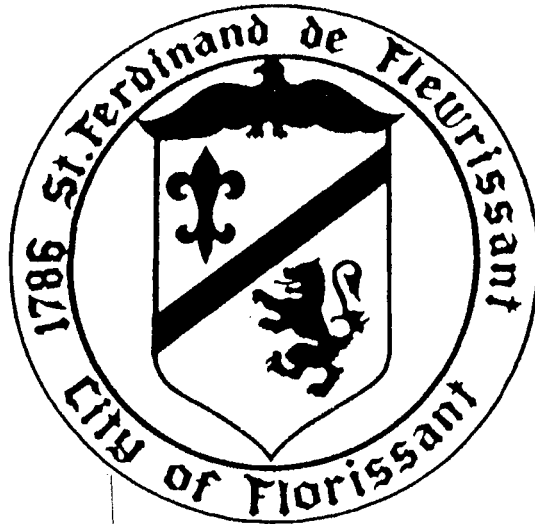


**OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR ANNEXATION
OF
AREA 10**

**Paddock Meadows, Paddock Woods-west, St. Catherine Meadows,
St. Ferdinand Commons, Stonehaven & Plaza De Madrid**

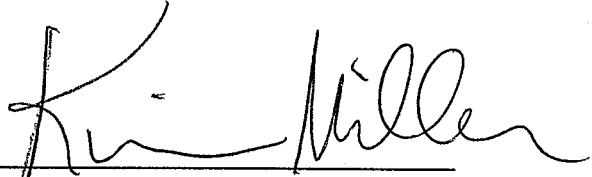
**BY
CITY OF FLORISSANT, MISSOURI**



Original

MARCH 2003

THIS IS TO VERIFY RECEIPT OF 21 COPIES OF AREA 10 ANNEXATION PROPOSAL, DATED MARCH 2003, ONE COPY OF THE CITY OF FLORISSANT'S BUDGET AND AUDIT, ONE COPY OF THE ST. LOUIS COUNTY ELECTION BOARD'S VERIFICATION OF SIGNATURES AND THE APPLICATION FEE CHECK IN THE AMOUNT OF \$1,072.00 FROM THE CITY OF FLORISSANT, TODAY, MARCH 11, 2003.


ST. LOUIS COUNTY
BOUNDARY COMMISSION

Received 3/11/03; 2:30 pm

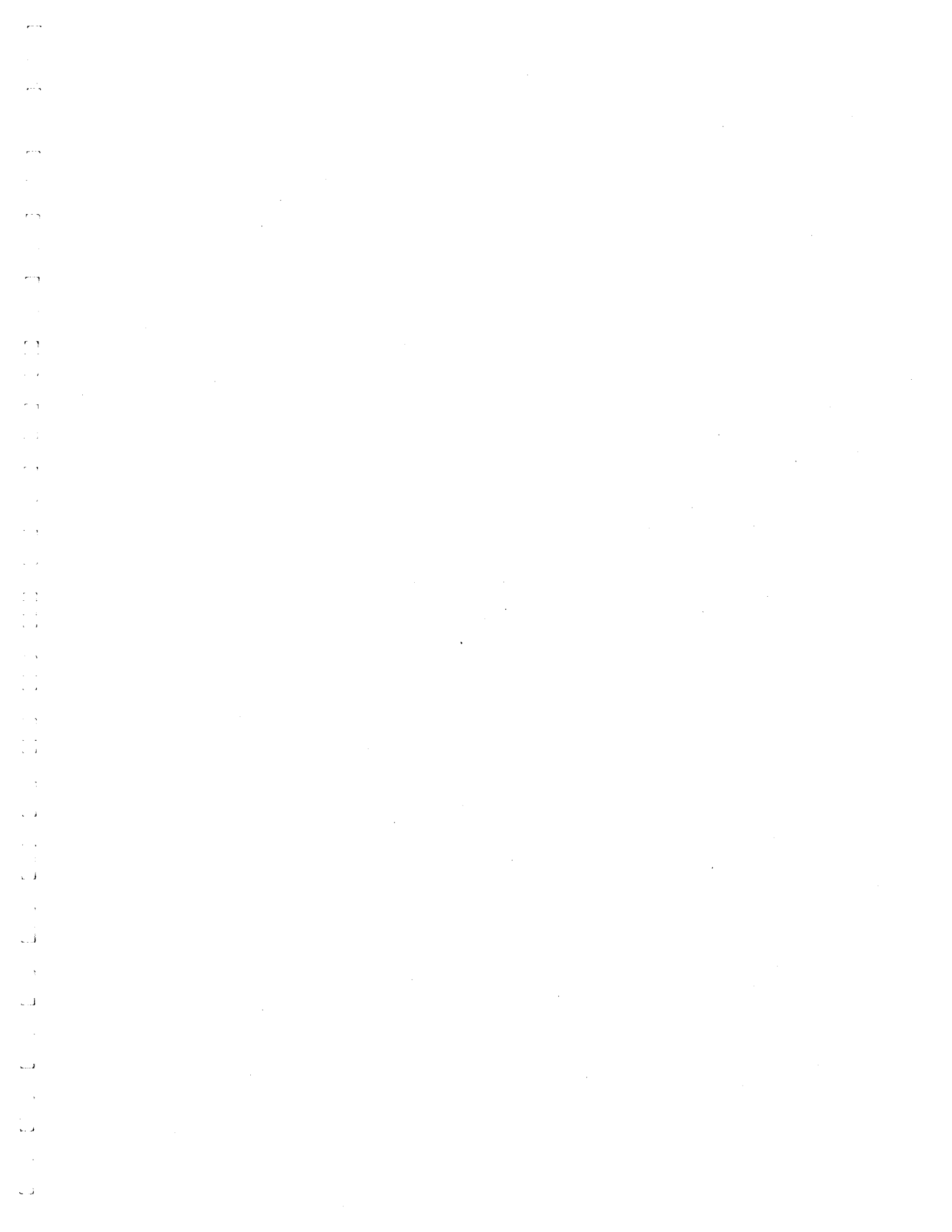
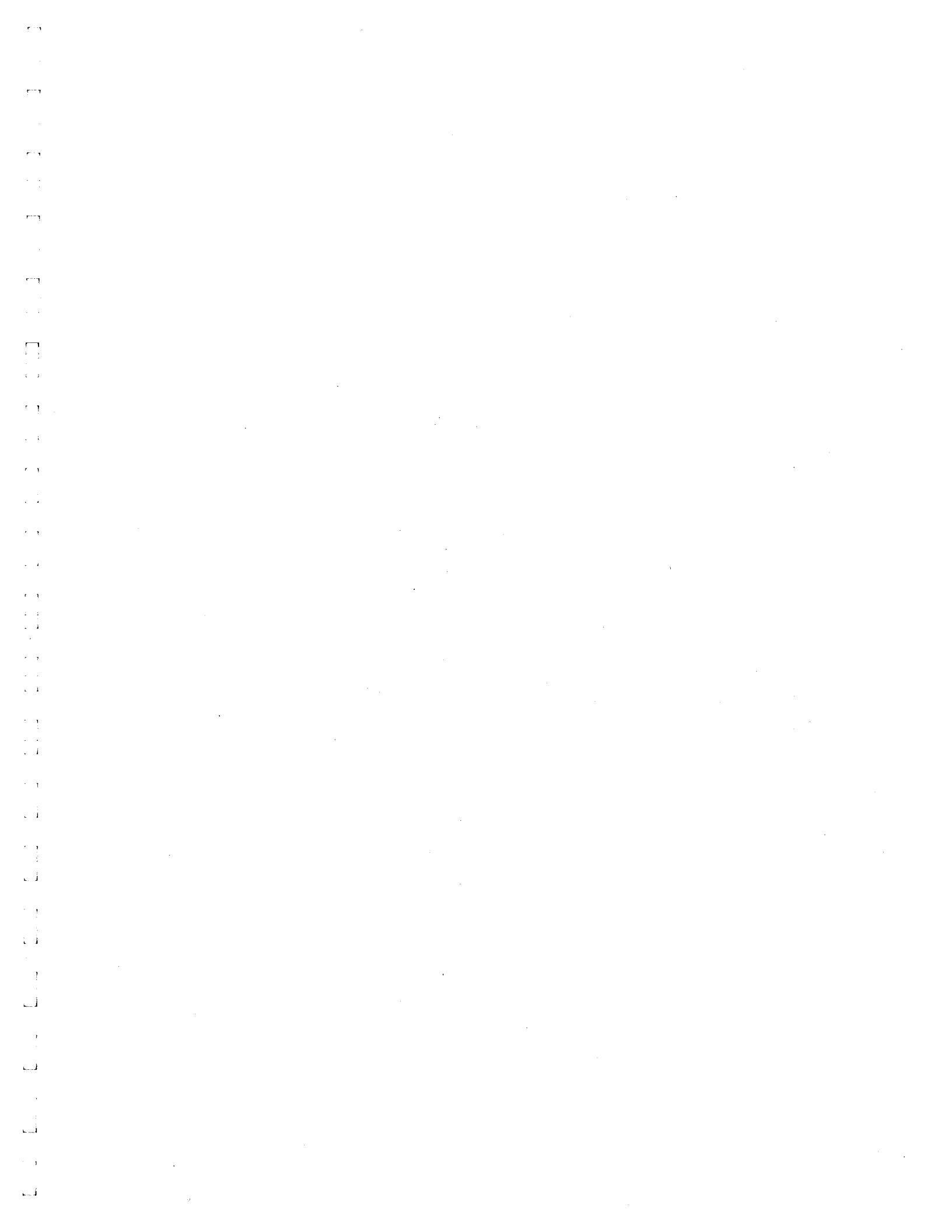


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SECTION 1 - EXECUTIVE SUMMARY

Proposed Annexation of Area 10

The City of Florissant is proposing a "Simplified Boundary Change: Annexation" of an area known as "Area 10."

Area 10 is located adjacent to the eastern portion of the City of Florissant and is more specifically identified by the locator map attached to the Plan of Intent, Tab 2, Attachment "A." This area is bounded by the City on three sides, with the City and Parker Road to the north, New Halls Ferry and Derhake Road to the east, the City and St. Catherine Street to the south and the City residential properties and City park to the west. Being bounded on three sides by the City, Area 10 is 65% contiguous to the City. It is approximately 155 acres in size with about 5.65 miles of streets and an estimated population of 1,072 people (2000 U.S. Census). Further, Area 10 has an estimated assessed valuation of \$8,577,800 and will generate an estimated \$259,970 in revenues yearly. Area 10 is fully developed consisting primarily of R-4 residential properties and a C-8 commercial area along New Halls Ferry Road.

There are no significant or relevant issues related to this proposal other than:

- This Area 10 is the exact area defined on our June 2000 Master Annexation Plan Map;
- This is a "Simplified Boundary Change: Annexation," consequently, we have gathered the signatures of over 75% of the registered voters in this area;
- This annexation is a very natural and logical extension of our City boundaries; and
- The annexation of this Area 10 completely resolves the issue of creating a quasi-pocket area by the City's proposal to annex Area 12 to the southeast.

Further, we are not requesting any special considerations or exceptions by the Boundary Commission.

The City's proposing agent/contact person is:

Louis B. Jearls, Jr., P.E.
Director of Public Works
City of Florissant
955 rue St. Francois
Florissant, Missouri 63031
314-839-7641

FAX:

Louis Jearls
Public Works
Office

839-7646

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PROPOSED ANNEXATION

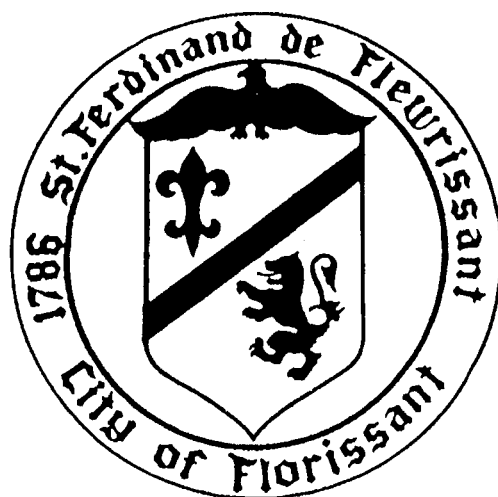
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PLAN OF INTENT

FOR THE

**ANNEXATION
OF
AREA 10**

**Paddock Meadows, Paddock Woods-west, St. Catherine Meadows,
St. Ferdinand Commons, Stonehaven & Plaza De Madrid**



BY

CITY OF FLORISSANT

MISSOURI

MARCH 2003

SECTION 2 - PLAN OF INTENT

Introduction

The City of Florissant was founded about 1767 by French farmers and fur trappers and has existed under the flags of the French Monarchy, the Spanish Monarchy, the French Republic and presently under the United States of America.

The City of Florissant operates under a Home Rule Charter, which was adopted by a vote of the people in May of 1963. This is the fourth charter under which Florissant has existed as a municipality. Under the provisions of the present charter, Florissant is governed by a Mayor - Council form of government, with a full-time salaried Mayor and nine City Council members representing their respective wards. The City's Municipal Court is served by a part-time Municipal Judge. All of the above positions are elected offices.

The City of Florissant is the largest municipality in St. Louis County having a population of 51,113, encompassing approximately 11.98 square miles in area, and having a current assessed value of \$445,926,500 (2002). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance Department
- Personnel & Purchasing Departments
- City Clerk & Printing Departments
- Economic Development Department
- Media Department
- Public Works Department
 - (Health, Streets, Engineering & Building Divisions)
- City Attorney's Office
- Municipal Courts Department
- Parks & Recreation Departments
 - (Parks, Playground, Swimming Pool, Aquatic Center, Civic Center, Golf Course and Theatre Divisions)
- Community Development & Housing Center Department
- Police Department
 - (Field Operations, Criminal Investigation, Communication and Records Divisions)

Geographic

(1) General Description

Area 10 is generally bounded by the City of Florissant to the west, Parker Road and the City to the north, New Halls Ferry and Derhake Road to the east and St. Catherine Street and the City to the south. Please note that the legal description also includes all streets' rights-of-way, including Derhake Road south to St. Anthony. The City will pick up street maintenance on St. Catherine and Derhake Road from St. Louis County. The City plans to leave maintenance of Parker Road and Parker Road Spur to St. Louis County and maintenance of New Halls Ferry to Missouri Department of Transportation (MoDOT). These are all logical and well-defined boundary lines, leaving no pockets and clearly showing the limits of services to be offered by the City of Florissant and St. Louis County.

(2) Map

Please see Location Map - Attachment "A"

(3) Second Map

Please see the City's larger Annexation Map, Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Area 10. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Area 10 has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
1,072 (ref. 2000 Census)	155.0 Acres	416

(4a) Area/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 10	155.0 Acres	5.65 Miles	0.0 Miles
City of Florissant	7,667.2 Acres	161.2 Miles	25.0 Miles
Combined Total	7,822.2 Acres	166.85 Miles	25.0 Miles

(5) Community of Interest

The City is 65% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

- Realign City limits to natural and logical borders or boundaries
- Provide for steady consistent growth
- Ensure quality of life through proper community planning and zoning
- Prevent adverse land development and improper land usage along adjacent commercial and residential areas
- Allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities
- Welcome into the City businesses and residents who share common local interests and who also are in search of a higher quality of life.
- Offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of not only the City of Florissant but also

adjacent residential areas. This annexation will benefit and strengthen existing and natural neighborhoods and our community.

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection and better/closer parks/recreation facilities. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the retail stores along New Halls Ferry Road are patronized by both City & Area 10 residents.

(6) Subdivisions

Area 10 includes Paddock Meadows (Plats 1, 2 & 3), Paddock Woods (Plats 2, 3 & 4), St. Catherine Meadows, St. Ferdinand Commons, Stonehaven (No. 2, 3, 4 & 5) and Plaza De Madrid. There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(7) Compactness

The proposed Area 10 area will be very accessible for City services. Being 65% contiguous to existing City boundary lines, the City can readily and routinely provide services from the City street of Stafford and soon to be City street of St. Catherine and Derhake, which are extensions of existing City maintained streets. Access will also be from Parker Road, Parker Spur and New Halls Ferry. This area is not and will not be stranded property "off-in-left-field" unable to receive City services.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the north, west and south. It is important to know that the City of Florissant can provide service to this area from several City streets. This area has no rail, waterport or airport facility.

There are no natural or man-made barriers that would impede the efficient delivery of services to this area.

(8) Area Comparison

The present size of Area 10 is 155.0 acres as compared to 7,667.2 acres for the current size of the City of Florissant. The combined total will be 7,822.20 acres.

(9) Common and Adjacent to Florissant

Area 10 is 65% contiguous to the City of Florissant along St. Catherine Street, Derhake Road, Parker Road, and Florissant's City Limits.

(10) Unincorporated Contiguous Area

Upon annexation, there would not be any unincorporated contiguous area that would be accessed only through another municipality and/or another county.

(11) Future Plans

The City of Florissant does not have any plans or arrangements with other municipalities regarding growth or expansion in this geographic area.

Again, Florissant's annexation of Area 10 is a very logical and common extension of our boundaries as backyards and streets are common to our unincorporated neighbors already. This

annexation also squares off our city boundary lines and creates a logical separation of services between Florissant and St. Louis County.

We have future annexation plans in this geographic area. We currently have a proposal accepted by the Boundary Commission to annex Area 12 and, as our Master Map plan shows, we plan to annex another area generally called Area 11 to the east.

(12) Logical and Reasonable Boundaries

As stated earlier, this annexation creates logical boundaries, it will not leave any pockets, service can be provided from five surrounding streets, neighbors already share these streets, share backyards and a host of other common interests from property maintenance to police protection, from mosquito fogging to building and zoning issues.

It is reasonable to assume with all these common interests, the general geographic location, the immediate proximity to Florissant, and the natural extension of Florissant's boundary along major streets, that this area is a very logical and completely reasonable addition to the City of Florissant. The boundary is relatively straight and well defined so separation of services between the City and St. Louis County will be clear.

Financial

(1) Tax Rates

Relevant tax rates (2001) before and after annexation of Area 10 are as follows:

Property Tax	Before	After
City of Florissant	0	0
Ferguson/Florissant School District	4.559	4.559
State of Missouri	.03	.03
St. Louis Community College	.23	.23
Special School District	.835	.835
Metro. Zoo & Museum District	.222	.222
Sheltered Workshop	.085	.085
St. Louis County Library	.14	.14
St. Louis County	.58	.58
Metropolitan Sewer District	.069	.069
Florissant Valley Fire District	.966	.966
	7.716	7.716

Utility Tax	Before	After
	.05	.03

Tax Rate will decrease from 5% to 3%

Sales Tax	Before	After
	6.075	6.825

(2) Revenue/Expenditures of Annexed Area

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$259,970 and will be adequate to provide all City services to this area in a first-class fashion.

Estimated and projected revenues and expenditures for Area 10 for a three (3)-year period are as follows:

Revenues (Est.)	FY 1	FY 2	FY 3
Cigarette Tax	\$4,550	\$4,550	\$4,550
Gasoline Tax	30,000	30,000	30,000
Property Tax	0	0	0
Road & Bridge Tax	9,000	9,000	9,000
Sales Tax	128,600	128,600	128,600
Utility Tax	24,960	24,960	24,960
Capital Improvement Sales Tax	56,800	56,800	56,800
Business License Fees			
Park Improvement Sales Tax			
Motor Vehicle Sales Tax			
Motor Vehicle Fee Increase			
Cable TV Franchise Fee			
Sewer Lateral Insurance Fee			
Misc. Tax/Permits/Licenses/Fees/etc.	5,360	5,360	5,360
Misc. Commercial	700	700	700
Total	\$259,970	\$259,970	\$259,970

Expenditures (Est.)	FY 1	FY 2	FY 3
Administrative/Legislative/Municipal Courts/Economic Development/Media/Etc.	\$37,900	\$37,900	\$37,900
Health/Senior Services	9,500	9,500	9,500
Parks/Pool/Recreation/Theatre/Civic Centers/Etc.	30,900	30,900	30,900
Public Works/Engineering/Building/ Streets	49,600	49,600	49,600
Sewer Lateral Insurance Program			
Police Services	66,000	66,000	66,000
Capital Improvements	46,800	46,800	46,800
Park Improvements	6,200	6,200	6,200
Golf Course Improvements			
Total	\$246,900	\$246,900	\$246,900

Note: The City of Florissant will budget over a three (3) year period street repairs (estimated at \$340,000), ADA accessible curb cuts (estimated at \$41,760), and new street lights (estimated at \$90,200).

(3) Florissant's General Operating Fund

	<u>2002</u>	<u>2003</u>	<u>2004</u>
Revenues	\$15,068,103	\$16,194,942	\$19,682,000
Expenditures	\$15,419,296	\$16,901,277	\$20,333,472
Fund Balances	\$5,178,041	\$5,068,578	\$4,417,106

Also, please reference the City of Florissant's FY 2002 Budget (one copy submitted), which gives a little further breakdown of revenues and expenditures over these same three (3) year periods.

(4) Proforma Financial Statement

For Area 10 and Florissant, our three- (3) year estimate is as follows:

	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Revenues	\$15,761,733	\$16,011,733	\$16,261,733
Expenditures	\$16,000,000	\$16,250,000	\$16,500,000

(5) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after annexation of Area 10:

	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Street repairs/improvements	\$200,000	\$140,400	\$0
ADA Accessible Curb Cuts	\$41,760	\$0	\$0
New/additional streetlighting	\$50,000	\$40,200	\$0

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$56,800 per year for this area. Obviously, the City will need to tap additional revenues to perform all Area 10 capital improvement projects

(6) Effect on County Tax Resources

We do not presume to know in any great detail the extraordinary effect this proposed annexation will have on the distribution of tax resources in St. Louis County. St. Louis County itself can best present this information.

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and completely justifiable, especially relative to the increased quality and level of services offered.

We feel the City can provide services more cost effectively (than St. Louis County) and more quickly because we don't have the overhead in buildings, staff and equipment that the County does and, of course, our proximity affords us a quicker response. Therefore, any loss in revenues to St. Louis County may be more than offset by the savings to them in not having to provide certain services to this area.

(7) Lost Revenue to County

Revenue sources which would no longer be available to St. Louis County (one year projection) are:

	St. Louis County
Cigarette Tax	\$4,550
Gasoline Tax	30,000
Road & Bridge Tax	9,000
Sales Tax	128,600
Utility Tax (5%)	41,600
Total	\$213,750

(8) Development Impact Fees

Florissant does not assess development impact fees as part of any new development.

(9) St. Louis County Traffic Generation Assessment Trust Fund

This trust fund does not exist in this area for commercial or residential development. The City does not have an ordinance or policy prohibiting future participation in this fund.

(10) Existing Escrow Accounts

There are no City of Florissant policies or ordinances affecting existing Subdivision Escrow Accounts.

(11) Tax Base/Revenues

Since Area 10 is a relatively small area in comparison to St. Louis County and Florissant, we feel the City's annexation of Area 10 will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Area 10 and its residents
- b) The City of Florissant and surrounding residents
- c) Surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

As stated earlier, the City of Florissant is governed by a Mayor - Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 5,679 residents, a much better average than current representation on the St. Louis County Council. Each St. Louis County Council member currently represents about 203,260 residents. Coming with the City of Florissant will give the residents in Area 10 much more government representation than they have now.

Boards & Commissions

There will no doubt be new opportunities for Area 10's residents to serve on several Boards and Commissions, i.e., Planning & Zoning Commission, Landmarks and Historic District

Commission, Minimum Building Standards Board of Appeals, BOCA Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Park & Recreation Advisory Board, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, SALT (Seniors & Lawmen Together), Environmental Quality Commission, Fair Housing Commission, Disability Awareness Commission and Valley of Flowers Committee.

It is no idle comment when we say that the City of Florissant educates and involves its residents more in the running of its government than does any other municipality in the area.

Administration

The City's Administration is headed by the Mayor who directs the operation of some 18 departments or divisions, as listed in the Introduction. The following is a listing of the municipal services provided currently in the "Unincorporated Area" and those that will be provided after annexation into the "City of Florissant."

(1) List of Services

<u>Services</u>	<u>Current Provider</u>	<u>Proposed Provider</u>
Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County/In-House	Florissant/In-House
Fire Protection-Includes Ambulance & Advanced Life Support	Florissant Valley/In-House	Florissant Valley/In-House
Street Improvements & Maintenance	St. Louis County/In-House & Contract	Florissant/In-House & Contract
Snow Removal	St. Louis County/In-House	Florissant/In-House
Street Lighting	Individual Cost	Florissant/In-House & Individual Cost
Sidewalk Improvement & Repair	St. Louis County/Contract	Florissant/In-House & Contract
Community Center-Recreation Activities & Classes, Theatre	St. Louis County/In-House	Florissant/In-House
Park Facilities-Recreational Activities	St. Louis County/In-House	Florissant/In-House
Ice Skating	St. Louis County/In-House	Florissant/In-House
Swimming Pool	St. Louis County/In-House	Florissant/In-House
Aquatic Center	None	Florissant/In-House
Golf Course	St. Louis County/In-House	Florissant/In-House
Skateboard Park	None	Florissant/In-House
Health Services-Rodent Infestation, Fogging & Animal Control	St. Louis County/In-House	Florissant/In-House
Senior Citizen Bus Service, FREE	None	Florissant/In-House
Financial Assistance for Home Repairs	St. Louis County/In-House	Florissant/In-House
Municipal Court	St. Louis County/In-House	Florissant/In-House
Refuse Collection	Individual Cost	Individual Cost

There will be discounted fees for the newly annexed residents of Area 10 at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf Course, as applicable for specific events.

Major Services

The following categories are a brief listing of the many services historically and currently available to the City residents and will be extended to the area annexed. It should be noted that the Florissant Valley Fire Protection District is administered by a separate taxing district and has been listed with the following categories due to the importance of the service.

Department of Public Works:

The Public Works Department consists of fifty-one (51) full-time employees and fourteen (14) part-time employees in four (4) divisions and providing a variety of services as follows:

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 158 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
- c) Health Division: Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse collection, weed control and mosquito fogging.
- d) Building Division: Manages the issuing of building/construction/special permits, zoning enforcement, compliance with BOCA Building/National Fire/Electric/Plumbing/Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

The Public Works Department will provide services to the proposed annexation area on an equal basis and level already enjoyed by City of Florissant residents and businesses. To clarify specifically for annexation area, the potable water service will be supplied by Missouri-American Water Co., and the storm/sanitary sewer service will be supplied by the St. Louis Metropolitan Sewer District (MSD).

Parks & Recreation Division:

The Division has forty-two (42) full-time and fifty (50) part-time people who administer and maintain the Parks and Recreation activities at the following facilities:

James J. Eagan Center	1 Outdoor Aquatic Center
John F. Kennedy Community Center	1 Lake (Approximately 2 Acres)
Florissant Theatre	18 Tennis Courts (17 Lighted)
Old Fleurissant Golf Course	27 Ball Fields (11 Lighted)
17 Parks Totaling 380+ Acres	4 Handball Courts
1 Indoor Swimming Pool	1 Lighted & Covered Outdoor Ice Rink/Roller Rink
1 Outdoor Swimming Pool	1 Skateboard Park

All of the City parks contain barbecue pits, play equipment and the five- (5) larger parks have comfort stations. The lake is located in St. Ferdinand Park and is stocked each month of the

summer. The parks are open to residents of Florissant and their guests and applications may be filed for picnic permits or ball field permits.

All classes and activities are advertised in the North County Journal. Non-residents may participate with increased fees and Senior Citizens participate at a reduced price.

The City runs a summer playground at three (3) different locations for the residents and has one (1) handicapped playground program for residents and non-residents. It is held for six (6) weeks during the summer.

Various special events include, but are not limited to: Craft Shows in the Winter and Spring, Breakfast with the Easter Bunny, Fishing Derby, Breakfast with Santa, Fireworks Display, the Annual Tree Lighting Ceremony, and field trips outside the City.

Rooms may be rented at the James J. Eagan Center and are free at two (2) other locations - Bangert Meeting Room and JFK Community Center - based upon 50% residency. Both centers have oversized gymnasiums, which may be rented for wedding receptions and other not-for-profit occasions.

<u>Services</u>	<u>Unincorporated Annexation Areas</u>	<u>City of Florissant</u>
Community Center Classes, Activities	None in close proximity. No.County Rec.Ctr.	Lower Resident Fee or No Fee
Park Facilities	None in close proximity. No.County Rec.Ctr.	17 Parks
Swimming Pools	None in close proximity. No.County Rec.Ctr.	2 Pools (1-Inside) (1-Outside)
Aquatic Center	None in No.County	1 @ Koch Park

Police Department:

Florissant is consistently one of the safest American cities in the 50,000 – 100,000 population category. This measure is based upon crime reports analyzed by the Federal Bureau of Investigation and the Missouri State Highway Patrol. The crime index of Florissant is lower than comparable cities in the area including St. Peters and St. Charles. This ranking is accomplished by a cooperative spirit between the residents of the city and the men and women of the Florissant Police Department. In fact, the mission statement of the Police Department states: the mission of the Florissant Police Department is to provide the highest quality of police services to the people of the City of Florissant by promoting a safe environment through police and citizen interaction, with an emphasis on integrity, fairness, and professionalism.

The Florissant Police Department is internationally accredited and nationally recognized. On March 24, 2001, the Commission on Accreditation for Law Enforcement Agencies (CALEA), awarded accreditation to the department after determining that the department had successfully demonstrated compliance with 369 standards of professionalism. Florissant is one of only 14 accredited law enforcement agencies in the state of Missouri.

The department is staffed by 81 commissioned officers and 22 civilian employees responsible for providing 24 hour a day public safety services to the City of Florissant. Each officer is highly trained and certified by the Police Officers Standards and Training Commission of the

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State of Missouri. Newly hired officers must have a minimum of two years of college education and receive 800 hours of P.O.S.T. approved basic academy training. Officers receive ongoing specialized training far in excess of the 16 hours minimum continuing education required by P.O.S.T.

The Florissant Police Department is under the direct command of Colonel William Karabas, Chief of Police.

The Crime Prevention Unit, reporting to the Chief of Police, is responsible for the analysis of crime trends for the most efficient deployment of department resources. The Crime Prevention Officer also coordinates many of the department's public programs including the Neighborhood Watch, Citizen Auxiliary Unit, Citizen Police Academy, and "FPD Roll Call" on cable channel 104.

The department is organized into three bureaus, the commander of each reporting to the Chief of Police:

The Bureau of Field Operations (BFO), under the command of a Captain, is the most visible component of the department and provides the first line police service to the community. The patrol function is carried out by 47 uniformed officers divided among three platoons covering seven patrol sectors on three shifts each and every day. These officers are supported by the nine officers assigned to the Special Operations Unit that includes the Traffic Safety, Canine, and Anti-Crime functions. In addition, the department has a Police Reserve Officer unit that enlists and trains non-sworn civilian volunteers to assist the sworn officers.

The Bureau of Investigation, under the command of Lieutenant, is responsible for the follow-up investigation of all reported crimes as well as any specialized investigations and criminal intelligence gathering. All 12 officers of the BOI are also members or supervisors of the Major Case Squad of Greater St. Louis. These investigators are specialists in the areas of crimes against persons, arson, evidence collection, polygraph, and narcotics. The Juvenile Unit of the BOI not only investigations juvenile and family offenses, but is active in programs aimed at prevention of juvenile delinquency.

The BOI is also responsible for the operation of the department jail facility that is staffed by five full time Corrections Officers. The facility houses prisoners held on warrants issued by the Florissant Municipal Court and prisoners arrested and awaiting transfer to other agencies or facilities.

The Bureau of Support Services, under the command of a Captain, is responsible for the many operations that support the delivery of police services. These functions include the, Communications Unit, Records Unit, Information Systems Management, Professional Standards Unit, and the five D.A.R.E. and School Resource Officers. The BSS is also responsible for the maintenance of the police facilities and a fleet of 35 police vehicles.

The Florissant Police Department is a 911 public safety answering point with state of the art computerized communications capabilities. Each patrol car is equipped with global positioning satellite equipment that allows the dispatchers to identify and dispatch the closest unit to emergency situations. This insures an emergency response time of less than three minutes.

Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior

Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City sponsored activities. Allow special discount to selected retail outlets.
- c) Bus Transportation - Two (2) Flert buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, and shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.
- d) Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.
- e) Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.
- f) Trash Discount Tags - Special tags are available to senior citizens for discount from licensed trash haulers.
- g) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- h) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- i) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- j) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- k) Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

Municipal Court

The Florissant Municipal Court is a division of the St. Louis County Circuit Court, twenty-first Judicial Circuit.

The Court has one (1) part-time Judge, two (2) part-time Prosecuting Attorneys, one (1) Judge for Division #2 and three (3) full-time Clerks.

The Court meets every Wednesday evening with one night set aside for the trial docket. If this area is annexed, there will be no need for the Municipal Court Department to expand its personnel or operating budget.

Fire Protection/LSV

The Florissant Valley Fire Protection District is responsible for fire protection and emergency medical service for this area. The Fire District also has mutual aid contracts with all of the surrounding Fire Districts and Departments, including the City of St. Louis.

Existing Public Services

The proposed annexation area and the City are serviced by the same public and private entities, including the following:

PUBLIC SECTOR

Ferguson/Florissant School District
U.S. Postal Service - Florissant
North County Technical School
Florissant Valley Public Library
St. Louis Metropolitan Sewer District (MSD)
Florissant Valley Fire Protection District
Bi-State Bus Service

PRIVATE SECTOR

Missouri-American Water Company
Laclede Gas Company
Union Electric Company
Southwestern Bell Telephone Company
Christian Northwest Hospital
Christian Northeast Hospital
St. Louis Post Dispatch
North County Journal
Florissant Valley Reporter
Chamber of Commerce
Various Waste Haulers (Midwest, Pezold, Wilson, Zykan, etc.)

These sectors of public and private services are also a major factor, which establishes the proposed annexation as a homogeneous part of the City.

Resident/Non-Resident Fees

There are set fees for residents and non-residents as set out in the City's Code Book. These can be briefly categorized as alcoholic beverage licensing fees (Sec. 3-75 and 3-127), building permit fees (Sec. 5-2), sign fees (5-236), business license fees (Sec. 14-46, 14-88, 14-129, 14-193, 14-227, 14-275, 14-313, 14-374, 14-388, 14-423, 14-458, 14-492, 14-534, 14-580, 14-646, 14-649, 14-665, 14-679, 14-772, 14-803, and 14-817), parks and recreation fees (Sec. 17-19 and 17-44), golf course fees (Sec. 17-220), vehicles for hire (Sec. 25-50, 25-71), subdivision permit fees (Appendix A, Sec. V-i) and zoning permit fees (Appendix B, Sec. 34).

Most residents and non-residents would, from time to time, be involved with building permit fees, park and recreation fees and golf course fees. Please see Attachment "C"

(2) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to Area 10 after annexation.

(2a) City Policies

The City's policy on acceptance, maintenance, new construction and installation of the following area are:

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.
- b) Sidewalks: Public sidewalks are maintained by the City. The City also installs and maintains all ADA accessible ramps between streets and sidewalks.
- c) Driveway Approaches: Driveway approaches are maintained by the property owner they serve.
- d) Street Lights: The City will install some new lights and will maintain all new and existing street lights.
- e) Subdivision Common Ground: Subdivision common ground will remain the responsibility of the subdivision. However, if both parties agree, the City may accept common ground as a public park or for public use and accept all future responsibility for maintenance.
- f) Park Land: St. Louis County parks will remain their responsibility. Subdivision parks will also remain their responsibility unless both parties agree to dedicate the park land to the City for public use.

(3) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area on September 1, 2003, or an earlier date if so established by the Boundary Commission.

Of course, residents in this new area will not see any changes in existing Public or Private Sector services referenced earlier. There will certainly be no confusion as to fire protection, since the area to be annexed will continue to receive service from Florissant Valley Fire Protection District.

After approval of this Simplified Boundary Change and during the six (6) months prior to the effective date of annexation, the City will work closely with the residents, property owners and businesses to see that they learn all they can about the City and to effect a smooth transition into the City. The City will work with the new area to establish new ward boundaries and make sure this new area is fully represented on the City Council.

Capital Improvement projects will be identified and prioritized along with other City projects. Maintenance projects will also be listed and scheduled along with other projects throughout the City.

Zoning/Land Use

(1) Current Land Use %

Commercial (C-8)	12%
Industrial	0%
Institutional/Governmental	0%
Single-Family Residential (R-4)	88%
Multi-Family Residential	0%
Vacant	0%
	100%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Area 10 (Attachment "D").
- b) See attached the "Proposed" Zoning Map for Area 10 (Attachment "E").

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains two zoning classifications - R-4 and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

<u>St. Louis County</u>	<u>Florissant</u>
R-4 Residence (7,500 SF)	R-4 Single Family Dwelling (Minimum 7,500 SF)
C-8 Planned Commercial	B-5 Planned Commercial

There will be little or no impact from the zoning and land use changes.

(4) Non-Conforming Zoning

Generally, the setback requirements do vary between all districts; however, any newly annexed existing structures will be treated as non-conforming.

The following is a breakdown of procedures, which would be followed as properties are annexed into the City:

- a) Each property will be evaluated as to acreage and use.
- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 24 of the City Zoning Code.
- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 24 of the City Zoning Code.

- e) Properties which are in a flood plain would be subject to the requirements of Chapter 11 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 11-54 of the City Code.
- f) Any property which may vary considerably from all City zoning districts (i.e., R-3, C-8) would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 24 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

(5) Other Regulations

Upon annexation, Area 10 will be subject to all City codes and ordinances. This area is not in a floodplain, historic preservation district, or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our property maintenance codes.

(6) Prospective Development

Our zoning and land use ordinances and codes are similar to St. Louis County; therefore, prospective development would not adversely be affected. To the contrary, new development will find a more business-friendly and quicker process to deal with in Florissant. Consequently, new development will be directly and indirectly affected in a positive way by this annexation.

(7) Code Compliance with On-Going Developments

There are no current on-going developments. However, if there were, we would enforce development ordinances and codes as were approved by St. Louis County and treat these on-going developments as non-conforming.

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is very small since 95-98% of the property has already been developed.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of Area 10 is in the City's best interest for the following reasons and goals:

- This area is very contiguous (65%) to the City of Florissant and identical neighborhoods.
- We wish to realign City boundaries to natural and logical borders.
- We are interested in steady growth of the City.
- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.

- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.
- We wish to prevent adverse land development and improper land usage along adjacent commercial/residential areas.
- We wish to allow Area 10 businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests and who also desire a higher quality of life.
- Florissant wants to offer a more convenient, more accessible level of government to Area 10 businesses/residents who share the City's commitment to maintaining property values and their quality of life.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of not only the City of Florissant but also adjacent residential areas.

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$259,970 and will be adequate to provide all City services to this area in a first-class fashion.

(2) Best Interest of County

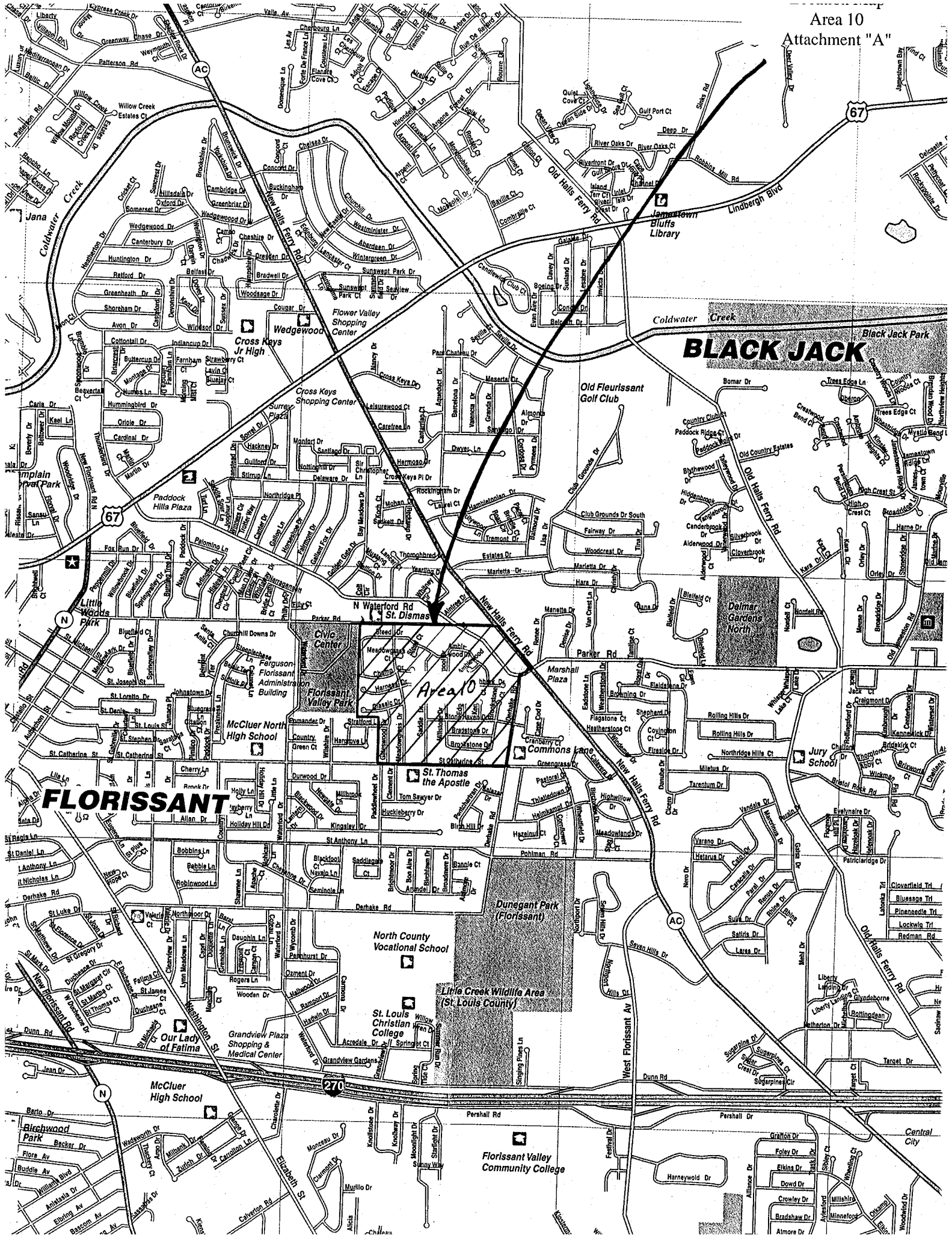
We feel it is in the best interest of St. Louis County to support this annexation primarily because the City of Florissant can provide service to this area quicker and cheaper. We can also maintain this area better than St. Louis County. From the condition of the streets in this area, it appears St. Louis County is having trouble providing service to this area.

St. Louis County may better explain why it is in their best interest for Florissant to annex the Area 10 area.

(3) Best Interest of Area 10

We feel it is in the best interest of Area 10 to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant can maintain the streets better, will install additional street lighting, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs, and can offer a better quality of life through all the services and facilities that the City has to offer.

Simply, a local City municipality can provide better governmental representation and services over a County-wide governmental agency.



BLACK JACK

FLORISSANT

Area 10

Dunegan Park (Florissant)

Little Creek Wildlife Area (St. Louis County)

Florissant Valley Community College

Jury School

McCluer High School

North County Vocational School

St. Louis Christian College

Our Lady of Fatima

Grandview Plaza Shopping & Medical Center

Commons Lane

St. Thomas the Apostle

McCluer North High School

Florissant Valley Park

Civic Center

Old Fleurissant Golf Club

Cross Keys Jr High

Wedgewood Shopping Center

Coldwater Creek

67

67

N

AC

20

Central City

BUILDING CODE

ARTICLE I. IN GENERAL

Sec. 5-1. Fire District No. 1.

Fire District No. 1 of the city as referred to in the building code adopted by article II shall include all areas now or hereafter included in the limits of the city except that property now or hereafter included in the R-1, R-2, R-3, R-4, R-5, and R-6 zoning districts by the provisions of the zoning ordinance, or any amendment thereto.
(Code 1980, § 6-1)

Sec. 5-2. Building permit fees.

(1) The permittee of any permit for the erection, alteration, enlargement, repair or removal of any structures or buildings shall pay the City a fee for such permit as set forth in paragraphs (a) and (b) below or alternatively by use of the schedule of unit prices set forth in paragraphs (c) (d) and (e) below:

(a) Commercial and Industrial Construction Permit Fees:

The fee for a building permit and inspection of commercial and industrial construction shall be determined by applying the table of fee rates as set forth below to the total estimated cost of construction, as determined by Section 5.3 of this Article. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be fifty dollars (\$50.00) where no plan review is required, and seventy-three dollars (\$73.00) where a plan review is required.

<u>TOTAL COST PER THOUSAND \$</u>	<u>TOTAL FEE</u>
UP TO 1	73
UP TO 2	100
UP TO 3	118
UP TO 4	137
UP TO 5	170
UP TO 6	194
UP TO 7	204
UP TO 8	226
UP TO 9	236
UP TO 10	239
UP TO 11	239
UP TO 12	239
UP TO 13	239
UP TO 14	239
UP TO 15	239
UP TO 16	240
UP TO 17	249
UP TO 18	249
UP TO 19	262
UP TO 20	262
UP TO 21	262
UP TO 22	262
UP TO 23	262
UP TO 24	272
UP TO 25	272
UP TO 26	284
UP TO 27	284
UP TO 28	295
UP TO 29	295
UP TO 30	295
UP TO 31	306
UP TO 32	306
UP TO 33	306
UP TO 34	317
UP TO 35	317
UP TO 36	328
UP TO 37	329
UP TO 38	340
UP TO 39	342
UP TO 40	352
UP TO 42	363
UP TO 44	374
UP TO 46	384

BUILDING CODE

<u>TOTAL COST PER</u> <u>THOUSAND \$</u>	<u>TOTAL FEE</u>	<u>TOTAL COST PER</u> <u>THOUSAND \$</u>	<u>TOTAL FEE</u>
UP TO 48	398	UP TO 190	1,202
UP TO 50	408	UP TO 195	1,224
UP TO 52	420	UP TO 200	1,247
UP TO 54	441	UP TO 210	1,304
UP TO 56	442	UP TO 220	1,360
UP TO 58	452	UP TO 230	1,412
UP TO 60	466	UP TO 240	1,463
UP TO 62	476	UP TO 250	1,519
UP TO 64	488	UP TO 260	1,564
UP TO 66	498	UP TO 270	1,622
UP TO 68	511	UP TO 280	1,667
UP TO 70	522	UP TO 290	1,724
UP TO 72	533	UP TO 300	1,767
UP TO 74	544	UP TO 310	1,789
UP TO 76	556	UP TO 320	1,872
UP TO 78	567	UP TO 330	1,914
UP TO 80	578	UP TO 340	1,971
UP TO 82	590	UP TO 350	2,017
UP TO 84	601	UP TO 360	2,073
UP TO 86	612	UP TO 370	2,120
UP TO 88	624	UP TO 380	2,164
UP TO 90	646	UP TO 390	2,221
UP TO 92	657	UP TO 400	2,267
UP TO 94	670	UP TO 420	2,358
UP TO 96	680	UP TO 440	2,460
UP TO 98	692	UP TO 460	2,551
UP TO 100	702	UP TO 480	2,652
UP TO 105	726	UP TO 500	2,743
UP TO 110	759	UP TO 520	2,834
UP TO 115	781	UP TO 540	2,937
UP TO 120	816	UP TO 560	3,026
UP TO 125	838	UP TO 580	3,118
UP TO 130	874	UP TO 600	3,207
UP TO 135	896	UP TO 620	3,298
UP TO 140	930	UP TO 640	3,390
UP TO 145	952	UP TO 660	3,480
UP TO 150	986	UP TO 680	3,571
UP TO 155	1,009	UP TO 700	3,662
UP TO 160	1,032	UP TO 720	3,752
UP TO 165	1,065	UP TO 740	3,843
UP TO 170	1,088	UP TO 760	3,933
UP TO 175	1,123	UP TO 780	4,024
UP TO 180	1,146	UP TO 800	4,116
UP TO 185	1,168	UP TO 820	4,206

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TOTAL COST PER TOTAL FEE
MILLIONS \$

18.5	63,396
19.0	65,109
19.5	66,821
20.0	68,419
20.5	70,131
21.0	71,839
21.5	73,552
22.0	75,258
22.5	76,971
23.0	78,678
23.5	80,391
24.0	82,098
24.5	83,811
25.0	85,518
25.5	87,231
26.0	88,938
26.5	90,651
27.0	92,357
27.5	94,070
28.0	95,777
28.5	97,490
29.0	99,197
29.5	100,910
30.0	102,443
30.5	104,150
31.0	105,858
31.5	107,565
32.0	109,272
32.5	110,979
33.0	112,685
33.5	114,392
34.0	116,099
34.5	117,806
35.0	119,513
35.5	121,221
36.0	122,928
36.5	124,635
37.0	126,342
37.5	128,048
38.0	129,755
38.5	131,462
39.0	133,169
40.0	136,352

TOTAL COST PER TOTAL FEE
MILLIONS \$

40.5	138,059
41.0	139,760
41.5	141,467
42.0	143,168
42.5	144,875
43.0	146,577
43.5	148,284
44.0	149,985
44.5	151,692
45.0	153,393
45.5	155,101
46.0	156,801
46.5	158,509
47.0	160,210
47.5	161,917
48.0	163,619
48.5	165,325
49.0	167,027
49.5	168,734
50.0	170,145

A twenty-eight dollar (\$28.00) fee shall apply for each additional or extra inspection, as defined herein, including inspections for compliance with approved development or site plans. An additional inspection is defined as an inspection which is required as a result of unusual or complicated construction. An extra inspection is defined as an inspection which is made as a result of noncompliance, not ready, lock out, or similar circumstances.

(b) Residential Construction Permit Fees:

The fee for a building permit and inspections of residential construction, or new structures, alterations and additions on one or two family residential structures, apartment structures, residential swimming pools and all other

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TOTAL COST PER TOTAL FEE
THOUSAND \$

UP TO 120	539
UP TO 125	552
UP TO 130	576
UP TO 135	590
UP TO 140	612
UP TO 145	627
UP TO 150	648
UP TO 155	664
UP TO 160	678
UP TO 165	701
UP TO 170	717
UP TO 175	738
UP TO 180	753
UP TO 185	767
UP TO 190	787
UP TO 195	804
UP TO 200	819
UP TO 210	856
UP TO 220	893
UP TO 230	927
UP TO 240	959
UP TO 250	996
UP TO 260	1,025
UP TO 270	1,061
UP TO 280	1,092
UP TO 290	1,128
UP TO 300	1,158
UP TO 310	1,195
UP TO 320	1,224
UP TO 330	1,253
UP TO 340	1,289
UP TO 350	1,320
UP TO 360	1,355
UP TO 370	1,385
UP TO 380	1,413
UP TO 390	1,453
UP TO 400	1,482
UP TO 420	1,541
UP TO 440	1,606
UP TO 460	1,678
UP TO 480	1,732
UP TO 500	1,791
UP TO 520	1,850

TOTAL COST PER TOTAL FEE
THOUSAND \$

UP TO 540	1,915
UP TO 560	1,976
UP TO 580	2,034
UP TO 600	2,092
UP TO 620	2,152
UP TO 640	2,211
UP TO 660	2,269
UP TO 680	2,330

Fees for any additional or extra inspections, as defined herein, that may be required are not shown here and shall be added to the total permit fee at the rate of twenty-eight dollars (\$28.00) for each inspection. An additional inspection is defined as an inspection which is required as a result of unusual or complicated construction. An extra inspection is defined as an inspection which is made as a result of non-compliance, not ready, lock out, or similar circumstances.

(c) Electrical Permit Fees:

At the option of the permittee, the residential electrical permit fees may be calculated by either the cost of construction method, as set forth in paragraph (b) above, or by use of the following schedule of unit prices:

<u>PERMIT TYPE</u>	<u>FEE</u>
Minimum Permit Fee	\$50.00
Permit Processing Fee	\$22.00
Additional or Extra Inspection Charge	\$28.00

Electrical Outlets:

(Each and every point on the electrical system where power or light is derived for any purpose whatsoever. In

BUILDING CODE

(d) Mechanical Permit Fees:

At the option of the permittee, the residential mechanical permit fee may be calculated by either the cost of construction method, as set forth in paragraph (b) above, or by use of the following schedule of unit prices. Items not listed below are priced on cost of construction.

<u>PERMIT TYPE</u>	<u>FEE</u>
Permit Processing Fee	\$22.00
Additional or Extra Inspections	\$28.00
Permit Processing, Plan Review & Inspection for first 5 of item of listed equipment	\$73.00
Each additional Item	\$ 4.00

- Broiler
- Clothes Dryer
- Duct Furnace
- Duct Heater
- Emergency Generators
- Fan
- Fire Damper
- Fireplace
- Force Air Furnace
- Fryer, Fat
- Gravity
- Griddle
- Grill
- Incinerator
- Infrared Heater
- Kettle (Gas-Fired)
- Kiln
- Make Up Air Heater
- Oven (Baking or Roasting)
- Radiant Heating System
- Range (Commercial Size)
- Space Heater
- Storage Tanks
- Tanks over 500 gallons
- Unit Heater
- Water Heaters more than 120 gallons

(e) Plumbing and Sewer Permit Fees:

At the option of the permittee, the residential plumbing or sewer permit fees may be calculated by either the cost of construction method as set forth in paragraph (b) above, or by use of the following schedule of unit prices.

All permits except domestic water heater replacements shall be subject to a twenty dollars (\$20.00) permit processing fee.

The minimum total permit fee shall be fifty dollars (\$50.00) where no plan review is required, and seventy-three dollars (\$73.00) where plan review is required.

GENERAL INSPECTION FEES FOR EACH INSPECTION PERFORMED:

Building Water Connection	\$28.00
Building Water Pipe	\$28.00
Building Water Connections to Well, Cistern, etc.	\$28.00
Main, Trunk, and Lateral Sanitary Sewer	\$28.00
Main, Trunk, and Lateral Storm Sewer	\$28.00
Sanitary Building Sewer	\$28.00
Storm Building Sewer	\$28.00
Ground Rough-In	\$28.00
Stack Rough-In	\$28.00
Final (Finish)	\$28.00
Septic Tank	\$28.00*
Septic Tank Cleaning	\$28.00
Absorption Trench	\$28.00
Filter Bed	\$28.00
Foundation Drain Terminus or Connection	\$28.00
Sprinkler System Connection	\$28.00

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Plumbing Fixtures \$5.00

Openings for future fixtures \$5.00

Advisory or investigative inspections \$28.00

Any additional inspection or re-inspections of any work listed on the above schedule \$28.00

The estimated amount to cover general inspection fees set forth in the above schedule shall be paid when a permit is issued. Extra or additional inspection fees shall be paid upon completion of the work. In case the estimated amount is insufficient, the balance due shall be paid upon completion of the work.

No tests or inspections shall be required where a plumbing system or part thereof is set up for exhibition purposes and is not used for toilet purposes and is not directly connected to a water supply or sewage system.

Partial Permits

1) Plumbing permits for new plumbing installation shall be considered to consist of three (3) parts.

- (a) Ground Rough-In.
- (b) Stack Rough-In.
- (c) Final Inspection

Any or all of these parts shall be issued at the request of the permit applicant if sufficient documentation is submitted in support of a permit application.

Fees for Partial Permits shall be charges as follows:

Ground Rough-In \$3.00 per fixture

Stack Rough-In \$3.00 per fixture

Final Inspection \$3.00 per fixture

Each permit or part thereof shall be charged a twenty eight dollars (\$28.00) Permit Processing Fee.

Minimum Charge shall be seventy-three dollars (\$73.00).

Permits issued for partial installations shall be considered completed when the segment issued is inspected or approved.

It shall be the responsibility of the permit holder to maintain proper records of partial permit fee payment.

Applicants for additional permits involving previously installed rough-in installations shall produce records of payment regarding partial permit claims.

Failure to produce payment and permit records shall result in the full fee being charged for any installation performed under a previously issued partial permit.

2) Plumbing permits shall be issued on the merit of the plans specifications and documentation submitted in support of the permit application.

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Commissioner, City Attorney, Building Inspectors, Secretaries, Clerk Typists, Draftsperson, Copy Equipment Operators or any other city employee(s) and shall also include the current duplicating charge(s) as set by ordinance. Major developments shall include Subdivision projects, Special Permit projects and all non-residential rezoning projects.

Prior to reviewing building plans and issuing building permits for any major development, the Director of Public Works or his designee shall estimate the administration costs and shall require the owner, his developer and/or agent(s), to deposit with the City this estimated amount for their particular project. All administration costs associated with a particular project (including all preliminary and subsequent consultations prior to Planning and Zoning and City Council approvals) will be charged against the funds on deposit on a monthly basis. During the course of a particular project, if funds are not adequate to cover administration costs then the owner (his developer and/or agents) will be required to deposit an additional estimated amount with the City. If at the end of a particular project there are excess funds and all administration costs have been covered, then these excess funds will be returned to the owner, his developer and/or agents.

If the owner, his developer and/or agent(s), fails to deposit adequate funds required to cover actual (not estimated) administration costs, then an occupancy permit(s) will be withheld (where applicable) or revoked until the matter is resolved.

(4) Shed Permit Fee. A permit fee of \$20.00 shall be assessed for sheds 144 square feet or less. Sheds over 144 square feet shall be assessed a permit fee in accordance with the building permit fee schedules set out in paragraph (1) (a) and (b) above.

(5) Satellite Dish Permit Fee. A permit fee of seventy three dollars (\$73.00) shall be assessed for a satellite dish. (Ord. 1980, § 6-4, Ord. 5409, 10-26-92; Ord. 5462, 1-25-93; Ord. 5482, 4-12-93; Ord. 6416, 6-26-2000)

Sec. 5-3. Calculation of estimated value of construction for determining permit fee.

The method to be used for calculating the estimated value for the construction of any building for the purpose of a building permit fee calculation shall be by one of the following methods in which the highest figure shall be used:

1) The construction cost may be taken as that cost which was submitted on the permit application.

2) The construction cost may be a calculation using the most recent building valuation data report as published by the Building Officials and Code administrators (BOCA) International. This cost shall be determined by using one hundred percent (100%) of the square footage cost given in the table.

(Code 1980, § 6-5; Ord. 5409, 10-26-92)

PARKS AND RECREATION

Sec. 17-14. Parking in designated areas only.

Vehicles may be parked in designated areas only, except by authority of the director.
(Code 1980, § 17-15)

Sec. 17-15. Use of trash receptacles.

Garbage, refuse and trash shall be deposited in trash receptacles.
(Code 1980, § 17-16)

Sec. 17-16. Dogs and cats allowed.

Dogs and cats may be allowed in the parks as provided by this Code.
(Code 1980, § 17-17)
Cross reference—Animals and fowl, Ch. 4.

Sec. 17-17. Animals other than dogs and cats not allowed.

No animals other than dogs and cats will be allowed in the parks except as authorized in writing by the director.
(Code 1980, § 17-18)
Cross reference—Animals and fowl, Ch. 4.

Sec. 17-18. Dumping prohibited; exceptions.

No dumping shall be allowed in any park within the city or owned by the city unless authorized by the director. In Sunset Park, no dumping shall be allowed by any individual, organization or city department unless such dumping shall be for purpose of erosion control or for a compost center so designated by the park director, and any such fill shall constitute clean dirt only.
(Code 1980, § 17-19)

Cross reference—Garbage, rubbish and litter, Ch. 12.

Sec. 17-19. Fees for use.

The following fees for the use of the recreation facilities and Theatre of the city are hereby established:

POOLS

Resident Non Resident

(1) JJE Indoor Pool

Child (Under 6)	Free	Free
Youth (6-17)	\$1.00	\$3.00
Adult (18+)	\$1.75	\$4.00
Florissant GAP	\$1.25	N/A

(2) Bangert Outdoor Pool

Child (Under 6)	Free	Free
Youth (6-17)	\$1.00	\$3.00
Adult (18+)	\$1.75	\$4.00
Florissant GAP	\$1.25	N/A

Twilight Rates

Child (Under 6)	Free	Free
Youth (6-17)	\$0.50	\$2.50
Adult (18+)	\$1.00	\$3.00
Florissant GAP	\$0.50	N/A

(3) Aquatic Facility

Child (Under 6)	\$2.00	\$2.00
Youth (6-17)	\$2.50	\$4.00
Adult (18+)	\$3.50	\$6.00
Florissant GAP	\$2.25	N/A
Rental/Rate Per Hr.	\$250.00	\$250.00
Damage/Clean Up	\$150.00	\$150.00 (Dep.)

Twilight Rates

Child (Under 6)	Free	\$1.00
Youth (6-17)	\$1.00	\$2.50
Adult (18+)	\$1.50	\$3.50
Florissant GAP	\$1.00	N/A

(4) JJE Indoor Pool Season Pass

Youth	\$30.00	\$60.00
Adult	\$45.00	\$90.00
Family	\$60.00	\$120.00

(5) Aquatic Facility/Bangert Season Pass

Youth	\$45.00	\$90.00
Adult	\$65.00	\$130.00
Family	\$85.00	\$170.00

PARKS AND RECREATION

(22) Theatre Resident Non-Resident

- a. Rehearsals - 4 hour minimum.
 - 1. Technical \$112.50 \$168.75
 - 2. Non-technical
 (no lights or sound)
 \$ 87.50 \$137.50
 - 3. Dance Schools (8 hr. minimum)
 \$262.50 \$400.00
- b. Resident Performances - 4 hour minimum
 - 1. Regular \$131.25 \$206.25
 - 2. Lectures \$112.50 \$168.75
 - 3. Dance Schools (8 hr. minimum)
 \$262.50 \$400.00

Plus twenty (20%) percent of the box office receipts above six hundred (\$600.00) dollars per performance.

- c. Deposit \$200.00 \$200.00
- d. Top ticket price for City
 \$15.00 \$15.00

GUEST PASSES Resident Non-Resident

(23) Non-Resident Guest Passes

- a. Adult - one day N/A \$5.00
 two weeks N/A \$25.00
- b. Under 18 years - one day
 N/A \$2.00
 two weeks N/A \$10.00

(24) Guest Pass Replacement - Fee for Pool/Rink

- a. 1st time N/A \$2.00
- b. 2nd time N/A \$3.00
- c. 3rd time & over N/A \$5.00

MISCELLANEOUS Resident Non-Resident

(25) Resident Card Replacement

- a. 1st time \$2.00 N/A
- b. 2nd time \$3.00 N/A
- c. 3rd time and over
 \$5.00 N/A

(26) Craft Show & Special Events

- a. Rate per table, per day
 \$20.00 \$30.00

(27) Tennis Court.

- a. Daytime Free \$2.00
- b. With lights Free \$4.00

(28) Basketball Court

- a. Non-Resident N/A \$2.00

(29) Locker Fees \$0.25 \$0.25

(30) Picnic Permits (Pavilion)
 \$25.00 N/A

(31) Classes - JJE and JFK, per hour, per class (maximum)
 \$6.00 \$6.00

(32) Babysitting, per hour, per class (max.) \$5.00 \$5.00

(33) Summer Playground

Resident

A fee for participation in the six (6) week summer playground programs for the City of Florissant shall be:

- a. 1st child \$40.00
- b. 2nd child \$30.00
- c. 3rd child \$20.00
- d. Maximum charge per family
 \$90.00

PARKS AND RECREATION

(2) Non-Residents must display a valid guest pass for general use of the facilities and pay the non-resident fees set forth in Section 17-19.

(3) Any child will be permitted the use of the facilities prior to 6:00 p.m. on any day the center is open and shall be permitted the use of facilities after 6:00 p.m. in conjunction with the use ban adult.

(4) Any youth or adult may be admitted for use of the facilities at any time the center is open for general use. (Code 1980, § 17-148; Ord. 5496, 6-14-93; Ord. 5886, 10-14-96)

Sec. 17-43. Use of equipment; equipment rental for special occasions; liability for damaged or destroyed equipment; skate programs; use of skating rink.

(a) Equipment shall be provided at no charge to the user during any of the hours that the centers are open for general use.

(b) Leasing of the centers for special occasions shall include a cost of equipment rental.

(c) Any person on damaging or destroying equipment or property shall be responsible for the payment of the cost of replacement or repair of the items destroyed or damaged.

(d) Any person willfully, maliciously or negligently damaging, destroying or defacing any equipment or property of the centers may, in addition to the payment of the cost of repair or replacement, be subject, at the discretion

of the director of parks and recreation, to the loss of his resident card.

(e) Learn-to-skate programs at the civic center shall be for residents and nonresidents.

(f) Residents with a guest, both paying a fee, shall be allowed to use the skating rink at the civic center. (Code 1980, § 17-149)

Sec. 17-44. Fees and charges for use of centers or facilities thereat.

(a) There shall be a charge for use of the facilities at both centers for the following purposes and special occasions, and for the following purposes, which fee shall be established by the director of parks and recreation.

(1) Group activities for children or youths;

(2) Productions of a musical or dramatic group which provides a service to the public and/or a service to the programs of the center;

(3) Group meetings pertaining to the enrichment of social or cultural values of the community and under the direction of the centers;

(4) Events and activities consistent with the aims, objectives and standards of the centers and sponsored by a nonprofit organization.

(5) Special classes of instruction requiring special materials;

(6) Center-directed activities requiring special costs for producing;

that such person can establish proof of residency in the annexation area.

(Code 1980, § 17-67; Ord. 5496, 6-14-93; Ord. 5927, 2-10-97)

Sec. 17-207. Same—Holder permitted one guest.

A resident identification card permits the holder to have one (1) guest for play on a tennis court or basketball/multipurpose court.

(Code 1980, § 17-68; Ord. 5700, 1-23-95; Ord. 5927, 2-10-97)

Sec. 17-208. Play limited to one hour.

Play is limited to one hour at a time for singles or doubles at city tennis courts.

(Code 1980, § 17-69)

Sec. 17-209. When guards on duty, players must register individually.

Players must register individually when tennis guards are on duty at city tennis courts.

(Code 1980, § 17-70)

Sec. 17-210. Players not to register for court time while playing.

No player or group of players shall register for court time while engaged in play.

(Code 1980, § 17-71)

Sec. 17-211. Tennis shoes required.

Players must wear tennis shoes on the tennis courts.

(Code 1980, § 17-72)

Sec. 17-212. Priority to persons sixteen and over after 6:00 p.m. on weekdays.

Persons sixteen (16) years and older will have priority to use tennis courts after 6:00 p.m. Mondays through Fridays.

(Code 1980, § 17-73)

**ARTICLE X.
OLD FLEURISSANT GOLF CLUB.**

Section 17-220. Fees and Charges.

(1) Green Fees.

March 16 - November 14

Weekday - 18 holes	\$18.00
- 9 holes	\$12.00

November 15 - March 15

Weekday - 18 holes	\$11.00
- 9 holes	\$ 8.00

March 16 - November 14

Weekends- (as tee times are available)	
- 18 holes	\$28.00
- 9 holes	\$16.00

November 15 - March 15

Weekends- (as tee times are available)	
-18 holes	\$18.00
- 9 holes	\$10.00

Holidays: Weekend rates shall apply to the following holidays even though such holiday may be a weekday: President's Day (Monday), Good Friday, Memorial Day (Monday), 4th of July, Labor Day (Monday), and the Friday after Thanksgiving. (The Golf Course is closed on Thanksgiving Day, Christmas & New Year's Day.)

(2) Twilight/League Fees

Weekday evenings only includes cart	\$18.00
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(3) Twilight Fees

Weekends - (after 2:00 p.m. - 18 hole limit-includes cart)	\$28.00
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(14) Banquet Room Rental.

Season

Full Room:

In Season

(Mar. 16 - Nov. 14) 6 to 11 p.m.

Off Season

(Nov. 15 - Mar. 15) Any Time

Half Room: In Season - Any Time

Off Season - Any Time

Resident Non-Resident

Full Room

(up to 5 Hours) \$250.00 \$300.00

Additional

Hourly Rental 50.00 60.00

Half Room

(up to 5 Hours) \$150.00 \$200.00

Additional

Hourly Rental 30.00 40.00

Room Rental fee waived for rentals of 50 or more persons using Old Fleurissant Golf Course food and beverage.

Room Rentals of less than 50 persons will pay room rental fee plus a-la-carte charges for food and beverages

All beer and liquor must be purchased from Old Fleurissant Golf Club.

Self-catered rentals will be charged room rental fees plus \$5.00 per person.

(Ord. 5955, 3-24-97; Ord. 5973, 6-9-97; Ord. 6051, 11-24-97; Ord. 6123, 6-22-98; Ord. 6180, 11-9-98; Ord. 6233, 2-7-99; Ord. 6375, 2-28-2000; Ord. 6429, 7-24-2000; Ord. 6487, 1-8-2001; Ord. 6524, 4-23-2001; Ord. 6708, 6-24-02; Ord. 6791, 11-25-02)

Secs. 17-221—17-229. Reserved.

ARTICLE XI.

PARKS AND RECREATION
ADVISORY BOARD

Sec. 17-230. Established; designated park board.

There is hereby established a park and recreation advisory board, which shall consist of five (5) citizen members and two (2) alternates, all of whom shall be appointed by the council. Members appointed to the board shall have been residents of the city for at least two (2) years immediately prior to their appointments.

(Ord. 6387, 3-27-2000; Ord. No. 6423, 7-10-2000)

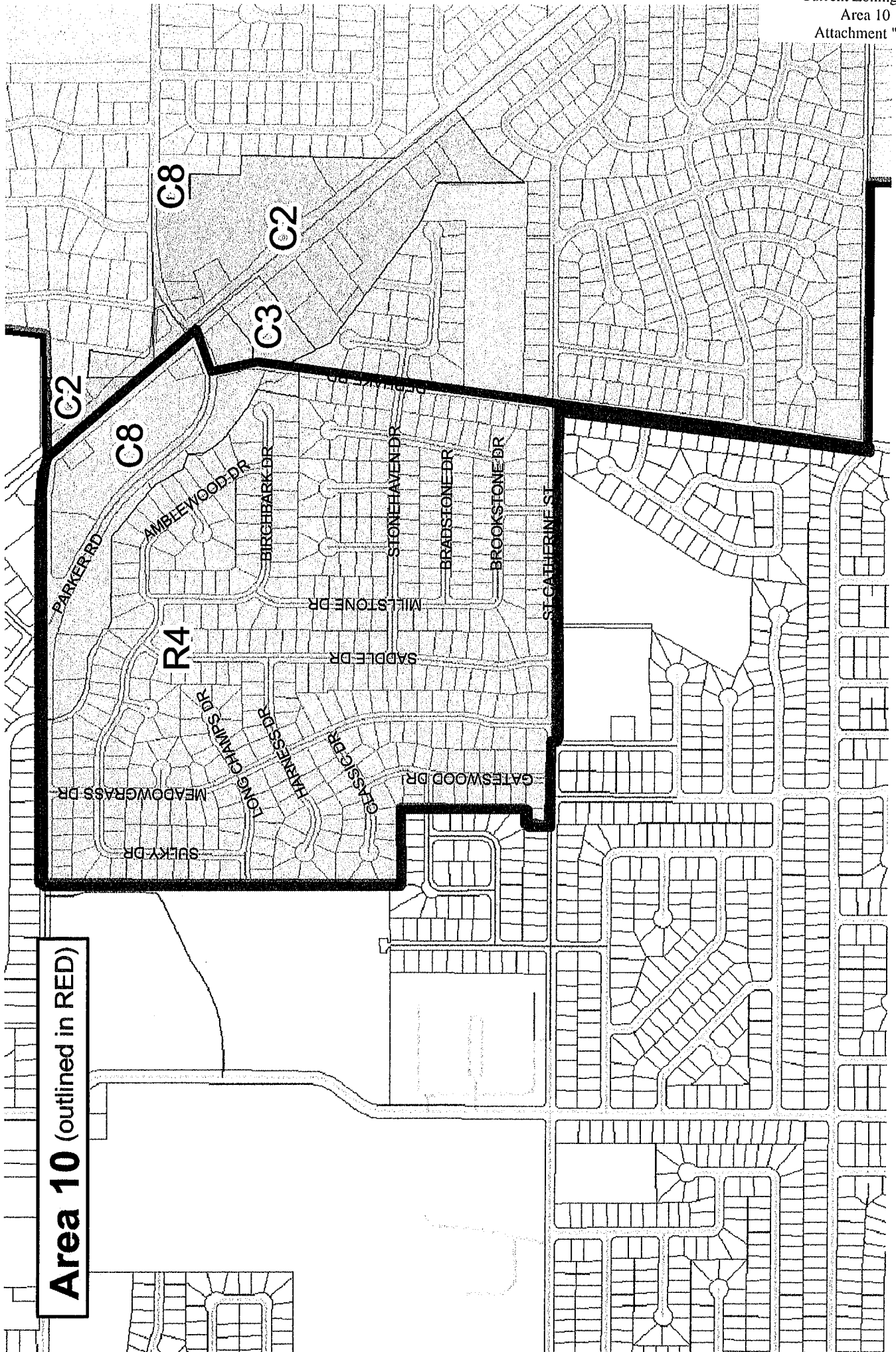
Section 17-231. Term, compensation, removal, vacancies of members.

The members of the park and recreation advisory board shall be appointed by staggered terms of three (3) years. The members of the board shall receive no compensation for their services as such. The council may remove any member of the board for misconduct or neglect of duty. Vacancies on the board occasioned by removal, resignation, or for any other cause, shall be filled by the remainder of the term in like manner in the case of the original appointment.

(Ord. 6387, 3-27-2000)

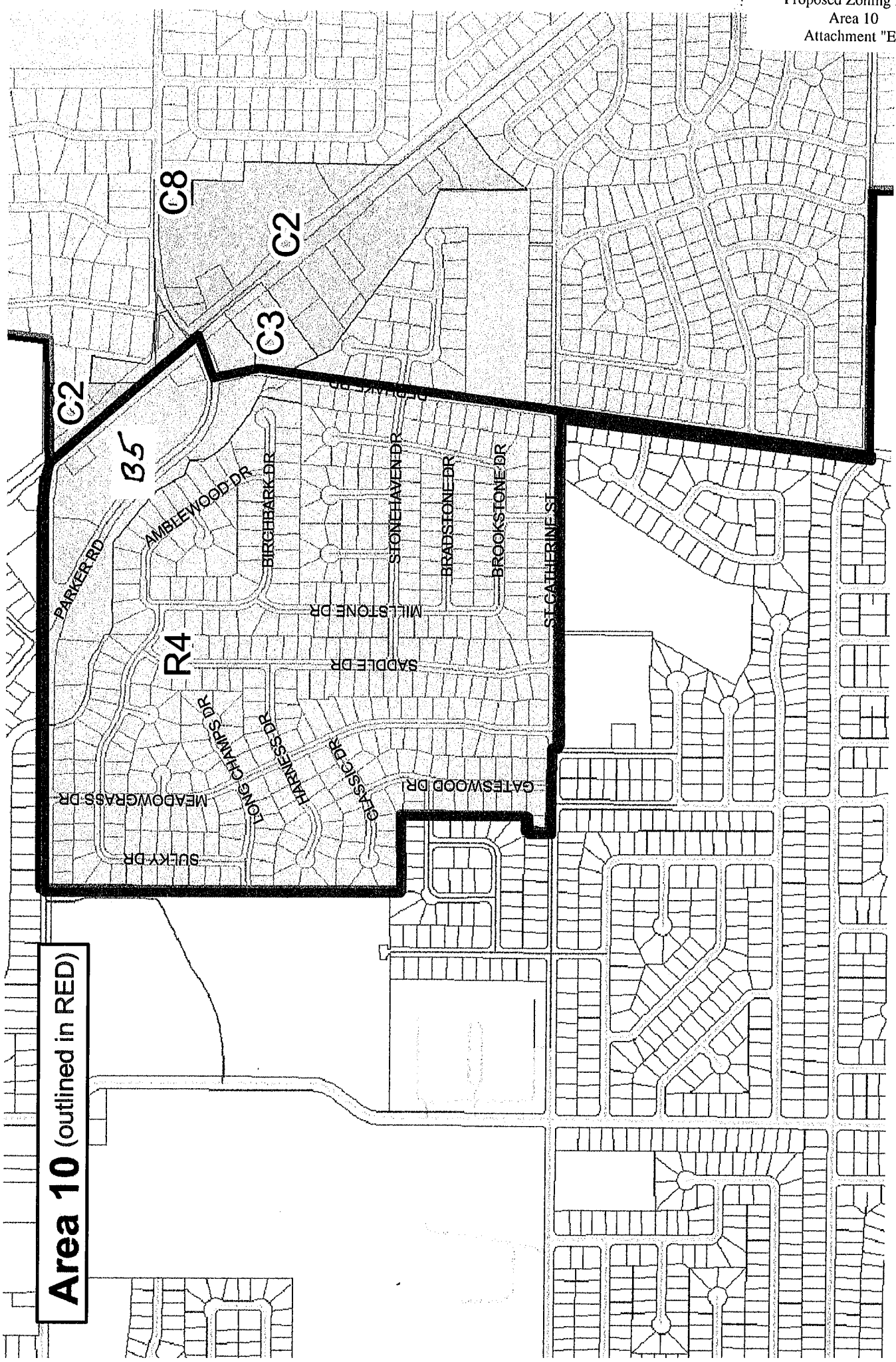
Section 17-232. Officers; rules.

The park and recreation advisory board shall hold its annual meeting in the month of January. The board shall meet and organize by the election of one (1) of its members as president and by the election of such other officers as it may deem necessary. The board shall make and adopt such rules and regulations for its own guidance and



Area 10 (outlined in RED)

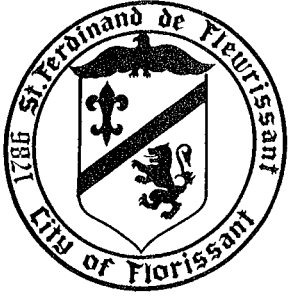
Area 10 (outlined in RED)



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SECTION 3 - CERTIFICATION

- (i) Certification that Area 10 is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that any platted subdivision is being split - **This is not applicable, no subdivision is being split.**
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that Area 10 is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$1,072.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that a verified petition has been signed by seventy-five percent (75%) of the registered voters of Area 10, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, and has been presented to the Boundary Commission. The number of registered voters within Area 10 was established as of the date the first signature on the verified petition was obtained and there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.
- (ix) Certification of Past Voter Disapproval or part of "Established Unincorporated Area" - see attached.



March 10, 2003

**Florissant,
Missouri**

Honorable
Robert G. Lowery, Sr.
MAYOR

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

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

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

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

www.florissantmo.com




Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

RE: Annexation Proposal for "Area 10"

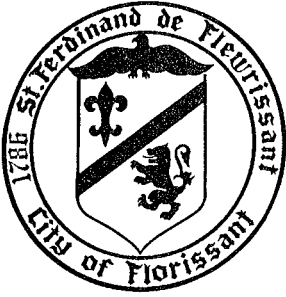
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that Area 10 is less than fifty percent (50%) of the combined land subject to the proposal, that Area 10 is at least fifteen percent (15%) contiguous to the City of Florissant (being 65% contiguous), and that at the time of official submittal, this proposal did not overlap any other proposal before the Commission.

Very truly yours,


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

/pas



**Florissant,
Missouri**

March 10, 2003

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

RE: Annexation Proposal for "Area 10"

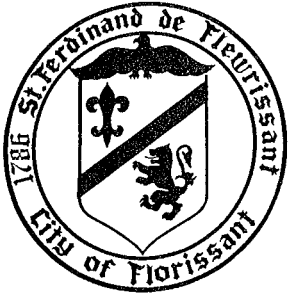
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that one copy of the most recently adopted budget and audit report and twenty-one (21) copies of this annexation proposal have been delivered to the Boundary Commission.

Very truly yours,

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

/pas



**Florissant,
Missouri**

March 10, 2003

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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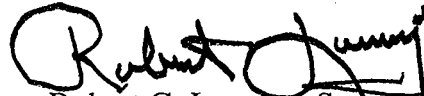
St. Louis County Boundary Commission
1516 South Brentwood, Suite 101
St. Louis, Missouri 63144

RE: Annexation Proposal of "Area 10"

Dear Sir/Madam:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., that the City of Florissant has paid the Application Fee (\$1,072) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of Area 10 submitted by the City of Florissant.

Very truly yours,


Robert G. Lowery, Sr.
Mayor

/pas



**Florissant,
Missouri**

CERTIFICATE OF SERVICE

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL,
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
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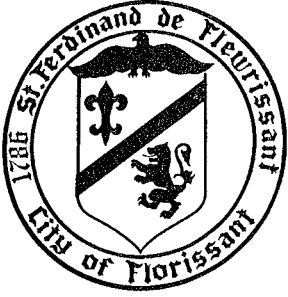
MUNICIPAL COURT
1055 Rue St. Francois
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The undersigned, Karen Goodwin-Raftery, City Clerk for the City of Florissant, certifies that on 3/12/03, an identical copy of the Official Submittal constituting the proposal by the City of Florissant to annex Area 10 has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105. I also certify that there are no other villages/municipalities which are contiguous to the Area 10 proposal area.


Karen Goodwin-Raftery
City Clerk



March 10, 2003

**Florissant,
Missouri**

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
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Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

RE: Annexation Proposal for "Area 10"

Dear Members:

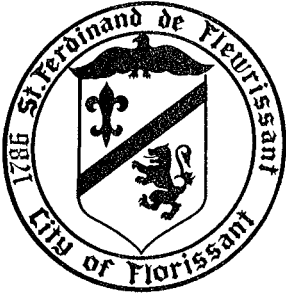
In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that a verified petition signed by seventy-five percent (75%) of the registered voters within Area 10, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, has been submitted with this proposal to the Boundary Commission.

I also certify that the number of registered voters within Area 10 was established on the date the first signature on the verified petition was obtained and that there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.

Very truly yours,


Captain John Foster
Florissant Police Department

/pas



**Florissant,
Missouri**

March 10, 2003

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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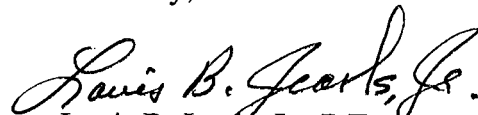
Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, MO 63144

RE: Annexation of "Area 10"

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the proposed annexation of Area 10 was not disapproved by voters within the last two (2) years nor is it a part of an "Established Unincorporated Area."

Sincerely,


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

/pas

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SECTION 4 - SUPPORTING DOCUMENTS

(i) Annexation Ordinance - Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of Area 10.

(ii) Sites for Public Hearing

The following is a list of three sites (including address, phone number and contact person) which can accommodate a public hearing. The following sites are open to and used by the public; they are handicap accessible and are geographically desirable.

The sites are as follows:

Florissant City Hall
955 St. Francois
Florissant, Mo. 63031
(314) 921-5700
Mayor Robert G. Lowery, Sr.

James J. Eagan Center
#1 James J. Eagan Drive
Florissant, Mo. 63033
(314) 921-5700
Mayor Robert G. Lowery, Sr.

Old Fleurissant Golf Club
50 Country Club Lane
Florissant, Mo. 63033
(314) 921-5700
Mayor Robert G. Lowery, Sr.

(iii) Legal Opinion ref. Statutory Requirements - please see attached.

(iv) Legal Opinion ref. Requirements of Statutes and Rules of the Boundary Commission for Simplified Boundary Change - please see attached.

(v) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.

(vi) Proposed Language for Public Hearing Notice - see attached.

(vii) Legal Description - see attached.

(viii) Effective Annexation Date

Pending approval from the Boundary Commission, the proposed effective date for the simplified boundary adjustment will be September 1, 2003, or an earlier date if so established by the Boundary Commission. The City will move quickly (in conjunction with a common transition committee) to provide full City services immediately.

(ix) Copy of documents from the St. Louis Board of Election Commissioners - see submitted documents.



**Florissant,
Missouri**

Honorable
Robert G. Lowery, Sr.
MAYOR

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

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

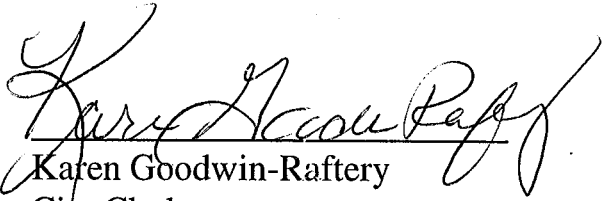
PARKS DEPARTMENT
#1 James J. Eagan Dr.
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

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

www.florissantmo.com

I, Karen Goodwin-Raftery, City Clerk of the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 6835 as the same appears of record in my office.

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 10 day of March, 2003.


Karen Goodwin-Raftery
City Clerk

INTRODUCED BY COUNCIL AS A WHOLE
MARCH 10, 2003

BILL NO. 7735

ORDINANCE NO. 6839

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS "AREA 10", AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

WHEREAS, the City has received verified petitions signed by at least seventy-five percent (75%) of the registered voters within an area of land located in unincorporated St. Louis County, lying generally to the east of the existing limits of the City and referred to as "Area 10" in the City of Florissant map plan submitted to the St. Louis County Boundary Commission, hereinafter referred to as the "Annexation Area"; and

WHEREAS, the area proposed to be annexed, referred to as "Area 10", is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres; and

WHEREAS, the Annexation Area proposed to be annexed constitutes an "unincorporated area" as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

WHEREAS, the City of Florissant proposes to annex the property referred to as "Area 10" into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of the State of Missouri; and

WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the simplified boundary change of the area referred to as "Area 10" by the City setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the Annexation Area, a proposed time schedule for the provision of the services to the Annexation Area, the current tax rates, the revenue sources, the effect of the simplified boundary change on St. Louis County resource distribution, the proposed zoning, the compactness of the Plan of Intent, and the effective date of the proposed annexation.

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

Section 1: The City will seek the inclusion of the Annexation Area within the City's limits through a simplified boundary change proposal as being in the best interest of the City of Florissant, the unincorporated area subject to the simplified boundary change proposal and the areas adjacent to the unincorporated area subject to the proposed simplified boundary change.

Section 2: The City has caused to be prepared a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- a) The verified petitions signed by the property owners;
- b) The various impacts of the boundary change proposed;
- c) The ability to accommodate the orderly incorporation in the city;
- d) Legal description of the Annexation Area;
- e) Present level of major services provided by the City and St. Louis County and proposed to be provided to the Annexation Area;
- f) Proposed time schedule for the provision of services to the Annexation Area;
- g) Current tax rates;
- h) Revenue sources;
- i) Effect of boundary change on St. Louis County resource distribution;
- j) Proposed zoning;
- k) Compactness of the Annexation Area; and
- l) Effective date of the proposed annexation.

Section 3: The City is well prepared to effectuate the simplified boundary change of the Annexed Area as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy of the Ordinance including Appendix "A", and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

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

Adopted this 10th day of March, 2003.



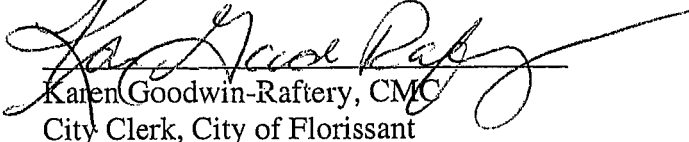
Gerri Debo
President of the Council
City of Florissant

Approved this 10th day of MARCH 7, 2003.



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

ATTEST:



Karen Goodwin-Raftery, CMC
City Clerk, City of Florissant

AREA 10
LEGAL DESCRIPTION

Beginning at the intersection of the north right-of-way line of Parker Road and the east right-of-way line of New Halls Ferry Road; thence northwesterly along said east right-of-way line of New Halls Ferry Road to a point being the intersection of the east right-of-way line of New Halls Ferry Road and the projective north right-of-way line of Parker Spur Road; thence westerly along the prolongation of the north right-of-way line of Parker Spur Road to the west right-of-way line of New Halls Ferry Road; thence continuing westerly along said north right-of-way line of Parker Spur Road to the north right-of-way line of Parker Road; thence continuing westerly along said north right-of-way line of Parker Road to a point being the intersection of the north right-of-way line of Parker road and the projective west line of Paddock Meadows Plat 1; thence southerly along the said projected west line of Paddock Meadows Plat 1 to the south right-of-way line of Parker Road; thence southerly along the west line of Paddock Meadows Plat 1 to the northwest corner of Paddock Meadows Plat 2; thence continuing southerly along the west line of Paddock Meadows Plat 2 to the northwest corner of Paddock Meadows Plat 3; thence continuing southerly along the west line of Paddock Meadows Plat 3 to the southwest corner of Lot 141, Paddock Meadows Plat 3; thence easterly along south line of Lots 141 through 137 to the northwest corner of Lot 133, Paddock Meadows Plat 3; thence southerly along the west line of Lots 133 through 127 of Paddock Meadows Plat 3 to the northeast corner of Ralph H. Henke property as recorded in the St. Louis County records; thence westerly along the north line of said Henke property to the northwest corner of said Henke property; thence southerly along the west line of said Henke property to the southwest corner of said Henke property and a point on the north right-of-way line of St. Catherine Street; thence continuing southerly along the projection of the said west line of said Henke property to the south right-of-way line of St. Catherine Street; thence easterly along said south right-of-way line of St. Catherine Street to the intersection with the west right-of-way line of Derhake Road; thence northerly along said west right-of-way line of Derhake Road to the south right-of-way line of Parker Road; thence northerly along the prolongation of the west right-of-way line of Derhake Road to the north right-of-way line of Parker Road; thence easterly along said north right-of-way line of Parker Road to the west right-of-way line of New Halls Ferry Road; thence easterly along the prolongation of the north right-of-way line of Parker Road to the east right-of-way line of New Halls Ferry Road, said point also being the point of beginning.

LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

500 N. BROADWAY, SUITE 2000
ST. LOUIS, MISSOURI 63102-2147
WWW.LRF.COM
JHESSEL@LEWISRICE.COM

JOHN M. HESSEL
DIRECT (314) 444-7735

TEL (314) 444-7600
FAX (314) 612-7735

March 10, 2003

Mayor Robert G. Lowery, Sr.
City of Florissant
955 rue St. Francois
Florissant, Missouri 63031

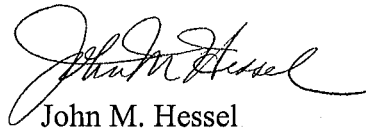
Re: Annexation Proposal for "Area 10"

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of "Area 10." Based upon my review of the annexation proposal for "Area 10" and relevant documents, it is my opinion that all statutory and Boundary Commission requirements applicable to the City of Florissant have been satisfied in connection with its Simplified Boundary Change proposal.

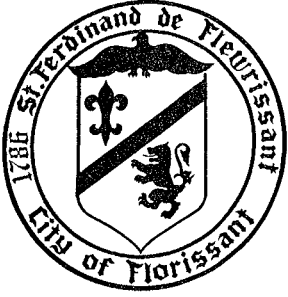
If you have any questions, please do not hesitate to contact me.

Very truly yours,



John M. Hessel

JMH/pas
1008333



**Florissant,
Missouri**

March 10, 2003

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
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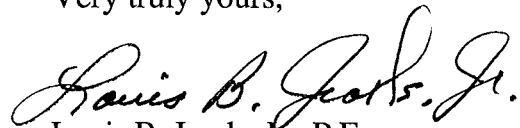
Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

RE: Annexation Proposal for "Area 10"

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, please be advised that the proposal for annexation of Area 10 does not seek any change in fire protection and emergency medical services.

Very truly yours,


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

/pas

AREA 10
LEGAL DESCRIPTION

Beginning at the intersection of the north right-of-way line of Parker Road and the east right-of-way line of New Halls Ferry Road; thence northwesterly along said east right-of-way line of New Halls Ferry Road to a point being the intersection of the east right-of-way line of New Halls Ferry Road and the projective north right-of-way line of Parker Spur Road; thence westerly along the prolongation of the north right-of-way line of Parker Spur Road to the west right-of-way line of New Halls Ferry Road; thence continuing westerly along said north right-of-way line of Parker Spur Road to the north right-of-way line of Parker Road; thence continuing westerly along said north right-of-way line of Parker Road to a point being the intersection of the north right-of-way line of Parker road and the projective west line of Paddock Meadows Plat 1; thence southerly along the said projected west line of Paddock Meadows Plat 1 to the south right-of-way line of Parker Road; thence southerly along the west line of Paddock Meadows Plat 1 to the northwest corner of Paddock Meadows Plat 2; thence continuing southerly along the west line of Paddock Meadows Plat 2 to the northwest corner of Paddock Meadows Plat 3; thence continuing southerly along the west line of Paddock Meadows Plat 3 to the southwest corner of Lot 141, Paddock Meadows Plat 3; thence easterly along south line of Lots 141 through 137 to the northwest corner of Lot 133, Paddock Meadows Plat 3; thence southerly along the west line of Lots 133 through 127 of Paddock Meadows Plat 3 to the northeast corner of Ralph H. Henke property as recorded in the St. Louis County records; thence westerly along the north line of said Henke property to the northwest corner of said Henke property; thence southerly along the west line of said Henke property to the southwest corner of said Henke property and a point on the north right-of-way line of St. Catherine Street; thence continuing southerly along the projection of the said west line of said Henke property to the south right-of-way line of St. Catherine Street; thence easterly along said south right-of-way line of St. Catherine Street to the intersection with the west right-of-way line of Derhake Road; thence northerly along said west right-of-way line of Derhake Road to the south right-of-way line of Parker Road; thence northerly along the prolongation of the west right-of-way line of Derhake Road to the north right-of-way line of Parker Road; thence easterly along said north right-of-way line of Parker Road to the west right-of-way line of New Halls Ferry Road; thence easterly along the prolongation of the north right-of-way line of Parker Road to the east right-of-way line of New Halls Ferry Road, said point also being the point of beginning.

