | FAN SIZE | DUCT SIZE | NO. OF DUCTS | NO. OF LIGHTS | NO. OF VENTS |
|-----|------|-------|-------|--------|-------------|----------|-----------|--------------|---------------|--------------|
| 1   | HOOD | 52"   | 120"  | 18"    | 2           | 18"      | 12"       | 1            | 2             | 2            |

**OVEN INFORMATION TABLE**

| NO. | TYPE | WIDTH | DEPTH | HEIGHT | NO. OF FANS | FAN SIZE | DUCT SIZE | NO. OF DUCTS | NO. OF LIGHTS | NO. OF VENTS |
|-----|------|-------|-------|--------|-------------|----------|-----------|--------------|---------------|--------------|
| 1   | OVEN | 36"   | 27"   | 27"    | 1           | 18"      | 12"       | 1            | 1             | 1            |

**FAN INFORMATION TABLE**

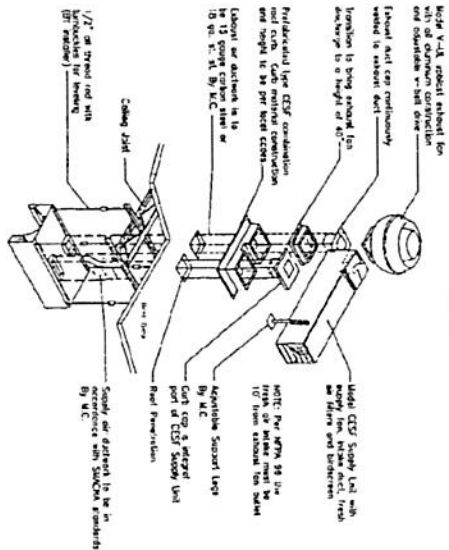
| NO. | TYPE | WIDTH | DEPTH | HEIGHT | NO. OF FANS | FAN SIZE | DUCT SIZE | NO. OF DUCTS | NO. OF LIGHTS | NO. OF VENTS |
|-----|------|-------|-------|--------|-------------|----------|-----------|--------------|---------------|--------------|
| 1   | FAN  | 18"   | 18"   | 18"    | 1           | 18"      | 12"       | 1            | 1             | 1            |

**OVEN TABLE**

| NO. | TYPE | WIDTH | DEPTH | HEIGHT | NO. OF FANS | FAN SIZE | DUCT SIZE | NO. OF DUCTS | NO. OF LIGHTS | NO. OF VENTS |
|-----|------|-------|-------|--------|-------------|----------|-----------|--------------|---------------|--------------|
| 1   | OVEN | 36"   | 27"   | 27"    | 1           | 18"      | 12"       | 1            | 1             | 1            |

**APPROVALS**

DATE: 11/20/02  
 BY: [Signature]  
 TITLE: PROJECT MANAGER  
 COMPANY: EVS SYSTEMS



TYPICAL INSTALLATION

**REVISIONS**

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 11/20/02 | ISSUED FOR PERMIT |

MIDDLEBURY MARSHALL OVEN VENTILATION SYSTEM  
 FOR PFS70 OVENS



EVS SYSTEMS  
 2200 OLIVEWAY DRIVE  
 MARIETTA, GA 30067

PJP # 2002-1511  
 18076 NEW HALLS FERRY  
 FLORISSANT, MO  
 63032 - ALL RIGHTS RESERVED

18076 NEW HALLS FERRY  
 FLORISSANT, MO  
 63032



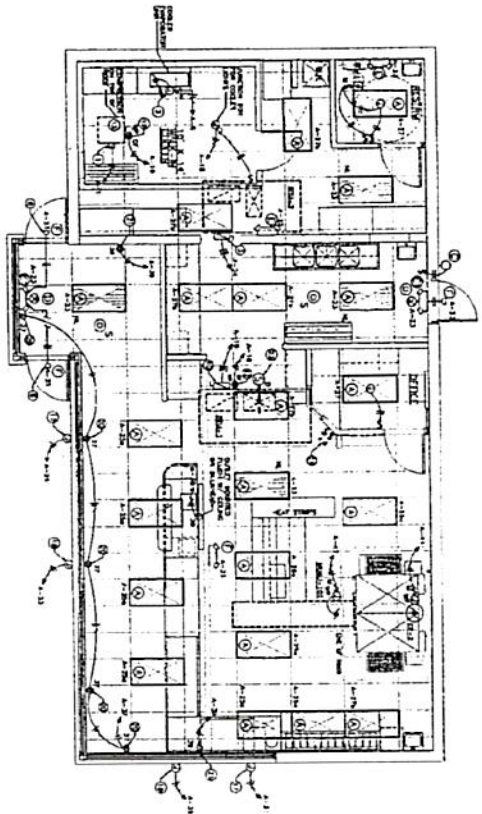
PAPA JOHN'S INTERNATIONAL, INC.  
 1142 BLUEGRASS PARKWAY  
 LOUISVILLE, KENTUCKY 40204



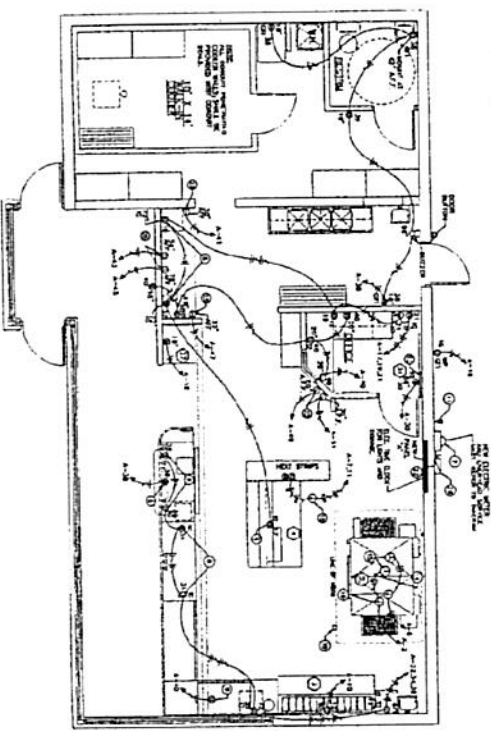
PAPA JOHN'S INTERNATIONAL, INC.  
 1142 BLUEGRASS PARKWAY  
 LOUISVILLE, KENTUCKY 40204



2002-1511-011  
 11/20/02



UPPER LEVEL ELEC. PLAN



LOWER LEVEL ELEC. PLAN

**ELECTRICAL SHEET NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
3. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
4. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
5. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
6. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
7. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
8. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
9. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
10. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
11. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
12. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
13. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
14. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
15. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
16. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
17. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
18. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
19. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
20. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.

**EQUIPMENT SCHEDULE**

| NO. | DESCRIPTION | QTY. |
|-----|-------------|------|
| 1   | ...         | ...  |
| 2   | ...         | ...  |
| 3   | ...         | ...  |
| 4   | ...         | ...  |
| 5   | ...         | ...  |
| 6   | ...         | ...  |
| 7   | ...         | ...  |
| 8   | ...         | ...  |
| 9   | ...         | ...  |
| 10  | ...         | ...  |
| 11  | ...         | ...  |
| 12  | ...         | ...  |
| 13  | ...         | ...  |
| 14  | ...         | ...  |
| 15  | ...         | ...  |
| 16  | ...         | ...  |
| 17  | ...         | ...  |
| 18  | ...         | ...  |
| 19  | ...         | ...  |
| 20  | ...         | ...  |

FOR INFORMATION OF THE CONTRACTOR, THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE FIELD CONDITIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE INFORMATION PROVIDED ON THESE PLANS.

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
3. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
4. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
5. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
6. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
7. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
8. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
9. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
10. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
11. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
12. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
13. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
14. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
15. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
16. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
17. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
18. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
19. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
20. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.

PAPA JOHN'S INTERNATIONAL, INC.  
1492 BLESBRASS PARKWAY  
LOUISVILLE, KENTUCKY 40294

18076 NEW HALLS FERRY  
FLORISSANT, MO.

2003-1871

| LINE # | DESCRIPTION             | QUANTITY | UNIT | ADJUST NO. | UNIT PRICE | TOTAL |
|--------|-------------------------|----------|------|------------|------------|-------|
| 1      | ALL ELECTRICAL SUPPLIES | 1        | LOT  |            |            |       |
| 2      | WALL MOUNTED SWITCH     | 1        | EA   |            |            |       |
| 3      | RECESSED JOY LINE #1    | 1        | EA   |            |            |       |
| 4      | RECESSED JOY LINE #2    | 1        | EA   |            |            |       |
| 5      | RECESSED JOY LINE #3    | 1        | EA   |            |            |       |
| 6      | RECESSED JOY LINE #4    | 1        | EA   |            |            |       |
| 7      | RECESSED JOY LINE #5    | 1        | EA   |            |            |       |
| 8      | RECESSED JOY LINE #6    | 1        | EA   |            |            |       |
| 9      | RECESSED JOY LINE #7    | 1        | EA   |            |            |       |
| 10     | RECESSED JOY LINE #8    | 1        | EA   |            |            |       |
| 11     | RECESSED JOY LINE #9    | 1        | EA   |            |            |       |
| 12     | RECESSED JOY LINE #10   | 1        | EA   |            |            |       |
| 13     | RECESSED JOY LINE #11   | 1        | EA   |            |            |       |
| 14     | RECESSED JOY LINE #12   | 1        | EA   |            |            |       |
| 15     | RECESSED JOY LINE #13   | 1        | EA   |            |            |       |
| 16     | RECESSED JOY LINE #14   | 1        | EA   |            |            |       |
| 17     | RECESSED JOY LINE #15   | 1        | EA   |            |            |       |

### ELECTRICAL LEGEND

- GROUND ROD - ALL GROUND RODS TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- ELECTRICAL METER - ALL METERS TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 20 AMP BREAKER - ALL BREAKERS TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 15 AMP BREAKER - ALL BREAKERS TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 10 AMP BREAKER - ALL BREAKERS TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 5 AMP BREAKER - ALL BREAKERS TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" CONDUIT - ALL CONDUIT TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" CONDUIT - ALL CONDUIT TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" PIPE - ALL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" PIPE - ALL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" STEEL PIPE - ALL STEEL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" STEEL PIPE - ALL STEEL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" GALVANIZED STEEL PIPE - ALL GALVANIZED STEEL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" GALVANIZED STEEL PIPE - ALL GALVANIZED STEEL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" SCHEDULE 40 GALVANIZED STEEL PIPE - ALL SCHEDULE 40 GALVANIZED STEEL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" SCHEDULE 40 GALVANIZED STEEL PIPE - ALL SCHEDULE 40 GALVANIZED STEEL PIPE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" GALVANIZED STEEL PIPE WITH FLANGE - ALL GALVANIZED STEEL PIPE WITH FLANGE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" GALVANIZED STEEL PIPE WITH FLANGE - ALL GALVANIZED STEEL PIPE WITH FLANGE TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD - ALL GALVANIZED STEEL PIPE WITH FLANGE AND HEAD TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD - ALL GALVANIZED STEEL PIPE WITH FLANGE AND HEAD TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP - ALL GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP - ALL GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/2" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP AND NUT - ALL GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP AND NUT TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.
- 1/4" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP AND NUT - ALL GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP AND NUT TO BE INSTALLED WITHIN 6 FT. OF THE POINT OF ENTRY TO THE BUILDING.

| DATE     | DESCRIPTION       | BY |
|----------|-------------------|----|
| 11/20/12 | ISSUED FOR PERMIT | JM |
| 11/20/12 | ISSUED FOR PERMIT | JM |
| 11/20/12 | ISSUED FOR PERMIT | JM |
| 11/20/12 | ISSUED FOR PERMIT | JM |

### PANEL A - ELECTRICAL PANEL SCHEDULE

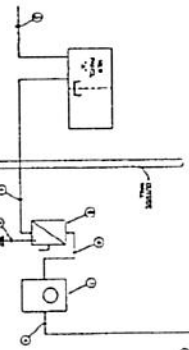
| LINE # | DESCRIPTION   | QUANTITY | UNIT | ADJUST NO. | UNIT PRICE | TOTAL |
|--------|---|----------|------|------------|------------|-------|
| 1      | 20 AMP BREAKER  | 1        | EA   |            |            |       |
| 2      | 15 AMP BREAKER  | 1        | EA   |            |            |       |
| 3      | 10 AMP BREAKER  | 1        | EA   |            |            |       |
| 4      | 5 AMP BREAKER   | 1        | EA   |            |            |       |
| 5      | 1/2" CONDUIT  | 10       | FT   |            |            |       |
| 6      | 1/4" CONDUIT  | 10       | FT   |            |            |       |
| 7      | 1/2" PIPE   | 10       | FT   |            |            |       |
| 8      | 1/4" PIPE   | 10       | FT   |            |            |       |
| 9      | 1/2" STEEL PIPE   | 10       | FT   |            |            |       |
| 10     | 1/4" STEEL PIPE   | 10       | FT   |            |            |       |
| 11     | 1/2" GALVANIZED STEEL PIPE                                      | 10       | FT   |            |            |       |
| 12     | 1/4" GALVANIZED STEEL PIPE                                      | 10       | FT   |            |            |       |
| 13     | 1/2" GALVANIZED STEEL PIPE WITH FLANGE                          | 10       | FT   |            |            |       |
| 14     | 1/4" GALVANIZED STEEL PIPE WITH FLANGE                          | 10       | FT   |            |            |       |
| 15     | 1/2" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD                 | 10       | FT   |            |            |       |
| 16     | 1/4" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD                 | 10       | FT   |            |            |       |
| 17     | 1/2" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP         | 10       | FT   |            |            |       |
| 18     | 1/4" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP         | 10       | FT   |            |            |       |
| 19     | 1/2" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP AND NUT | 10       | FT   |            |            |       |
| 20     | 1/4" GALVANIZED STEEL PIPE WITH FLANGE AND HEAD AND CAP AND NUT | 10       | FT   |            |            |       |

### GENERAL CONTRACTOR NOTE

SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.

### ELECTRICAL SHEET NOTES

- SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.
- SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.
- SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.
- SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.
- SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.



PAPA JOHN'S INTERNATIONAL, INC.  
 1442 BLUEGRASS PARKWAY  
 LOUISVILLE, KENTUCKY 40298

ELECTRICAL PANEL SCHEDULE

SEE ELECTRICAL PANEL SCHEDULE FOR THE EXACT DESCRIPTION OF THE WORK TO BE INSTALLED.

*Handwritten notes:*  
 555-1-2-12-12  
 11/20/12  
 JM

**PAPA JOHN'S INTERNATIONAL, INC.**  
 1442 BLUEGRASS PARKWAY  
 LOUISVILLE, KENTUCKY 40298  
**PAPA JOHN'S**  
 1907 1/2 NEW HALLS FERRY  
 FLORISSANT, MO.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/22/2024

Open  Closed

Report No. 2/2024

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a transfer of Special Use No. 7796 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 8209 N Lindbergh for the operation of a restaurant.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attached application

**Attachments:**

1. Papa John's 8209 - SPU Application



**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 0354+7796

FROM J&J Pizza, LLC

TO Bajco Illinois, LLC

FOR Restaurant

ADDRESS 8209 N. Lindbergh, Florissant, MO 63031

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed 12/19/2023 Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Bajco Illinois, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 8209 N. Lindbergh, Florissant Mo in the City of Florissant, Missouri. Legal interest:  Lease or  Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

Individual's Name

FOR:

Bajco Illinois, LLC

Company, Corporation, Partnership

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

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

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

SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

Telephone No. (330) 533-0900 Email address bajcolle@yahoo.com

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

\_\_\_\_\_  
PETITIONER SIGNATURE

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

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

\_\_\_\_\_  
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual  Partnership  Corporation  LLC

**INDIVIDUAL:**

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

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

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

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

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers Razi Bilal Khan  
1275 Boardman-Canfield rd. ste 2 Boardman, OH 44512

Telephone numbers & email addresses (330) 533-0900

Business name/address/phone Bayco Illinois, LLC

Date of incorporation/LLC August 2016

Copy of fictitious name registration, if applicable  
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)  
Photocopy of Corporation/LLC Articles and Certificate



## TRANSFER OF SPECIAL USE PERMIT

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

TO: Rajco Illinois, LLC

FOR: Restaurant

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

Jamie Cartwright

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN ENGLISH  
2 MAY 10, 2011

3  
4 BILL NO. 8735

ORDINANCE NO. 7796

5  
6  
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 5354**  
8 **FOR THE LOCATION AND OPERATION OF A RESTAURANT**  
9 **LOCATED AT 8209 N. LINDBERGH FROM PIZZA/MIDWEST**  
10 **DEVELOPMENT CO. TO J&J PIZZA CO. D/B/A PAPA JOHNS PIZZA.**  
11

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

15 WHEREAS, pursuant to Ordinance No. 5354, Pizza/Midwest Development Co. was  
16 granted a Special Use Permit for the location and operation of a restaurant on the property known  
17 as 8209 N. Lindbergh; and

18 WHEREAS, an application has been filed by J&J Pizza Co. to transfer the Special Use  
19 Permit authorized by Ordinance No. 5354 to his name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on May  
21 10, 2011 that the business operated under Ordinance No. 5354 would be operated in a  
22 substantially identical fashion as set out herein; and

23 WHEREAS, J&J Pizza Co. has accepted the terms and conditions set out in Ordinance  
24 No. 5354.

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

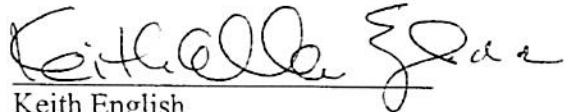
28  
29 Section 1: The Special Use Permit authorized by Ordinance No. 5354 is hereby  
30 transferred from Pizza/Midwest Development Co. to J& J Pizza Co. d/b/a Papa Johns Pizza for  
31 the location and operation of a restaurant located at 8209 N. Lindbergh.

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

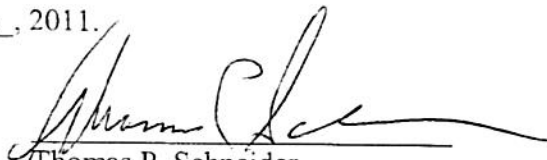
35 Section 3: This ordinance shall become in force and effect immediately upon its  
36 passage and approval.  
37

38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58

Adopted this 23 day of May, 2011.

  
Keith English  
President of the Council  
City of Florissant

Approved this 25 day of May, 2011.

  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

  
Karen Goodwin, MMC/MRCC  
City Clerk

INTRODUCED BY COUNCILMAN SCHNEIDER  
June 8, 1992

BILL NO. 6184

ORDINANCE NO. 5354

AN ORDINANCE GRANTING A SPECIAL PERMIT TO  
PIZZA/MIDWEST DEVELOPMENT COMPANY D/B/A  
PAPA JOHN'S PIZZA FOR THE OPERATION OF A  
CARRY-OUT AND DELIVERY PIZZA RESTAURANT  
ON THE PROPERTY HEREINAFTER DESCRIBED AND  
KNOWN AS 8209 N. LINDBERGH, FLORISSANT, MO.

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

WHEREAS, an application has been filed by Pizza/Midwest Development Company d/b/a Papa John's Pizza for the location and operation of carry-out and delivery service restaurant on the property hereinafter described and known as 8209 N. Lindbergh; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 26th day of May, 1992 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Permit is hereby granted to Pizza/Midwest Development Company d/b/a Papa John's Pizza for the location and operation of a restaurant on the following described property:

Part of Parcel "J" of DE SMET CIRCLE, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 83 page 45 of the St. Louis County Records, which said part of Parcel "J" is described as follows: Beginning at a point in the South line of Southwell Lane, 50 feet wide, said point being the Northeast corner of Lot 455 of said DeSmet Circle; thence Southwardly along the East line of said Lot 455, 104.62 feet to the Southeast corner of said Lot 455; thence along the rear lines of Lot 455, 454,

453 of said DeSmet Circle, 211.13 feet to the most Southern corner of Lot 453 of said DeSmet Circle, thence Southeastwardly along a line that is the direct prolongation Southeastwardly of the Southwest line of said Lot 453, 248.39 feet to a point in the West line of Highway 140, 60 feet wide; thence Northeastwardly along the West line of Highway 140, 221.87 feet to a point, thence along the rounded intersection of Southwell Lane, along a curve to the left, the radius of which is 30 feet, 47.12 feet to a point; thence Northwestwardly along the South line of Southwell Lane, 96.28 feet to the point of beginning, EXCEPTING THEREFROM that portion taken by Condemnation proceedings, being Cause No. 285655 of the Circuit Court of St. Louis County, Missouri, said property being known as and numbered 8209 N. Lindbergh, Florissant, Missouri.

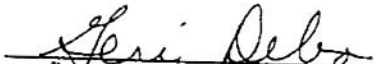
Section 2: The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions, and subject to all of the ordinances of the City of Florissant:

- (1) There will be only carry-out and delivery service offered with no drive-in or drive-thru type of services offered on the premises.
- (2) There shall be no external loud speakers located on the premises.
- (3) That the holder of the Special Permit shall hire for delivery purposes only persons eighteen (18) years of age or older who have a current chauffeur's license or commercial driver's license.
- (4) That automobile liability insurance policies shall be maintained in accordance with the amount required by State Statute.
- (5) That placement and enclosure of any trash dumpster for the restaurant herein authorized shall be at a location as directed by the Director of Public Works.

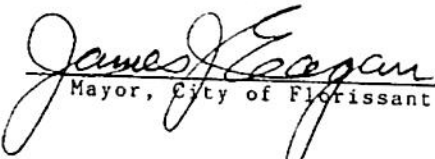
Section 3: That when the named permittee discontinues the operation of said business, the Special Permit herein authorized shall no longer be in force and effect.

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

Adopted this 8th day of June, 1992.

  
 \_\_\_\_\_  
 President of the Council  
 City of Florissant

Approved this 9 day of June, 1992.

  
 \_\_\_\_\_  
 Mayor, City of Florissant

ATTEST:  
  
 \_\_\_\_\_  
 City Clerk



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/22/2024

Open  Closed

Report No. 3/2024

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of an ice cream shop.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attached application

**Attachments:**

1. Cold Stone SPU Transfer Application

INTRODUCED BY COUNCILMAN SIAM  
JANUARY 22, 2024

BILL NO. 9953

ORDINANCE NO.

**ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE NO. 8158 FROM YUMMY DELIGHTS INC D/B/A COLD STONE CREAMERY TO CHICAGO SCOOPS, LLC D/B/A COLD STONE CREAMERY LOCATED AT 14013 NEW HALLS FERRY FOR THE OPERATION OF RESTAURANT.**

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

WHEREAS Yummy Delights Inc d/b/a Cold Stone Creamery was issued Special Use Permit no. 8158 for the operation of a restaurant located at 14013 New Halls Ferry Road; and

WHEREAS Chicago Scoops, LLC d/b/a Cold Stone Creamery has filed an application to transfer Special use Permit no. 8158 authorizing the location and operation of a restaurant located at 14013 New Halls Ferry Road to its name; and

WHEREAS the City Council of the City of Florissant determined at its meeting on January 22, 2024, that the business would be operated in substantially identical fashion as set out herein; and

WHEREAS, Chicago Scoops, LLC d/b/a Cold Stone Creamery has accepted the terms and conditions as they apply to a special use permit for a restaurant.

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

Section 1: Special Use Permit no. 8158 is hereby transferred from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of an ice cream shop.

Section 2: Said Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Joseph Eagan, Council President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Mayor Timothy J. Lowery

ATTEST:

---

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 8158 + 7007

FROM YUMMY DELIGHTS INC D/B/A Cold Stone Creamery

TO CHICAGO SCOOPS LLC D/B/A Cold Stone Creamery

FOR ICE CREAM SHOP

ADDRESS 14013 NEW HALLS FERRY RD FLORISSANT MO 63033

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now CHICAGO SCOOPS LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 14013 New Halls Ferry Rd in the City of Florissant, Missouri. Legal interest:  Lease or  Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Abcabelle  
Individual's Name

FOR: CHICAGO SCOOPS LLC  
Company, Corporation, Partnership

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

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

SIGNATURE 

ADDRESS 1901 N CLYBURN AVE 4th CHICAGO IL 60614


Telephone No. 312 755 6723 Email address ACCOUNTS.PAYABLE@CHICAGO-SCOOPS.COM

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

  
PETITIONER SIGNATURE

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

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

X  (RAVINDER BHATNAGAR)  
SIGNATURE OF OWNER YUMMY DELIGHTS INC

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

Type of Operation: (Select One)

Individual  Partnership  Corporation  LLC

**INDIVIDUAL:**

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

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

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

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

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers KYLE WELCH - CEO, ANDREW

CARPENTER - CFO, 1901 N CLYBOURN AVE 401 CHICAGO IL 60614

Telephone numbers & email addresses 312 755 6723

Business name/address/phone CHICAGO SCOOPS LLC

Date of incorporation/LLC 3/12/2014

- Copy of fictitious name registration, if applicable
- Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
- Photocopy of Corporation/LLC Articles and Certificate

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8158+7007 which authorized a Special Permit:

TO: CHICAGO SCOOPS LLC

FOR: Ice cream store

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

Asia Babluk  
PRINT - NAME OF APPLICANT

Ababluk  
SIGNATURE OF APPLICANT

# STATE OF MISSOURI



John R. Ashcroft  
Secretary of State

## CERTIFICATE OF REGISTRATION

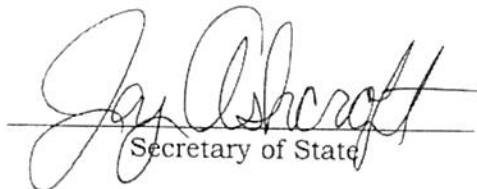
WHEREAS,

*CHICAGO SCOOPS, LLC*  
*FL001698256*

existing under the laws of the State of Delaware has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 18th day of April, 2023, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 18th day of April, 2023.

  
Secretary of State





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

**X001790039**  
**Date Filed: 1/18/2024**  
**Expiration Date: 1/18/2029**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Registration of Fictitious Name**

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

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

**Please check one box:**

**New Registration**       **Renewal** \_\_\_\_\_ Charter number \_\_\_\_\_  
 **Amendment** \_\_\_\_\_ Charter number \_\_\_\_\_  
 **Correction** \_\_\_\_\_ Charter number \_\_\_\_\_

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

Business name to be registered: COLD STONE CREAMERY  
 Business Address: 14013 New Halls Ferry Rd  
*(PO Box may only be used in addition to a physical street address)*  
 City, State and Zip Code: Florissant, MO 63033-2708

**Owner Information:**

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

| Name of Owners, Individual or Business Entity | Charter # Required If Business Entity | Street and Number | City and State | Zip Code     | If Listed, Percentage of Ownership Must Equal 100% |
|---|---------------------------------------|-------------------|----------------|--------------|--|
| CHICAGO SCOOPS, LLC                           | FL001698256                           | 1209 N Orange St  | Wilmington, DE | 19801 - 1120 |  |

**All owners must affirm by signing below**

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

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

CHICAGO SCOOPS, LLC - Kyle Welch      CHICAGO SCOOPS, LLC - KYLE WELCH      01/18/2024  
*Owner's Signature or Authorized Signature of Business Entity*      *Printed Name*      *Date*

Name and address to return filed document:

Name: Kyle Welch

Address: Email: accountspayable@chicago-scoops.com

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



State of Missouri
John R. Ashcroft, Secretary of State

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

This form is de
Complete t

FL001698256
Date Filed: 4/18/2023
John R. Ashcroft
Missouri Secretary of State

Print
Reset

Application for Registration of a Foreign
Limited Liability Company

(Submit with filing fee of \$105.00)

- 1. The name of the foreign limited liability company is: Chicago Scoops, LLC
2. The name under which the foreign limited liability company will conduct business in Missouri is (must contain "limited company, "limited liability company", "LC", "LLC", "L.C.", or "L.L.C.") (must be filled out if different from line (1)):
3. The foreign limited liability company was formed under the laws of Delaware on the date of 3/20/2014
4. The purpose of the foreign limited liability company or the general character of the business it proposes to transact in this state is: To engage in any lawful act or activity for which limited liability companies may be organized under and as permitted by Missouri Limited Liability Company Act.
5. The name and address of the limited liability company's registered agent in Missouri is (this line must be completed and include a street address): C T Corporation System 120 South Central Avenue Clayton, MO 63105
6. The address of the registered office in the jurisdiction organized. If none required, then the principal office address of the foreign limited liability company is: 1209 N Orange Street, Wilmington, Delaware 19801
7. This application must include a current certificate of good standing/existence from the secretary of state or other similar official in the state of domicile. Such document should be dated within 60 calendar days from filing.

(Please see next page)

Name and address to return filed document:
Name:
Address:
City, State, and Zip Code:

ORI-04182023-0680 State of Missouri
No of Pages 3 Pages
Creation - LLC/LP/LLP

LLC-4 (01/2017)

8.  Series LLC (OPTIONAL) Pursuant to Section 347.186, the foreign limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company under which it has been admitted to transact business in this state and are the following:

New Series:

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

New Series:

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

New Series:

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

(Each separate series must also file an Attachment Form LLC 4A.)

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

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



Kyle Welch

4/14/23

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date



# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "CHICAGO SCOOPS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTEENTH DAY OF APRIL, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



5502136 8300

SR# 20231473473

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203153082

Date: 04-17-23

1 INTRODUCED BY COUNCILMAN KING  
2 APRIL 26<sup>TH</sup>, 2004

3  
4  
5 BILL NO. 7910

ORDINANCE NO. 7007

6  
7  
8 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LINHARDT, INC**  
9 **D/B/A COLD STONE CREAMERY TO ALLOW FOR THE OPERATION OF**  
10 **AN ICE CREAM PARLOR FOR THE PROPERTY LOCATED AT 14013 NEW**  
11 **HALLS FERRY ROAD.**  
12

13  
14 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
15 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an Ice Cream  
16 Parlor; and

17 WHEREAS, an application has been filed Linhardt, Inc. d/b/a Cold Stone Creamery for the  
18 property located at 14013 New Halls Ferry Road for the location and operation of an Ice Cream Parlor.

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
20 April 5, 2004 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of a public hearing on said application to be held on the 26<sup>th</sup> of April,  
22 2004 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

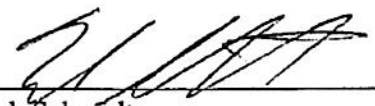
29 Section 1: A Special Use Permit is hereby granted to Linhardt Inc. d/b/a Cold Stone Creamery  
30 for the property located 14013 New Halls Ferry Road for the location and operation of an Ice Cream  
31 Parlor.

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

Adopted this 4 day of May, 2004.

  
\_\_\_\_\_  
Mark Schmidt  
President of the Council  
City of Florissant

Approved this 18<sup>th</sup> day of May, 2004.

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

ATTEST:

  
\_\_\_\_\_  
Karen Goodwin-Rafferty, CMC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 JULY 27, 2015  
3

4 BILL NO. 9116

ORDINANCE NO. 8158

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**  
7 **NO. 7007 FROM LINHARDT, INC. D/B/A COLD STONE CREAMERY TO**  
8 **YUMMY DELIGHTS, INC. D/B/A COLD STONE CREAMERY LOCATED**  
9 **AT 14013 NEW HALLS FERRY ROAD**  
10

11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and  
13 operation of an ice cream parlor; and

14 WHEREAS, pursuant to Ordinance No. 7007, Lindhardt Inc d/b/a Cold Stone Creamery  
15 was granted a Special Use Permit for the location and operation of an Ice Cream Parlor on the  
16 property known as 14013 New Halls Ferry Road; and

17 WHEREAS, an application has been filed by Yummy Delights, Inc d/b/a Cold Stone  
18 Creamery to transfer the Special Use Permit authorized by Ordinance No. 7007 to his name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on July  
20 27<sup>th</sup>, 2015 that the business operated under Ordinance No. 7007 would be operated in a  
21 substantially identical fashion as set out herein; and

22 WHEREAS, Yummy Delights, Inc. has accepted the terms and conditions set out in  
23 Ordinance No. 7007.

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


27 Section 1: The Special Use Permit authorized by Ordinance No. 7007 is hereby  
28 transferred from Lindhardt Inc. d/b/a Cold Stone Creamery to Yummy Delights Inc. d/b/a Cold  
29 Stone Creamery located at 14013 New Halls Ferry Road.

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

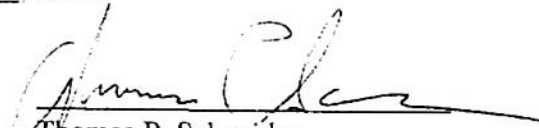
34 Section 3: This ordinance shall become in force and effect immediately upon its  
35 passage and approval.  
36

37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57


Adopted this 27 day of July, 2015.

  
\_\_\_\_\_  
Joseph Eagan  
President of the Council  
City of Florissant

Approved this 28 day of July, 2015.

  
\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open  Closed

Report No. 1/2024

**Date Submitted:**

**To:** City Council

**Title:** Appointment of Marty Margherio to the Planning and Zoning Commission

**Prepared by:** Ms. Deputy City Clerk Savanna Burton

**Department:**

**Justification:**

**Attachments:**

.



**APPLICATION FOR LIQUOR LICENSE**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Full Liquor by the Drink \$450 | <input type="checkbox"/> Malt Liquor & Wine by the Drink \$75.00 |
| <input type="checkbox"/> Full Package Liquor \$150                 | <input type="checkbox"/> Malt Liquor & Wine Package \$75         |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) \$300   | <input type="checkbox"/> Tasting \$37.50                         |

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

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

Type of License Requested:

- |   |  |
|---|--|
| <input type="checkbox"/> Individual                   | <input type="checkbox"/> Corporation (Attach list of Officers, Addresses, & Phone Numbers) |
| <input checked="" type="checkbox"/> Limited Liability | <input type="checkbox"/> Partnership (Attach list of partners)                             |

**Business Name:** Big Belly Deli Phone: 314-395-1818

**Business Address:** 392 Saint Ferdinand st. Email: Bigbellydeli314@gmail.com

**Name of Applicant, Corp., or LLC:** Christopher Timmermann

**Address of Owner:** 1365 Pepperhill dr Florissant MO 63033 Phone: 314-369-7612  
Street City State Zip

**Managing Officer Name:** Christopher Timmermann

**Home Address:** 1365 Pepperhill dr Florissant MO 63033 Years at Address: 27  
Street City State Zip

**Managing Officer:** Date of Birth: 10/08/1996 Cell Phone: 314-369-7612

Driver's License No. [REDACTED] Social Security No.\* [REDACTED]  
(Provide photo copy) \*for identification in running record check

Email: cjtimmer1@gmail.com Phone: 314-369-7612



**Managing Officer:** Personal Property Taxes 20\_23\_ Paid?  Yes No (Attached)

Registered Voter of Missouri?  Yes No \*\*Attach Voter Registration Certificate

Have you ever been arrested? Yes What Charge? Assault

\_\_\_\_\_

Where? Florissant Disposition? \_\_\_\_\_

Citizen of U.S.A.?  Yes No Naturalized? Yes Date \_\_\_\_\_ No

If Naturalized, Give Number: \_\_\_\_\_ Dist. \_\_\_\_\_  
(Provide Documents)

Do you have an interest in any liquor license which is now in force? Yes  No

Give details: \_\_\_\_\_

Have you prev. held a liquor license of this type? Yes  No

If so, when & where? \_\_\_\_\_

Have you ever had a liquor license suspended or revoked? Yes  No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? Yes  No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication?

Yes  No

Give details: \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?

Yes  No

Provide name: \_\_\_\_\_

Is the location within 200 feet of property used for church, school, or public playground?

Yes  No

If Individual Applicant:  
below:

If Partnership, Corp., or LLC, complete

\_\_\_\_\_

Trade Name

\_\_\_\_\_  
Signature of Managing Officer

STATE OF Missouri )SS

COUNTY OF St. Louis )

Christopher Timmermann, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

\_\_\_\_\_  
Signature of Managing Officer

Subscribed and sworn to before me this 7 day of February, 2024.

My Commission Expires 

|  |
|--|
| MARY ANN SPRING<br>Public - Notary Seal<br>STATE OF MISSOURI<br>St. Louis County<br>Commission Expires: June 16, 2026<br>Commission # 14396876 |
|--|

\_\_\_\_\_  
Notary Public

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE  
CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certification of Incorporation/Registration &  
Articles of Organization papers must be attached  
To the Florissant City Council, Florissant, St. Louis County, Missouri.

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY  
CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME: Christopher Timmermann  
SOC. SEC. NO. [REDACTED] SEX: Male  
DATE OF BIRTH: 10/08/1996 PLACE OF BIRTH: St. Louis  
PHONE NUMBER: 314-369-7612  
ADDRESS: 1365 Pepperhill dr. Florissant, MO  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: 27
  
2. FULL NAME: Nicholas Boyd  
SOC. SEC. NO. [REDACTED] SEX: Male  
DATE OF BIRTH: 06/04/1996 PLACE OF BIRTH: St. Louis  
PHONE NUMBER: 314-971-7380  
ADDRESS: 11938 Midvale dr. Maryland Heights, MO 63043  
LAST PREV. ADDRESS: 11 Garnier ct. Florissant, MO 63031  
NO. OF YEARS AT ADDRESS: 2.5
  
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

**EMERGENCY CONTACT INFORMATION**

PROPERTY OWNER Jamie Lewis PHONE 314-265-6568

ADDRESS 380 St Ferdinand St. Florissant, Mo 63031

NAME OF BUSINESS Big Belly Deli PHONE \_\_\_\_\_

ADDRESS 392 Saint Ferdinand st Florissant MO 63031

BUSINESS HOURS Tuesday-Sunday 10:30am- 3pm

OWNER/MANAGER Christopher Timmermann PHONE 314-369-7612

HOME ADDRESS 1365 Pepperhill dr. Florissant MO 63033

**PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.**

CONTACT #1 HAS KEY?  YES NO

NAME Christopher Timmermann ADDRESS 1365 Pepperhill dr.

CITY & STATE Florissant, MO PHONE 314-369-7612

CONTACT #2 HAS KEY?  YES NO

NAME Nicholas Boyd ADDRESS 11938 Midvale dr

CITY & STATE Maryland Heights, MO PHONE 314-971-7380

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES  NO

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER HOURS?  YES NO

IF YES, WHO? Chris, Nick

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? YES  NO

DESCRIBE: \_\_\_\_\_  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND?  YES NO

WHERE IS IT LOCATED? In our office upstairs

CAN IT BE SEEN FROM THE OUTSIDE? YES  NO

IS YOUR BUSINESS PROTECED WITH AN ALARM SYSTEM?  YES NO

**IF AT ANY TIME THERE IS A CHANGE IN THE EMERGENCY INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**

**APPLICATION FOR SUNDAY LIQUOR LICENSE**  
**TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI**

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 6:00 am to midnight. (**\$300**)

**TYPE OF OPERATION:**

Individual                  Partnership                  Corporation                   Limited Liability Corp

**BUSINESS NAME** Big Belly Deli

**LOCATION** 392 Saint Ferdinand St      **PHONE** 314-395-1818

**EXACT TRADE NAME, LLC, OR CORP** Big Belly Deli LLC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on \_\_\_\_\_ and expiring on June 30, 20\_\_\_\_, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1. I/WE presently hold Florissant License Number \_\_\_\_\_ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI )SS

COUNTY OF St. Louis )

\_\_\_\_\_, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.



Signature of Managing Officer

Subscribed and sworn to before me this 7 day of 2024.

My Commission Expires:



Mary Ann Spring  
Notary Public



## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 01/08/2024

Name (1): CHRISTOPHER TIMMERMANN

Name (2): CHRIS TIMMERMANN

Name (3):

Date Of Birth: 10/08/1996

SSN: xxx-xx-1008

Control Number: 6639153

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102

## **IMPORTANT**

By signing this application, you verify the following statement: Section 600.060(B) of the Florissant City Code "Neither the applicant nor any officer, director or shareholder of a corporate applicant shall have been convicted of a felony... The City Council also may request such additional information of an applicant as it may deem necessary for it to make a determination with respect to the issuance of a liquor license."



**MEMORANDUM  
CITY OF FLORISSANT**



**TO:** Director of Public Works **DATE:** 1/25/2024  
**FROM:** Savanna B Burton, City Clerk's Office  
**SUBJECT:** Liquor License Application

---

Please furnish to the City Clerk's Office information on the following liquor applicant:

|                       |                            |
|-----------------------|----------------------------|
| <u>Big Belly Deli</u> | <u>392 St Ferdinand St</u> |
| Name of Business      | Address of Business        |

A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.

A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

Per Section 600.035



**PETITION**

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Big Belly Deli

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

392 Saint Ferdinand St. Florissant, Mo. 63031

BUSINESS ADDRESS

| <u>NAME</u>            | <u>ADDRESS</u>               | <u>PHONE</u>        |
|------------------------|------------------------------|---------------------|
| <u>CHRIS HELFER</u>    | <u>380 St. Ferdinand St</u>  | <u>314-837-6050</u> |
| <u>Angela Harris</u>   | <u>396 St. Ferdinand St.</u> | <u>314-341-0369</u> |
| <u>Bob Mannecke</u>    | <u>300 St. Ferdinand</u>     | <u>314-852-5296</u> |
| <u>Monica Cherry</u>   | <u>394 St. Ferdinand St.</u> | <u>314-322-6148</u> |
| <u>JEAN M. BLANTON</u> | <u>184 WASHINGTON ST.</u>    | <u>314 837-7783</u> |

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this 8<sup>th</sup> day of February, 2024.

Mary Ann Spring  
Notary Public



My Commission Expires:



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

**LC014452117**  
**Date Filed: 3/28/2023**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is  
Big Belly Deli LLC

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

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

To provide a fresh, quick, and unique sandwich experience in the heart of Old Town Florissant, with made in house bread.

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

|                            |   |                                  |
|----------------------------|---|----------------------------------|
| <u>Nicholas David Boyd</u> | <u>11 Garnier Ct.</u>   | <u>Florissant, MO 63031-6303</u> |
| <i>Name</i>                | <i>Street Address: May not use PO Box unless street address also provided</i> | <i>City/State/Zip</i>            |

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

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

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

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

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

| <i>Name</i>                    | <i>Address</i>            | <i>City/State/Zip</i>                           |
|--------------------------------|---------------------------|---|
| <u>Boyd, Nicholas</u>          | <u>11938 Midvale Dr</u>   | <u>Maryland Heights MO</u><br><u>63043-1769</u> |
| <u>Timmermann, Christopher</u> | <u>1365 Pepperhill Dr</u> | <u>Florissant MO 63033-</u><br><u>2138</u>      |

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

New Series:

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

New Series:

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

New Series:

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

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

|  |
|--|
| Name and address to return filed document:       |
| Name: <u>Nicholas Boyd</u>                       |
| Address: <u>Email: BigBellyDeli314@gmail.com</u> |
| City, State, and Zip Code: _____                 |

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Big Belly Deli LLC*  
*LC014452117*

filed its Articles of Organization with this office on the 28th day of March, 2023, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of March, 2023, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 28th day of March, 2023.

  
Secretary of State



## Lease Agreement

The following Lease Agreement has been entered into on the 1<sup>st</sup> day of December, 2023 between Cameron and Jamie Lewis (Lessor) and Chris Timmerman and Nick Boyd of Big Belly Deli

The following terms have been agreed upon by both parties and both parties agree to uphold their end of the lease.

1. The building space at 392 St. Ferdinand, Florissant, Missouri contains approximately 2475 square feet.
  - a. Big Belly Deli will maintain occupancy of all 2475 minus the following areas that will be occupied by Cameron and Jamie Lewis of Helfer's Pastries
    - i. 21 sq. ft in front prep area where current coffee supplies are.
    - ii. 81 sq. ft. of storage space in storage room. Helfer's Pastries will occupy the right side of the room that is split down the middle
    - iii. 145 sq. ft. of upstairs office space that is currently the far left wall of the upstairs office space
  - b. Dining room space will continue to be shared between patrons of Helfer's Pastries and Big Belly Deli
  - c. Two restrooms located inside of 392 St. Ferdinand Street will be accessible to both Helfer's Pastries and Big Belly Deli patrons
2. The said premises should be used for the sole purpose of retail deli and food only and for no other purpose without the written consent of the Lessor
3. The term of this lease shall commence on the 1<sup>st</sup> day of December, 2023 and will extend through the 30<sup>th</sup> day of November, 2024
4. Lessee shall pay rent in the sum of \$1430.00 for the first three months (~~December 2023,~~ <sup>PD JL 12/28</sup> January 2023, February 2024). After month three, rent will increase \$250/month for the following four months.
  - a. March 2024-\$1680
  - b. April 2024- \$1930
  - c. May 2024- \$2180
  - d. June 2024-\$2450
  - e. Starting in July 2024, rent will continue and maintain at \$2450/month for the remainder of the lease.
5. Rent will be due on the first day of this lease and the same day of each following month.

6. Lessor will retain a security deposit in the total amount of \$2448 over the course of four months.
  - a. As agreed by both the Lessor and Lessee, security deposit payments of \$612/month will be made in the following months- December 2023, January 2024, February 2024, March 2024.
  - b. The security deposit shall be retained by the Lessor until the termination of this lease. The security deposit will be applied towards damages to the building incurred by the Lessor. Notification of the use of the security deposit will be made by the Lessor to the Lessee in writing.
  - c. In the event that the security deposit is not used during the terms of this lease, the security deposit will be returned to the Lessee after a final walkthrough of the property after the Lessee has vacated the premise.
7. The Lessee shall not sublet or use property for any other reasons that originally outlined in this lease.
8. Lessee shall keep and maintain all interior portions of the demised premises in good order and repair, including maintenance of heating and air conditioning system, including changing of air filters. Lessor shall be responsible for outside heating and air conditioning units. In the event that Lessee does not properly maintain interior portions, and lack of maintenance causes damage to outside units, Lessor may be subject to replacement of outside air conditioning and heating unit.
  - a. Upon entering this lease, all outside air conditioning and heating unit are in good and working order.
  - b. Upon entering this lease, a new compressor has been installed to ensure that the walk-in cooler is in good working order. Any breakage or repair of walk-in cooler shall be the responsibility of Lessee.
9. All decorations, alterations, improvements, and additions deemed necessary by Lessee shall be made at Lessee's expense, unless otherwise discussed and a written agreement has been entered by Lessor and Lessee. All alterations to the building, interior or exterior, needs to be approved by Lessor.
10. Lessee shall not bore into or cut into any structural pieces that may weaken the property. Any construction changes desired by the Lessee, must be approved by the Lessor.
11. Lessee shall keep and preserve the property from any nuisance, and may not use the property for anything forbidden by law.
12. The Lessor reserves the right to enter the buildings at all reasonable hours for the purpose of examining the condition of the property, and may at any time during the last

three months of lease that has been determined to be terminated, place a sign "for rent" or "for lease" signs in the property.

13. In the event that any new assessments of real estate taxes based on increased valuations, increase in property taxes shall be divided according to square foot of tenant property. Other miscellaneous expenses such as dusk to dawn lighting, Ameren rental, snow removal, grass cutting, any increases in insurance shall be determined throughout the year, and an invoice will be presented to Big Belly Deli. These expenses will be made payable to Helfer's Pastries.
14. Lessee shall be responsible for any utilities that are addressed to 392 St. Ferdinand Street. Helfer's Pastries will continue to be account holder on following accounts and will pay total bill. Helfer's Pastries will then invoice Big Belly Deli with a copy of the correlated utility bill. Terms of payment will be printed on each invoice
  - a. Spire
  - b. Ameren
15. Utilities that are shared between Helfer's Pastries and Big Belly Deli will be divided according to the % of square footage that each respective party occupies
  - a. MSD
  - b. Missouri American Water
  - c. Aspen Waste Service

X 

Christopher Timmermann  
Big Belly Deli

X 

Nick Boyd  
Big Belly Deli

X 

Cameron Lewis  
Helfer's Pastries

X 

Jamie Lewis  
Helfer's Pastries

11/30/2023





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open  Closed

Report No. 1/2024

**Date Submitted:**

**To:** City Council

**Title:** A Resolution authorizing the Mayor of the City of Florissant to make an application for a grant for the purpose of creating a master plan for St. Ferdinand Park.

**Prepared by:** Parks Director Cheryl Thompson

**Department:**

**Justification:****Attachments:**

1. Signed copy of request for Resolution for a Planning Grant for St. Ferdinand Park

INTRODUCED BY COUNCILMAN EAGAN  
FEBRUARY 12, 2024

RESOLUTION NO. 1055

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO MAKE AN APPLICATION FOR A GRANT FOR THE PURPOSE OF CREATING A MASTER PLAN FOR ST. FERDINAND PARK.**

**WHEREAS**, the City of Florissant is an expanding City in the growing county of St. Louis; and

**WHEREAS**, the existing city has a population in excess of 52,000 people, and

**WHEREAS**, the City Council deems it necessary to create a master plan for St. Ferdinand Park.

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

RESOLVED, that grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at St. Ferdinand Park, reimbursable upon completion by the Municipal Parks Grant Commission.

FURTHER RESOLVED, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

FURTHER RESOLVED, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI ON THIS 12 DAY OF FEBRUARY 2024.

---

Joseph Eagan , Council President

ATTEST:

---

Karen Goodwin, MMC/MRCC  
City Clerk

---

---

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

---

---

**Date:** February 6, 2024  
**To:** City Council  
**Thru:** Mayor Tim Lowery  
**From:** Cheryl A. Thompson-Stimage *Cheryl A. Thompson-Stimage* 2/6/24  
**Subject:** Planning Grant for a Master Plan for St. Ferdinand Park

---

The attached Resolution is in support of the City submitting a Planning Grant for the purpose of creating a master plan St. Ferdinand Park. This grant will be a 80% 20% matching grant for a total of \$12,000. This will help in assisting gather the necessary information and cost estimates for a grant to be submitted in August for renovations to St. Ferdinand Park.

Thank you for your consideration on this matter.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open

Closed

Report No.

**Date Submitted:**

**To:** City Council

**Title:** A Resolution urging Senators and Representatives of the Missouri General Assembly to oppose any legislation or proposal to eliminate the taxation of retail sales on food.

**Prepared by:** Ms. Deputy City Clerk Savanna Burton

**Department:**

**Justification:**

**Attachments:**

.

INTRODUCED BY THE COUNCIL AS A WHOLE  
FEBRUARY 12, 2024

RESOLUTION NO. 1056

**A RESOLUTION URGING SENATORS AND REPRESENTATIVES  
OF THE MISSOURI GENERAL ASSEMBLY TO OPPOSE ANY  
LEGISLATION OR PROPOSAL TO ELIMINATE THE TAXATION  
OF RETAIL SALES ON FOOD.**

WHEREAS, the City of Florissant, MO's elected and appointed officials maintain steadfast stewardship of the public's finances by efficiently and effectively balancing revenues and expenses; and,

WHEREAS, over 27.58 percent of the City of Florissant, MO's annual revenue is generated by the taxation on the retail sale of goods and services within its boundaries; and,

WHEREAS, sales tax revenue plays a crucial role in sustaining critical local municipal services and infrastructure such as police and support staff, snow removal, recreational programs, playgrounds, summer camps, road and sidewalk repair, and more; and,

WHEREAS, approximately \$4.4 million dollars in annual sales tax revenue in the City of Florissant, MO is collected from the imposition of sales tax on food items; and,

WHEREAS, senators and representatives in the Missouri General Assembly have collectively introduced six bills to eliminate the collection of sales tax on food items without proposing a clear or feasible plan to replace lost revenue; and,

WHEREAS, the proposed elimination of municipal sales tax on food products poses a significant threat to the financial stability and operational capacity of the City of Florissant, MO, neighboring cities, and all counties, villages, townships, and municipalities in the State of Missouri; and,

WHEREAS, the elimination of this revenue stream would have a harmful impact on the quality of life for the City's residents as the funding for essential services and infrastructure would be significantly reduced; and,

WHEREAS, maintaining the current tax structure on food items is critical to ensure balanced budgets for local governments, enabling the City of Florissant, MO and neighboring communities to continue providing necessary services and fulfilling their responsibilities to residents and businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section One: The City of Florissant, Missouri City Council Members recognizes the necessity of maintaining municipal sales tax on food items to sustain critical local government services.

Section Two: The City of Florissant, Missouri City Council Members calls on the senators and representatives of the Missouri General Assembly to oppose any legislation or proposal seeking the elimination of municipal sales tax on food products. In doing so, securing the safety and welfare of Missouri residents and safeguarding the financial viability of local governments across the state.

Section Three: The City of Florissant, Missouri City Council Members urges neighboring municipalities to educate its state elected officials and residents on the negative effects of eliminating the taxation of retail sales on food.

Section Four: The City of Florissant, Missouri City Council Members directs Mayor Timothy J. Lowery to forward a copy of this Resolution to senators and representatives of the Missouri General Assembly representing the North St. Louis County area.

Section Five: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Adopted this 12<sup>th</sup> day of February, 2024.

---

Joseph Eagan, President of the Council

ATTEST:

---

Karen Goodwin, MPPA, MMC, MRCC  
City Clerk



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open  Closed 

Report No. 4/2024

**Date Submitted:****To:** City Council**Title:** Ordinance appropriating \$75,000 to account no. 403-56100-405 "Capital Additions - Golf" for the repair and replacement of the deck at the Golf Course.**Prepared by:** Administrator**Department:** Parks and Recreation**Justification:**

The budget currently has \$75,000 appropriated to replace the deck at the Golf Course. After receiving bids, we will need an additional \$75,000 to replace the doors, ADA ramp, and the furniture with this project. The \$75,000 will need to be appropriated to account no. 403-56100-405 "Capital Additions-Golf".

**Attachments:**

1. Golf Course App. Memo

INTRODUCED BY COUNCILMAN EAGAN  
FEBRUARY 12, 2024

BILL NO. 9954

ORDINANCE NO.

**ORDINANCE APPROPRIATING \$75,000 TO ACCOUNT NO. 403-56100-405  
“CAPITAL ADDITIONS – GOLF” FOR THE REPAIR AND REPLACEMENT  
OF THE DECK AT THE GOLF COURSE.**

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

Section 1: \$75,000 is hereby appropriated to account no. 403-56100-405 “Capital Additions -  
Golf” for the repair and replacement of the deck at the golf course.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

\_\_\_\_\_  
President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

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

ATTEST:

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



---

---

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

---

---

**Date:** February 8, 2024  
**To:** City Council  
**Thru:** Mayor Tim Lowery  
**From:** Cheryl A. Thompson-Stimage *Cheryl A. Thompson-Stimage* 2/8/24  
**Subject:** Appropriate money for rebuilding deck and new furniture at the Golf Course

---

In the current budget we currently have \$75,000 appropriate to replace the deck at that Golf Course. After getting bids on this we find we need an additional \$75,000 to complete this project. It is also planned to replace the doors, new ADA Ramp and the furniture within this money. An additional \$75,000 be appropriated from the capital improvement budget to account # 403-56100-405 is requested.

Thank you for your consideration on this matter.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open  Closed

Report No. 5/2024

**Date Submitted:**

**To:** City Council

**Title:** Ordinance appropriating \$25,000 to account no. 403-53030-000-00000 "Vehicle Repairs and Maintenance - Parks" for vehicle repairs for park maintenance

**Prepared by:** Parks Director Cheryl Thompson

**Department:** Parks and Recreation

**Justification:**

There was no money appropriate in the current budget for vehicle repair for park maintenance. Thus, we are requesting an appropriation of \$25,000 be put into account #403-53030-000-00000.

**Attachments:**

1. Cap. Improvement Funds Memo

INTRODUCED BY COUNCILMAN EAGAN  
FEBRUARY 12, 2024

BILL NO. 9955

ORDINANCE NO.

**ORDINANCE APPROPRIATING \$25,000 TO ACCOUNT NO. 403-53030-000-00000 “VEHICLE REPAIRS AND MAINTENANCE – PARKS” FOR VEHICLE REPAIRS FOR PARK MAINTENANCE**

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

Section 1: \$25,000 is hereby appropriated to account no. 403-53030-000-00000 “VEHICLE REPAIRS AND MAINTENANCE - PARKS” for vehicle repairs for Park Maintenance.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
President of the Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

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

---

---

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

---

---

**Date:** February 7, 2024  
**To:** City Council  
**Thru:** Mayor Tim Lowery  
**From:** Cheryl A. Thompson-Stimage  
**Subject:** Appropriate money for vehicle repair for parks

*Cheryl A. Thompson-Stimage*  
2/7/24

In the current budget there was no money budgeted for vehicle repair for parks. Thus, we are requesting that \$25,000 be appropriated out of Capital Improvement account to account # 403-53020-000-00000. If you have any further questions please let me know.

Thank you for your consideration on this matter.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/12/2024

Open  Closed

Report No. 6/2024

**Date Submitted:**

**To:** City Council

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

**Prepared by:** Parks Director Cheryl Thompson

**Department:** Parks and Recreation

**Justification:**

This fee change is to include the new E-Sports and slight amendments to room rental rates

**Attachments:**

1. Memo to approve fees for Parks and Recreation
2. fees have been updated adding the e-sports fees and an adjustment to the room rental rates

INTRODUCED BY COUNCILMAN EAGAN  
 (DATE)

BILL NO. 9956

ORDINANCE NO.

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

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

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

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

| <b>1. JJE/JFK FACILITY FEES</b>                | <b>RESIDENT</b>          | <b>NON-RESIDENT</b> |
|--|--------------------------|---------------------|
| <b>Facility Daily Fees</b>                     |                          |                     |
| 3 & under                                      | Free                     | Free                |
| Youth (4-17)                                   | \$3                      | \$6                 |
| Adult  | \$5                      | \$10                |
| Senior & Veterans                              | \$3                      | \$6                 |
| <b>Facility Memberships<br/>mo./6mo./1 yr.</b> | <b>3 mo./6 mo./1 yr.</b> | <b>3</b>            |
| 3 & Under                                      | Free                     | Free                |

|   |                                   |                     |
|---|-----------------------------------|---------------------|
| Youth (4-17)                                    | \$40/\$65/\$95                    | \$95/\$155/\$230    |
| Adult   | \$50/\$85/\$125                   | \$120/\$195/\$280   |
| Senior & Veterans                               | \$40/\$65/\$95                    | \$95/\$155/\$230    |
| Senior Couple (live in same house and both 60+) | \$70/\$120/\$175                  | \$140/\$225/\$325   |
| Family *  | \$75/\$130/\$195                  | \$150/\$240/\$355   |
| Family + Outdoor Pool Membership                | Add 50% of Outdoor Membership Fee |                     |
| <b>* Family Membership includes 4 persons</b>   | Add \$30 per person               | Add \$50 per person |
| <b>2. Outdoor Pool</b>                          |                                   |                     |
| <b>Daily Fees</b>                               |                                   |                     |
| 3 & Under                                       | Free                              | Free                |
| Youth (4-17)                                    | \$5                               | \$14                |
| Adult   | \$7                               | \$16                |
| Senior & Veterans                               | \$5                               | \$10                |
| <b>Memberships</b>                              |                                   |                     |

|  |          |                            |
|--|----------|----------------------------|
| 3 & Under  | Free     | Free                       |
| Youth  | \$80     | \$200                      |
| Adult  | \$120    | \$250                      |
| Senior & Veterans  | \$80     | \$200                      |
| Family   | \$175    | \$400                      |
| *Family Membership includes 4 persons  | Add \$30 | Add \$50                   |
| <b>3. FIELD RENTALS</b>  |          |                            |
| <b>Hourly Field Rentals</b>  | \$20     | \$25 (\$12 for Non-Profit) |
| <b>Light Fees (per hour)</b>   | \$10     | \$10                       |
| <b>Field Prep Fee (Fields dragged, lines drawn, bases &amp; rubber set up)</b> | \$25     | \$25                       |
| <b>Field Re-drag (in between games or tournaments)</b>                         | \$15     | \$15                       |
| <b>Field Conditioner (Per Bag)</b>   | \$12     | \$12                       |
| <b>Day Rate (Tournament Rate) – 9am start, two hours of lights</b>             | \$140    | \$170                      |
| <b>Game Rates (Koch 1, Football at Koch, Soccer at JJE)</b>                    | \$60     | \$75 (\$36 non-profit)     |
| <b>Soccer ½ Field Game Rates</b>   | \$30     | \$40 (\$18 non-profit)     |
| <b>Pay gate Field Rentals</b>  | \$100    | \$125                      |
| <b>Damage Deposit</b>  | \$100    | \$100                      |
| <b>4. DISC GOLF FEES</b>   |          |                            |
| Disc Golf Course Rental (Must reserve both pavilions)                          | \$175    | \$175                      |
| <b>5. PRACTICE PERMITS</b>   |          |                            |
| Spring   | \$195    | N/A                        |



|   |                     |                     |
|---|---------------------|---------------------|
| Summer  | \$175               | N/A                 |
| Fall  | \$195               | N/A                 |
| <b>6. Ice Rink (goes into effect 10/24)</b>   |                     |                     |
| <b>Daily Fees</b>                             |                     |                     |
| 3 & Under                                     | Free                | Free                |
| Youth (4-17)                                  | \$3                 | \$5                 |
| Adult   | \$5                 | \$10                |
| Senior & Veterans                             | \$3                 | \$5                 |
| <b>Memberships</b>                            |                     |                     |
| 3 & Under                                     | Free                | Free                |
| Youth (4-17)                                  | \$25                | \$40                |
| Adult   | \$35                | \$55                |
| Senior & Veterans                             | \$25                | \$40                |
| Family  | \$50                | \$80                |
| <b>* Family Membership includes 4 persons</b> | Add \$20 per person | Add \$30 per person |
| <b>Skate rental</b>                           | \$2                 | \$2                 |
| <b>State sharpening</b>                       | \$5                 | \$5                 |
| <b>7. JJE Indoor Pool Rental (per hour)</b>   | \$100               | \$150               |

|  |              |                  |
|--|--------------|------------------|
| <b>Damage Deposit</b>  | \$100        | \$100            |
| <b>8. JJE Ice Rink Rental (per hour) (goes into effect 10/24)</b>        | \$195        | Same as resident |
| <b>Damage Deposit</b>  | \$200        | Same as resident |
| <b>9. JJE Clover Meeting Room (previously room 3) -4hrs capacity -30</b> | 10% discount | \$84             |
| <b>Damage Deposit</b>  | \$150        | Same as resident |
| <b>Hourly Rate</b>   | 10% discount | \$21             |
| <b>After hour rentals (Mon-Fri. after 8, Sat. &amp; Sun. after 5)</b>    | 10% discount | +\$40 per hour   |
| <b>10. Rose Room (previously room 1&amp;2) 5hrs - Capacity 64</b>        | 10% discount | \$140            |
| <b>Damage Deposit</b>  | \$150        | Same as resident |
| <b>Hourly Rate</b>   | 10% discount | \$28             |
| <b>After hours rentals (Mon-Fri after 8, Sat &amp; Sun after 5)</b>      | 10% discount | +\$40 per hour   |
| <b>11. JJE Gymnasium (8 hrs)</b>   |              |                  |
| <b>Up to 400 people (8hrs)</b>   | 10% discount | \$700            |
| <b>Hourly Rate</b>   | 10% discount | \$87.50          |

|  |              |                  |
|--|--------------|------------------|
| <b>Damage Deposit</b>  | \$300        | Same as resident |
| <b>After hours rentals (Mon-Fri. after 8, Sat. &amp; Sun. after 5)</b>   | 10% discount | +\$40 per hour   |
| <b>401-800 people (8hrs)</b>   | 10% discount | \$800            |
| <b>Damage Deposit</b>  | \$300        | Same as resident |
| <b>Additional Hourly Rate</b>  | 10% discount | +\$100 per hour  |
| <b>Add Podium</b>  | \$10         |                  |
| <b>Add Small Stage</b>   | \$50         |                  |
| <b>Add Large Stage</b>   | \$100        |                  |
| <b>Add Locker Room (per room)</b>  | \$50         |                  |
| <b>Add Sound System</b>  | \$50         |                  |
| <b>Bar (can have up to 2, this price is per bar)</b>                     | \$25         |                  |
| <b>12. JFK Carnation Room (previously small room) 4 hrs- Capacity 40</b> | 10% discount | \$84             |
| <b>Damage Deposit</b>  | \$150        | Same as resident |

|   |               |                  |
|---|---------------|------------------|
| <b>Hourly Rate</b>  | 10% discount  | \$21             |
| <b>After hours rentals (Mon-Fri after 8, Sat. &amp; Sun. after 5)</b>         | 10% discount  | +\$40 per hour   |
| <b>13. JFK Lilac Room (previously room A&amp;C) 5hrs- Capacity 80</b>         | 10% discount  | \$175            |
| <b>Damage Deposit</b>   | \$150         | Same as resident |
| <b>Hourly Rate</b>  | 10% discount  | \$35             |
| <b>After hours rentals (Mon-Fri after 8, Sat &amp; Sun after 5)</b>           | 10% discount  | + \$40 per hour  |
| <b>14. Fleur -De-Lis Lounge- Senior Center- 5 hrs. (previously game room)</b> | 10% discount  | \$250            |
| <b>Damage Deposit</b>   | \$250         | Same as resident |
| <b>Hourly Rate</b>  | 10% discount  | \$50             |
| <b>After hours rentals (Mon-Fri after 8, Sat &amp; Sun after 5)</b>           | 10% discount  | + \$40 per hour  |
| <b>15. JFK Celebration Hall (previously gym) 8 hrs Capacity 350</b>           | \$1,000       | Same as resident |
| <b>Damage Deposit</b>   | \$300         | Same as resident |
| <b>Hourly Rate</b>  | \$125         | Same as resident |
| <b>After hours rentals (Mon-Fri after 8, Sat. &amp; Sun after 5)</b>          | +\$40per hour |                  |
| <b>Fees for this include ice, warmer, refrigerator &amp; freezer</b>          |               |                  |

|  |                                 |                  |
|--|---------------------------------|------------------|
| <b>Podium</b>  | \$10                            | Same as resident |
| <b>Small Stage</b>   | \$50                            | Same as resident |
| <b>Large Stage</b>   | \$100                           | Same as resident |
| <b>Sound System</b>  | \$50                            | Same as resident |
| <b>Bar (can have up to 2, this price is per bar)</b>   | \$25                            | Same as resident |
| <b>Projector and screen</b>  | \$50                            | Same as resident |
| <b>Add on's for JFK only</b>   |                                 |                  |
| <b>Cocktail tables (per table)</b>   | \$25                            | Same as resident |
| <b>Backdrop Drapery</b>  | \$125                           | Same as resident |
| <b>Uplighting</b>  | \$25                            | Same as resident |
| <b>16. Theatre</b>   |                                 |                  |
| <b>a. Rehearsals – 6 hrs</b>   |                                 |                  |
| <b>1. Technical</b>  | \$150                           | \$210            |
| <b>2. Non-technical (no lights or sound)</b>   | \$130                           | \$190            |
| <b>3. Dance School - 8 hour minimum</b>  | \$300                           | \$430            |
| <b>b. Performances – 6 hrs</b>   |                                 |                  |
| <b>1. Regular</b>  | \$175                           | \$255            |
|  |                                 |                  |
| <b>2. Dance Schools - 8 hour minimum</b>   | \$300                           | \$430            |
| <b>* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance</b> |                                 |                  |
| <b>Deposit</b>   | <b>50% of total rental cost</b> |                  |
| <b>c. Damage Deposit</b>   | \$300                           | \$300            |
| <b>d. Top ticket price for City</b>  | Competitive                     | Competitive      |
| <b>e. Additional half hour rate</b>  | \$50                            | \$75             |
| <b>f. “Dark Day” Rate (when space is occupied between rehearsal/performance dates)</b>                               | \$50                            | \$75             |
| <b>g. Microphone Maintenance Fee (per total period)</b>  | Included with rental            | \$70             |

|   |       |                  |
|---|-------|------------------|
| <b>h. Scene Shop Rental Rate</b>  | \$150 | Same as resident |
| <b>i. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)</b> | \$35  | Same as resident |
| <b>j. Art Gallery Reception Fee (4 hours)</b>                                 | \$60  | Same as resident |
| <b>k. Technical Theatre Workshop Course (per class)</b>                       | \$20  | Same as resident |
| <b>l. Projector set up fee (includes cyc)</b>                                 | \$50  | Same as resident |
| <b>m. Projector screen set up fee</b>   | \$100 | Same as resident |
| <b>Rental use per day</b>   | \$50  | Same as resident |
| <b>Per week</b>   | \$150 |                  |
| <b>16. Nature Lodge</b>   |       |                  |
| <b>Top Floor (5hr rental)</b>   | \$270 | Same as resident |
| <b>Additional hour</b>  | \$80  | Same as resident |
| <b>Bottom Floor (5hr rental)</b>  | \$220 | Same as resident |
| <b>Additional hour</b>  | \$80  | Same as resident |
| <b>Entire Facility (6hr rental)</b>   | \$444 | Same as resident |
| <b>Additional hour</b>  | \$80  | Same as resident |
| <b>Deposit</b>  | \$300 | Same as resident |
| <b>Additional Hourly Rate</b>   | \$80  | Same as resident |
| <b>17. Showmobile (per day rental)</b>  |       |                  |
| <b>Per Day Rental</b>   | \$800 | Same as resident |
| <b>Complimentary Rental</b>   | \$350 | Same as resident |
| <b>18. Craft Show or Special Event</b>  |       |                  |

|  |                                |                  |
|--|--------------------------------|------------------|
| <b>Rate per table, per day</b>   | \$20                           | \$30             |
| <b>19. Picnic Permits (Pavilion or Gazebo Rental)</b>  |                                |                  |
|  | <b>Pavilions/Each Pavilion</b> |                  |
| <b>Monday - Thursday</b>   | \$50/\$75                      | N/A              |
| <b>Friday - Sunday or Holiday</b>  | \$70/\$85                      | N/A              |
| <b>Damage Deposit</b>  | \$200                          | N/A              |
| <b>20. Classes (maximum hourly charge for session classes)</b>                               | \$15                           | \$20             |
| <b>21. Summer Camp (eight-week program)</b>  |                                |                  |
| <b>One child – per week</b>  | \$95                           | \$125            |
| <b>All 8 week sign up at one time 10%</b>  | \$685                          | \$900            |
| <b>22. XL Events at Koch \$525 – schools get 25% off of event price (only Monday-Friday)</b> |                                |                  |
| <b>23. Garage Sale</b>   | \$30                           | \$40             |
| <b>24. Photo ID Cards</b>  |                                |                  |
| <b>3 and Under</b>   | Free                           | Free             |
| <b>(Youth) 4-17</b>  | \$4                            | Same as resident |
| <b>Adult</b>   | \$5                            | Same as resident |
| <b>Senior</b>  | \$4                            | Same as resident |

|  |               |               |
|--|---------------|---------------|
| <b>25. Photo ID Replacement Card</b>   | \$5           | \$5           |
| <b>26. Dog Park Fees</b>   | \$8           | \$14          |
| <b>Each additional Dog</b>   | \$6           | \$8           |
| <b>27. E Sports</b>  |               |               |
| <b>PC Rates</b>  |               |               |
| <b>30 minutes</b>  | <b>\$2</b>    | <b>\$2.50</b> |
| <b>1 hour</b>  | <b>\$3.50</b> | <b>\$5</b>    |
| <b>2 hours</b>   | <b>\$7</b>    | <b>\$10</b>   |
| <b>4 hours</b>   | <b>\$10</b>   | <b>\$20</b>   |
| <b>10 hours</b>  | <b>\$20</b>   | <b>\$40</b>   |
| <b>25 hours</b>  | <b>\$35</b>   | <b>\$60</b>   |
| <b>50 hours</b>  | <b>\$60</b>   | <b>\$100</b>  |
| <b>Console Setup Rates – includes four controllers, furniture seating and one 65 – inch TV</b> |               |               |
| <b>1 hour</b>  | <b>\$10</b>   | <b>\$12</b>   |
| <b>2 hours</b>   | <b>\$15</b>   | <b>\$20</b>   |



|   |              |                         |
|---|--------------|-------------------------|
| <b>4 hours</b>  | <b>\$30</b>  | <b>\$40</b>             |
| <b>Party and Room Rental Rates: 2 ½ hours – exclusive facility rental only on Saturday and Sunday</b>   |              |                         |
| <b>Rental rate</b>  | <b>\$300</b> | <b>Same as resident</b> |
| <b>Deposit</b>  | <b>\$200</b> | <b>Same as resident</b> |
| <b>A La Carte Party Rentals - party room required for additional options</b>  |              |                         |
| <b>Party Room</b>   | <b>\$100</b> | <b>Same as resident</b> |
| <b>5 x computer rentals</b>   |              |                         |
| <b>10 x computer rentals</b>  |              |                         |
| <b>1 console</b>  | <b>\$15</b>  | <b>Same as resident</b> |
| <b>2 consoles</b>   | <b>\$25</b>  | <b>Same as resident</b> |
| <b>3 consoles</b>   | <b>\$35</b>  | <b>Same as resident</b> |
| <b>4 consoles</b>   | <b>\$45</b>  | <b>Same as resident</b> |
| <p><b>27. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.</b></p> |              |                         |
| <p><b>28. These fees may not be reduced or waived except as follows:</b></p> <p><b>a. To facilitate a meeting or event for the City of Florissant or another government agency.</b></p>   |              |                         |

**b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals. Non-Resident 25% discount 1 time per year.**

**29. All fee with the exception of the ice rink fees will go into effect 2-11-24 ice rink fees go into effect 10-1-25**

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

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Joseph Eagan  
President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

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

---

---

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

---

---

**Date:** February 8, 2024  
**To:** City Council  
**Thru:** Mayor Tim Lowery  
**From:** Cheryl A. Thompson-Stimage  
**Subject:** Approval of updated fee ordinance

*Cheryl A. Thompson-Stimage*  
2/8/24

---

Please find attached a copy of ordinance Section 245.180 Parks and Recreation Fees. With the addition of the Esports room and slight adjustments to the room rental fees we are asking for the council's approval of the updated ordinance.

Thank you for your consideration on this matter.