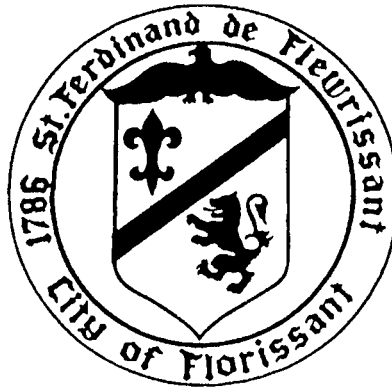


**OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR A SIMPLIFIED BOUNDARY CHANGE: TRANSFER
OF JURISDICTION BETWEEN A MUNICIPALITY AND
A COUNTY
OF
AREA 13**

**BY
CITY OF FLORISSANT, MISSOURI**



**Robert G. Lowery, Sr., Mayor
Louis B. Jearls, Jr., P.E.,
Director of Public Works**

JANUARY 2004



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SECTION 1 - EXECUTIVE SUMMARY

Proposed Transfer of Jurisdiction of Area 13

The City of Florissant is proposing a "Simplified Boundary Change: Transfer of Jurisdiction Between a Municipality and the County" of an area known as "Area 13."

Area 13 is located adjacent to the southeastern 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/residential properties to the west, the City and Christian College to the north, the City/residential properties to the east and Dunn Road (State outer road) and I-270 to the south. Being bounded on three sides by the City, Area 13 is 55.8% contiguous to the City. It is approximately 25.5 acres in size including Dunn Road and I-270 (both State roads) and an estimated population of 6 people (2000 U.S. Census says 0 population). Further, Area 13 has an estimated assessed valuation of \$62,489 and will generate an estimated \$970 in revenues yearly. Area 13 is not fully developed consisting primarily of R-2 residential properties and an undeveloped C-8 commercial area.

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

- This Area 13 is the exact area defined on our June 2000 Master Annexation Plan Map;
- This is a "Simplified Boundary Change: Transfer of Jurisdiction Between a Municipality and the County";
- This transfer of jurisdiction is a very natural and logical extension of our City boundaries; and
- This transfer of jurisdiction of Area 13 resolves the issue of a quasi-pocket area in the City.

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

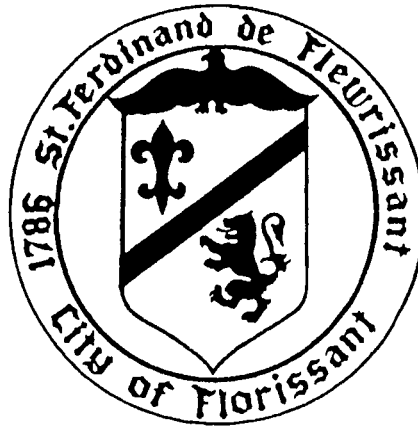
The City's proposing agent/contact person is:

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

**PROPOSED SIMPLIFIED BOUNDARY CHANGE:
TRANSFER OF JURISDICTION BETWEEN A
MUNICIPALITY AND THE COUNTY**

PLAN OF INTENT

FOR AREA 13



BY

**CITY OF FLORISSANT
MISSOURI**

JANUARY 2004

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. A part-time Municipal Judge serves the City's Municipal Court. All of the above positions are elected offices.

The City of Florissant is the largest municipality in St. Louis County having a population of 52,006, encompassing approximately 12.21 square miles in area, and having a current assessed value of \$446,790,927. 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 13 is generally bounded by the City of Florissant and residential properties to the west, the City and Christian College to the north, the City and residential properties to the east, and Dunn Road (State outer road) and I-270 to the south. Please note that the legal description also includes all streets' rights-of-way. The City will pick up street maintenance on Grandview Drive from St. Louis County. The City plans to leave maintenance of Dunn Road

and I-270 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) Public/Private ROW's

This transfer of jurisdiction involves both private properties and public rights-of-way in Interstate 270, Dunn Road and Grandview Drive street. It does not involve any public property.

(3) Logical Transfer

The transfer of Area 13 jurisdiction from St. Louis County to the City of Florissant is logical for several reasons:

- a) Area 13 can essentially be called a “pocket” within the City being bounded by the City on three (3) sides and State roadways on the fourth, south side.
- b) A question exists whether Grandview Drive is currently under the jurisdiction of St. Louis County or the City of Florissant. A successful transfer of jurisdiction will resolve this issue.
- c) Area 13 is very small (it has few people) and it generates very little income (which does not pay for the services it receives from the County).

(4) Map

Please see Location Map - Attachment "A"

(5) Second Map

Please see the City's larger map titled “Annexation of Area 13 Proposal,” Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Area 13. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(6) Population/Area/Dwellings

Area 13 has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
6	25.5 Acres	2

Note: The land use area includes the I-270 and Dunn Road rights-of-way. The total area is approximately 25.5 acres.

(6a) Area/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 13	25.5 Acres	1.13 Miles	0.0 Miles
City of Florissant	7,822.2 Acres	166.85 Miles	25.0 Miles
Combined Total	7,847.7 Acres	167.98 Miles	25.0 Miles

(7) Community of Interest

The City is 55.8% contiguous to this area and by transferring the jurisdiction of 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
- Control land development and 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.

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 transfer of jurisdiction 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 transfer of jurisdiction 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 closer parks/recreation facilities. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area.

(8) Subdivisions

Area 13 has only one subdivision: St. Ferdinand Commons. There will be no existing subdivisions split by this transfer of jurisdiction. See "Subdivision Map" - Attachment "B."

(9) Compactness

The proposed Area 13 area will be very accessible for City services. Being 55.8% contiguous to existing City boundary lines, the City can readily and routinely provide services from the City street of Acredale, as well as from Grandview Drive and Dunn Road.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the west, north, east and I-270 to the south. It is important to know that the City of Florissant can provide service to this area. 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.

Upon transfer of jurisdiction, this Area 13 will be serviced directly from the City of Florissant.

(10) Common Boundary

The boundary of Area 13 is common on three sides (the west, north and east) to the City of Florissant. The south side is common to St. Louis County; however, this is Dunn Road and I-270 (both State maintained), which lies between Florissant and the City of Ferguson. There is no County maintained or serviced area between Area 13, the City of Florissant and the City of Ferguson.

(11) Unincorporated Contiguous Area

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

(12) Creates Logical/Reasonable Boundaries

Again, this transfer of jurisdiction of Area 13 is a very logical and reasonable extension of our boundaries as backyards and streets are common to our unincorporated neighbors already. This transfer of jurisdiction also squares off our city boundary lines and creates a logical separation of services between Florissant and St. Louis County. As stated in (3) above, this area is essentially a “pocket” area, bounded on three (3) sides by the City and State roadways on the fourth side.

As stated earlier, this transfer of jurisdiction creates logical boundaries, it will not leave any pockets, service can be provided from two streets (Acredale and Dunn Road), neighbors already share these streets, share backyards and a host of other common interests from property maintenance to police and fire 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 very clear.

Financial

(1) Tax Rates

Relevant tax rates 2002 before and after transfer of jurisdiction of Area 13 are as follows:

Property Tax	Before	After
City of Florissant	0	0
Ferguson/Florissant School District	5.040	5.040
State of Missouri	.03	.03
St. Louis Community College	.232	.232
Special School District	.849	.849
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	<u>1.149</u>	<u>1.149</u>
	\$8.396	\$8.396

Utility Tax	Before	After
	5%	3%

Tax Rate will decrease from 5% to 3%

The utility tax rate will decrease from 5% (St. Louis County) to 3% (City of Florissant), saving an average of \$15.52 per year per resident.

Sales Tax	Before	After
	\$0.06075	\$0.06825

The sales tax rate will increase from 6.075% (St. Louis County) to 6.825% (City of Florissant) because the City has a 0.50% Capital Improvement Sales Tax and a 0.25% Park Improvement Sales Tax.

(2) Revenue/Expenditures of Transferred Area

This area proposed for transfer of jurisdiction is primarily residential (there is no commercial), 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 \$1,257 and will be adequate to provide City services to this area.

Estimated and projected revenues and expenditures for Area 13 for a three (3)-year period are as follows:

Revenues (Est.)	FY 1	FY 2	FY 3
Cigarette Tax	\$19	\$19	\$19
Gasoline Tax	125	125	125
Property Tax	0	0	0
Road & Bridge Tax	66	66	66
Sales Tax	500	500	500

Utility Tax	120	120	120
Capital Improvement Sales Tax	270	270	270
Business License Fees	0	0	0
Park Improvement Sales Tax	0	0	0
Motor Vehicle Sales Tax	38	38	38
Motor Vehicle Fee Increase	22	22	22
Cable TV Franchise Fee	31	31	31
Sewer Lateral Insurance Fee	56	56	56
Misc. Tax/Permits/Licenses/Fees/etc.	10	10	10
Misc. Commercial	0	0	0
Total	\$1,257	\$1,257	\$1,257

Expenditures (Est.)	FY 1	FY 2	FY 3
Administrative/Legislative/Municipal Courts/Economic Development/Media/Etc.	\$180	\$180	\$180
Health/Senior Services	80	80	80
Parks/Pool/Recreation/Theatre/Civic Centers/Etc.	200	200	200
Public Works/Engineering/Building/ Streets	300	300	300
Sewer Lateral Insurance Program	70	70	70
Police Services	500	500	500
Capital Improvements	300	300	300
Park Improvements	80	80	80
Golf Course Improvements	40	40	40
Total	\$1,750	\$1,750	\$1,750

(3) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after transfer of jurisdiction of Area 13:

	2004	2005	2006
Street repairs/improvements	\$0	\$2,500	\$0
ADA Accessible Curb Cuts	\$0	\$0	\$0
New/additional street lighting	\$0	\$0	\$0

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$270 per year for this area. Obviously, the City will need to tap additional revenues to perform all Area 13 capital improvement projects

(4) Effect on County Tax Resources

St. Louis County has indicated that it projects an annual revenue loss of \$770 if the proposed transfer of jurisdiction becomes effective. Florissant estimates that the following annual revenue sources would no longer be available to the County:

	St. Louis County
Cigarette Tax	\$19
Gasoline Tax	125
Road & Bridge Tax	66
Sales Tax	500
Utility Tax (5%)	200
Sewer Lateral Ins. Fee	56
Misc. Permits/Licenses/Fees	10
Total	\$976

(5) Tax Base/Revenues

Since Area 13 is a relatively small area in comparison to St. Louis County and Florissant, we feel the City's transfer of jurisdiction of Area 13 will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Area 13 and its residents
- b) The City of Florissant and its 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 5,778 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.

Boards & Commissions

There will no doubt be new opportunities for Area 13'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.

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 transfer of jurisdiction into the "City of Florissant."

(1a) List of Services

Services	Current Provider	Proposed Provider
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 new residents of Area 13 at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf Course, as applicable for specific events.

(1b) 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 Area 13. 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 167 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 transfer of jurisdiction area on an equal basis and level already received by City of Florissant residents and businesses. To clarify specifically for transfer of jurisdiction 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 Area 13</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, including St. Louis County Police Department.

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 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 a Captain, 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 transferred, 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 transfer of jurisdiction 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 transfer of jurisdiction as a homogeneous part of the City.

(1c) 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 13 after transfer of jurisdiction.

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 that they serve.
- d) Street Lights: The City may install new lights and will maintain all new and existing streetlights.
- 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 parkland to the City for public use.

(3) Effective Date of Services

The City of Florissant will extend **all** services to the newly transferred area on **June 1, 2004**, 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 transferred will continue to receive service from Florissant Valley Fire Protection District.

After approval of this Simplified Boundary Change: Transfer of Jurisdiction and during the period prior to the effective date of transfer of jurisdiction, 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

Current Land Use %

Commercial (C-8)	42%
Industrial	0%
Institutional/Governmental	0%
Single-Family Residential (R-2)	58%
Multi-Family Residential	0%
Vacant	0%
	100%

(1) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Area 13 (Attachment "D").
- b) See attached the "Proposed" Zoning Map for Area 13 (Attachment "E").

- (2) Zoning and Land Use Changes The area proposed to be transferred by the City contains two zoning classifications - R-2 and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

St. Louis County

Florissant

R-2 Single Family Residence
(15,000 SF)

R-2 Single Family Dwelling
(Minimum 15,000 SF)

C-8 Planned Commercial

B-5 Planned Commercial

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

(3) Non-Conforming Zoning

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

The following is a breakdown of procedures, which would be followed as properties are transferred 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.

Summary

(1) Best Interest of Florissant

As stated earlier, transfer of jurisdiction of Area 13 is in the City's best interest for the following reasons and goals:

- This area is very contiguous (55.8%) 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 wish to control land development and land usage along adjacent commercial/residential areas.
- We wish to allow Area 13 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.

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 transfer of jurisdiction will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of the City of Florissant.

This area proposed for transfer of jurisdiction 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."

(2) Best Interest of County

We feel it is in the best interest of St. Louis County to support this transfer of jurisdiction primarily because the City of Florissant can provide service to this area more easily. We can also maintain this area in a consistent manner in which adjacent properties are maintained.

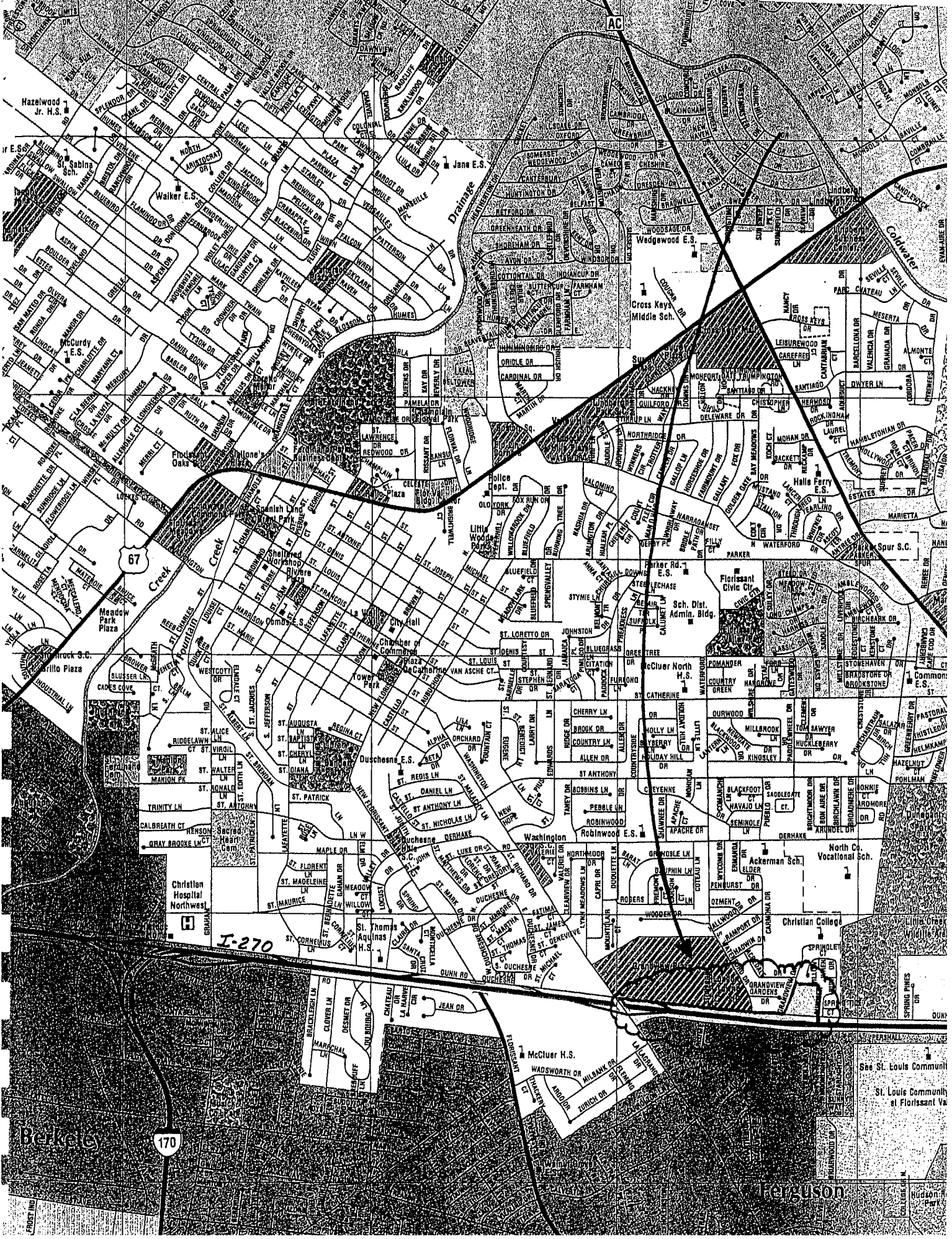
Best Interest of Area 13

We feel it is in the best interest of Area 13 to be a part of Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant can maintain the streets better, may install additional street lighting, can maintain property values through our occupancy permit and property maintenance programs, and can guarantee property values through our Home Equity Assurance and Housing Grant programs.

St. Louis County provides "municipal" services to nearly 330,000 residents - effectively making St. Louis County the third largest provider of local services in the state of Missouri.

FLORISSANT

Area 13
Attachment "A"



Area 13
 (outlined in RED)
 LITTLE CREEK
 WILDILFE AREA

NORTH COUNTY
 TECHNICAL SCHOOL
 1700

UNINCORPORATED

City of
FLORISSANT
 St. Louis County, Missouri

FLORISSANT

SUMMERWOOD
 CONDOMINIUMS

ST. FERDINAND
 COMMONS

FERGUSON

CHICHESTER
 HILLS

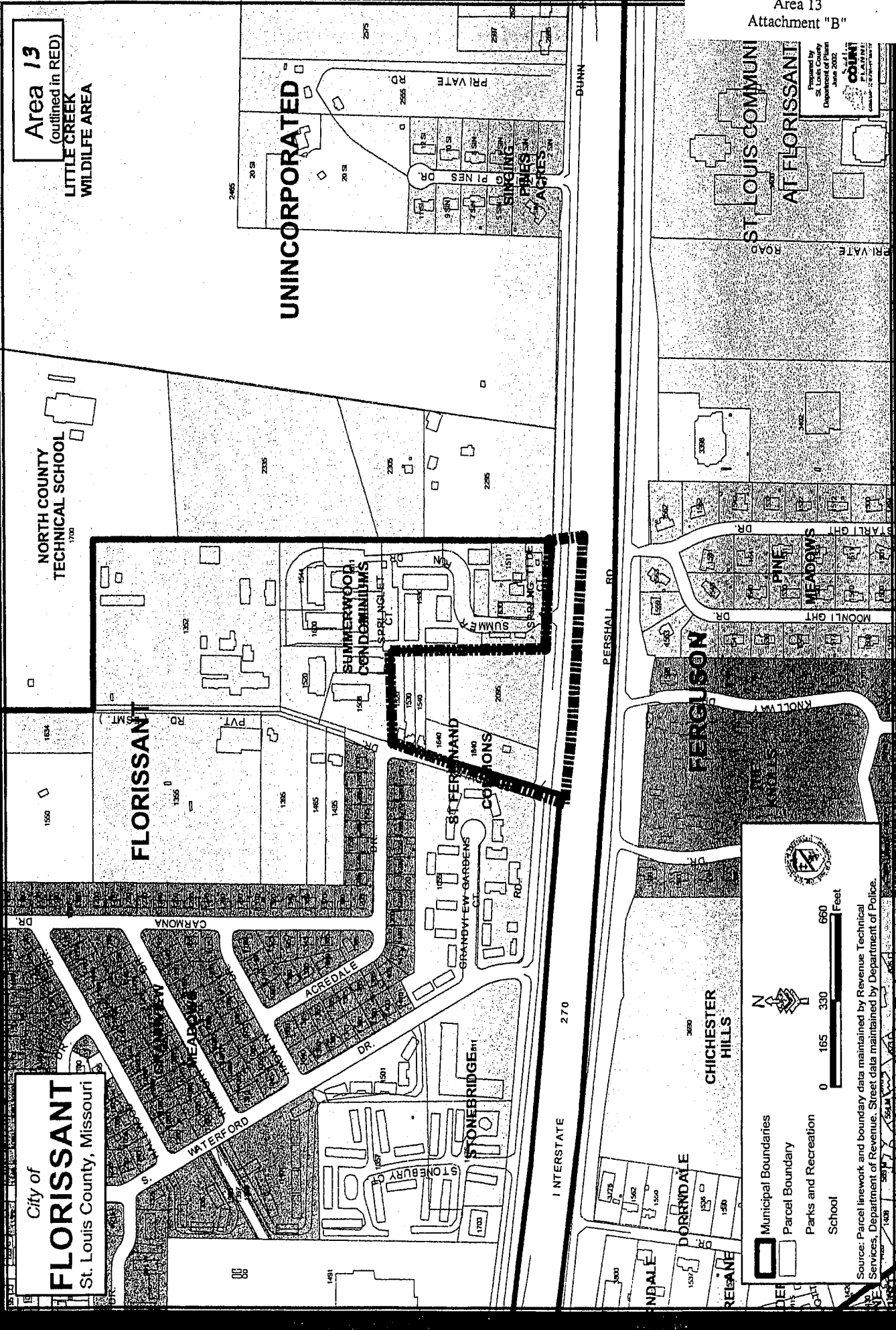
Municipal Boundaries
 Parcel Boundary
 Parks and Recreation
 School

Source: Parcel linework and boundary data maintained by Revenue Technical Services, Department of Revenue. Street data maintained by Department of Police.

0 165 330 660 Feet

Prepared by
 St. Louis County
 Department of Public Works
 June 2002

PLANNING
 COMMUNITY DEVELOPMENT



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.

TOTAL COST PER THOUSAND \$

TOTAL FEE

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

TOTAL COST PER TOTAL FEE
THOUSAND \$

UP TO 840	4,284
UP TO 860	4,375
UP TO 880	4,465
UP TO 900	4,556
UP TO 920	4,636
UP TO 940	4,726
UP TO 960	4,816
UP TO 980	4,897
UP TO 1,000	4,987

TOTAL COST PER TOTAL FEE
MILLIONS \$

4.6	18,518
4.8	19,218
5.0	19,905
5.2	20,595
5.4	21,271
5.6	21,949
5.8	22,625
6.0	23,290
6.2	23,967
6.4	24,634
6.6	25,276
6.8	25,953
7.0	26,608
7.2	27,262
7.4	27,916
7.6	28,571
7.8	29,214
8.0	29,858
8.2	30,502
8.4	31,144
8.6	31,788
8.8	32,420
9.0	33,051
9.2	33,684
9.4	34,316
9.6	34,947
9.8	35,579
10.0	36,200
10.5	37,756
11.0	39,303
11.5	40,837
12.0	42,372
12.5	43,884
13.0	45,397
13.5	46,896
14.0	48,397
14.5	49,887
15.0	51,365
15.5	53,119
16.0	54,832
16.5	56,544
17.0	58,258
17.5	59,970
18.0	61,683

TOTAL COST PER TOTAL FEE
MILLIONS \$

1.1	5,394
1.2	5,811
1.3	6,229
1.4	6,635
1.5	7,041
1.6	7,447
1.7	7,843
1.8	8,238
1.9	8,633
2.0	9,027
2.1	9,410
2.2	9,794
2.3	10,179
2.4	10,562
2.5	10,946
2.6	11,319
2.7	11,689
2.8	12,061
2.9	12,435
3.0	12,808
3.1	13,180
3.2	13,541
3.3	13,903
3.4	14,276
3.5	14,636
3.6	14,990
3.7	15,346
3.8	15,708
3.9	16,059
4.0	16,419
4.2	17,118
4.4	17,828

BUILDING CODE

miscellaneous residential construction, shall be determined by applying the table of fee rates set forth below to the total estimated cost of construction as determined in Section 5.3 of this Article. Permit processing, plan review, and inspection charges are included in the fee rate. However, 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.

TOTAL COST PER THOUSAND \$ TOTAL FEE

UP TO 1	73
UP TO 2	82
UP TO 3	92
UP TO 4	105
UP TO 5	122
UP TO 6	134
UP TO 7	140
UP TO 8	156
UP TO 9	161
UP TO 10	164
UP TO 11	164
UP TO 12	164
UP TO 13	164
UP TO 14	164
UP TO 15	164
UP TO 16	165
UP TO 17	170
UP TO 18	170
UP TO 19	177
UP TO 20	177
UP TO 21	177
UP TO 22	177
UP TO 23	177
UP TO 24	185
UP TO 25	185
UP TO 26	194
UP TO 27	194
UP TO 28	198
UP TO 29	198

TOTAL COST PER THOUSAND \$ TOTAL FEE

UP TO 30	198
UP TO 31	207
UP TO 32	207
UP TO 33	207
UP TO 34	215
UP TO 35	215
UP TO 36	222
UP TO 37	223
UP TO 38	228
UP TO 39	230
UP TO 40	237
UP TO 42	244
UP TO 44	252
UP TO 46	258
UP TO 48	267
UP TO 50	273
UP TO 52	280
UP TO 54	295
UP TO 56	295
UP TO 58	304
UP TO 60	310
UP TO 62	317
UP TO 64	324
UP TO 66	333
UP TO 68	340
UP TO 70	347
UP TO 72	354
UP TO 74	363
UP TO 76	370
UP TO 78	376
UP TO 80	383
UP TO 82	392
UP TO 84	399
UP TO 86	405
UP TO 88	413
UP TO 90	429
UP TO 92	436
UP TO 94	442
UP TO 96	451
UP TO 98	458
UP TO 100	466
UP TO 105	479
UP TO 110	502
UP TO 115	516

BUILDING CODE

computing outlets for fluorescent fixtures, each fixture shall be counted as an electrical outlet.)

1st outlet \$7.00
 Each Additional \$0.60
 Service Equipment (Each and every point on the electrical system where power is derived from the public utility system or a private generating plant.)

	<u>1st Unit</u>	<u>Each Unit</u> <u>Additional</u>
Applied to service up to and including 200 ampere	\$11.00	\$ 6.00

Service over 200 ampere and up to and including 400 ampere	\$17.00	\$11.00
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Service over 400 ampere and up to and including 600 ampere	\$39.00	\$17.00
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Service over 600 ampere	\$50.00	\$22.00
-------------------------	---------	---------

Motors:
 Less than
 5 HP \$6.00 \$ 0.60
 5 HP or greater \$6.00 \$ 5.00

Panel Board Switches & Switchboard Sections (Each and every point on the electrical system where switches or protective devices are mounted or individual panel or single framework.)
 \$6.00 \$4.00

Transformers (Each and every point on the electrical system where the primary voltage is either increased or decreased.)
 \$8.00 \$4.00

Residential Rewire (Inspection of rewiring, rehabilitation, additions, and alterations to existing electrical wiring and equipment installation to Residential R-2 and R-3 Use Group)

Service installed (same site)	\$34.00	\$15.00
Service not installed Reinspections (same site)	\$34.00	\$ 8.00
Union Electric	\$34.00	
Disconnected Serv.	\$34.00	

(Reinspection of buildings on which service wires have been removed, or in the commercial installations, when a change in tenancy has taken place, or residential installation which may not have been in use for a period of six months. This does not apply to cases of discontinuance of Service Company's initiative pending payment of delinquent bills.)

Old Installations \$34.00
 (Inspection of old installations of electrical work, made upon request of the owner, and issuance of certificates thereon.)

Communications Systems

Amplifiers	\$8.00	\$0.80
Telephones	\$8.00	\$0.80
Television Antenna	\$8.00	\$0.80
Burglar Alarm	\$8.00	N/A

Cable Television
 Head End Station
 (per street mile) \$4.00
 Power booster \$40.00 \$29.00
 Electric Heat-Per 10 K.W.
 \$6.00 \$2.00

BUILDING CODE

All domestic water heater replacements
(total fee) \$25.00

Installation of Backflow Prevention
Device \$28.00/\$17.00**

Installation of
Water Main \$0.15/foot

* The building sewer from the building to the septic tank shall be inspected before any part of the sewer pipe is covered. All filter trenches, absorption trenches and filter beds shall be inspected as the work progresses and in accordance with the schedule outlined below. The result is a minimum permit fee for installation of a Septic Tank of one hundred fifty seven dollars (\$157.00) - (\$73.00 permit plus three additional inspections)

** Initial backflow prevention device shall be twenty eight dollars (\$28.00), each additional device located within the same building shall be seventeen dollars (\$17.00).

SOIL ABSORPTION TRENCHES

Check layout \$28.00
Septic Tank \$28.00
Completion of trench excavation \$28.00
Completion of drain tile installation \$28.00

FILTER TRENCHES

Check layout \$28.00
Septic Tank \$28.00
Completion of trench excavation \$28.00
Completion of underdrain (bottom) tile installation \$28.00

FILTER BEDS (Opened)

Check layout \$28.00
Septic Tank \$28.00
Completion of filter bed excavation \$28.00
Completion of distribution (bottom) tile installation \$28.00
Completion of distribution (top) Pipe installation \$28.00

FILTER BEDS (Covered)

Check Layout \$28.00
Septic Tank \$28.00
Completion of filter bed excavation \$28.00
Completion of distribution (bottom) tile installation \$28.00
Completion of distribution (top) pipe installation \$28.00

EXTRA OR ADDITIONAL INSPECTIONS FEES

Inspection of pipes for sewer mains trunks, laterals and appurtenances In addition to general inspection fee of \$28.00, \$0.17 per foot with a minimum charge of \$17.00.

Inspection of manholes, lampholes, or catch basin In addition to general inspection fee of \$28.00, \$4.00 per manhole, lamphole, or catch basin with a minimum charge of \$17.00.

BUILDING CODE

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

3) 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.

4) 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.

(f) Miscellaneous Permits:
The following fees are for the delineated miscellaneous permits.

<u>TYPE</u>	<u>FEE</u>
Demolition	\$50.00
Footing	\$50.00
Foundation	\$50.00

The above fees include cursory plan review and one inspection. Each additional inspection shall be twenty-eight dollars (\$28.00).

(g) Miscellaneous Fees:
1) The following miscellaneous fees shall apply to all permits.

<u>TYPE</u>	<u>FEE</u>
Permit Amendment	\$22.00
Refund Service Charge	\$22.00
Permit Extension	\$22.00
Subcontractor Transfer	\$50.00
Extra Inspection	\$28.00
Additional Inspections	\$28.00

2) The following miscellaneous fees shall apply to the noted activities:

<u>TYPE</u>	<u>FEE</u>
Processing of annual backflow preventor Inspection Report	\$10.00

(2) The number and type of building inspections shall be as required by the building commissioner.

(3) Administration costs shall also be charged to the owner, his developer and/or agent(s), for any major development. Administration's cost shall include, but shall not be limited to, the current hourly rate for the Director of Public Works, City Engineer, Building

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 (5 & Under)	\$2.00	\$2.00
Youth (6-17)	\$2.50	\$4.00
Adult (18+)	\$3.50	\$6.00
Florissant GAP	\$2.25	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

**ARTICLE II.
COMMUNITY CENTER AND
JAMES J. EAGAN CENTER**

Sec. 17-41. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Civic center means the center located at Parker Road and Waterford Drive.

Community center means the center located at Koch Park.

Resident shall be broken down into the following age groups:

- (1) Child,
six (6) through eleven (11) yrs.
- (2) Youth,
twelve (12) through seventeen 17 yrs.
- (3) Adult, eighteen (18) years & older.
(Code 1980, § 17-147)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 17-42. Use permitted.

Persons shall, except when the center has been designated for a special function, be entitled to the use of the facilities during the hours of operation subject to the following restrictions:

- (1) Residents of the City, and persons included in the annexation area for a period of six (6) weeks prior to the election on such annexation and for six (6) months after the annexation election provided that the annexation proposal is approved at the election, shall pay the fees for use of the facility as set forth in Section 17-19.

- (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.

and shall not apply to any contracts which may be in force at that time.

(d) A resident of the city may obtain a pass for a guest for the use of the city's facilities for a two-week period upon the payment of a fee of ten dollars (\$10.00) for a non-resident under the age of eighteen (18) years and a fee of twenty-five dollars (\$25.00) for a non-resident adult.

(Reference: Section 17-19 (13) - Ord. 5441, 11/23/92.)

(e) A resident of the city may obtain a pass for a guest for the use of the city's facilities for a one-day period upon the payment of a fee of two dollars (\$2.00) for a non-resident under the age of eighteen (18) years and a fee of five dollars (\$5.00) for a non-resident adult.

(Reference: Section 17-19 (13) - Ord. 5441, 11/23/92.)

(Code 1980, § 17-150)

Sec. 17-45. Smoking and eating.

Smoking shall be permitted only in the lounge, lobby, meeting rooms and restrooms and for the purposes of this section, smoking shall be permitted in the main lobby of the civic center and the skaters room. No food or beverages of any kind shall be permitted on the ice skating rink at the civic center or in the gym of the center except at the discretion of the center director, or in the swimming pool area of the civic center.

(Code 1980, § 17-151)

Sec. 17-46. Notices.

(a) Activity boards will be maintained and any activities for the week shall be posted thereon at both centers.

(b) All rules and regulations shall be posted in prominent places throughout each center.

(Code 1980, § 17-153)

Secs. 17-47—17-65. Reserved.

ARTICLE III. ATHLETIC FIELDS

Sec. 17-66. Use—Application.

Application for use of the athletic fields must be made on application form provided by the director.

(Code 1980, § 17-49)

Sec. 17-67. Same—Priority.

Priority for use of the athletic fields will be given to teams with fifty (50) percent or more who are residents of the city. Such athletic fields shall be available for use where fifty (50) percent or more of the players on one of the teams applying for use of an athletic field are residents of the city. No residency requirement shall be applicable in interleague playoff games.

(Code 1980, § 17-50)

Sec. 17-68. Same—Penalty for roster falsification.

A penalty will be assessed against any manager or applicant who falsifies a roster or application for the use of park facilities.

(Code 1980, § 17-51)

Sec. 17-69. Where hardball and baseball permitted.

Hardball or baseball is permitted only in areas designated by the director.

(Code 1980, § 17-52)

Sec. 17-70. Where archery permitted.

Archery is permitted only in areas designated by the director.

(Code 1980, § 17-53)

Sec. 17-179. Pool management may remove swimmers during rain or thundershowers.

The pool management will remove all swimmers from the pool while it is raining or while thundershowers are prevalent and has the authority to close the pools in the event of a prolonged rain.
(Code 1980, § 17-94)

Sec. 17-180. Pool may be closed to public if temperature drops below seventy degrees.

When the temperature drops to seventy (70) degrees Fahrenheit or below, the pool facilities may be closed to the general public; however, closure to authorized groups will be left to their discretion.
(Code 1980, § 17-95)

Sec. 17-181. Pass-out checks.

This section deleted per Ord. No. 5700.
(Code 1980, § 17-96; Ord. 5700, 1-23-95)

Secs. 17-182—17-205. Reserved.

ARTICLE IX. TENNIS COURTS

Sec. 17-206. Tennis Courts and Basketball/Multipurpose Courts..

A resident identification card is required for all tennis and basketball/multipurpose courts by residents of the city. In addition to residents of the city, tennis courts and basketball/multipurpose courts will be available to persons included in an annexation area for a period of six (6) weeks prior to the election of such annexation and for six (6) months after the election provided that the annexation proposal is approved, upon the condition

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)

PARKS AND RECREATION

- (9) Reserved Season Tee Time
per foursome \$200.00
- (10) High School Golf Team
per golfer- 9 holes \$6.00
(Supervised practices and matches
as scheduled)
- (11) Tournament Fees (includes cart fees)
- | | |
|----------------------|---------|
| Weekdays | |
| Less than 40 players | \$32.00 |
| 40 to 119 players | \$30.00 |
| 120 or more players | \$26.00 |
| Weekends | |
| Less than 40 players | \$42.00 |
| 40 to 119 players | \$40.00 |
| 120 or more players | \$36.00 |

- (12) Discounts.
- (a) Florissant residents shall receive a 20% discount on all greens and cart fees, clubs & pull-cart rentals. Does not include merchandise.

- (b) A 20% discount shall be given to military, firefighters, police officers, clergy and Florissant City employees on green and cart fees.

- (13) In an effort to remain current with competition and changing circumstances, the Mayor is authorized to establish a temporary promotional fee in lieu of the fees set forth above. These fees and charges by example may include, but are not limited to, two-for-one all day rates, three-pay-fourth-free rate, golf free cart day, etc.

- (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

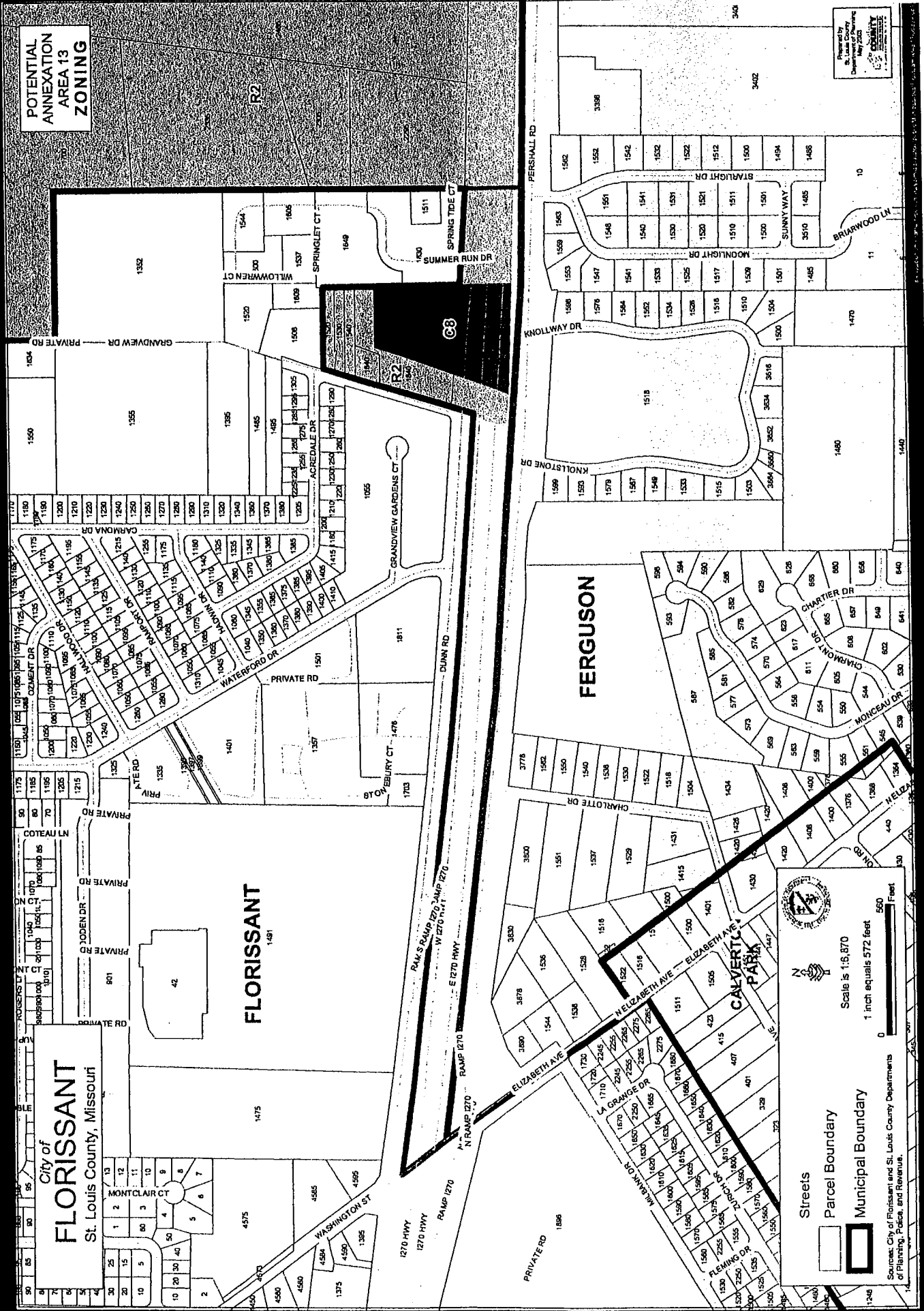
All beer and liquor must be purchased from Old Fleurissant Golf Club.

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.

POTENTIAL ANNEXATION AREA 13 ZONING



City of
FLORISSANT
 St. Louis County, Missouri

FLORISSANT
 1491

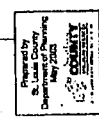
FERGUSON



Scale is 1:5,870
 1 inch equals 572 feet

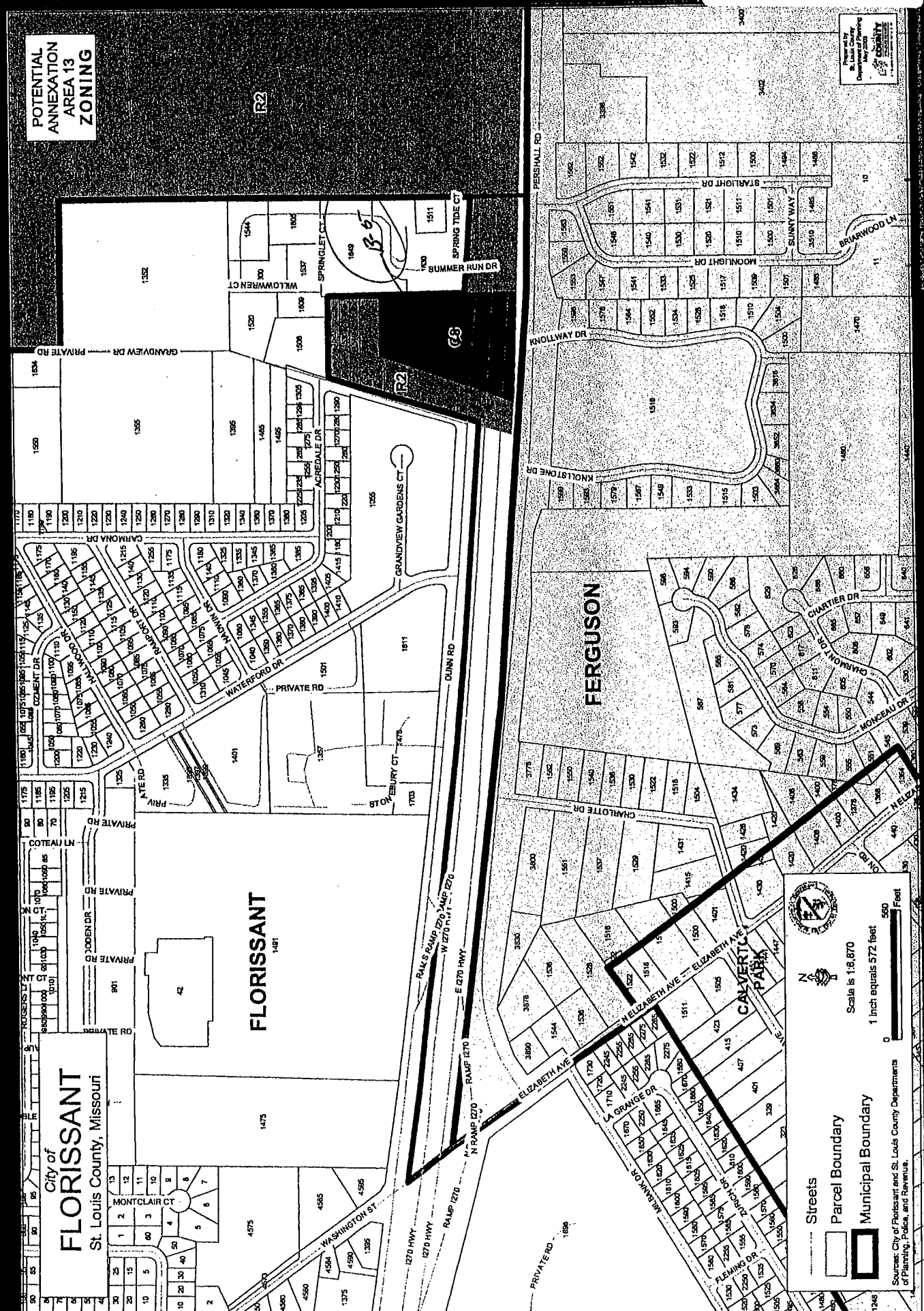
- Streets
- Parcel Boundary
- Municipal Boundary

Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.



POTENTIAL ANNEXATION AREA 13 ZONING

Prepared by
 St. Louis County
 Planning, Police, and Revenue
 Department
 Date: May 2008
 COUNTY OF ST. LOUIS



City of
FLORISSANT
 St. Louis County, Missouri

FLORISSANT
 1481

FERGUSON

CALVERT PARK

Streets

Parcel Boundary

Municipal Boundary

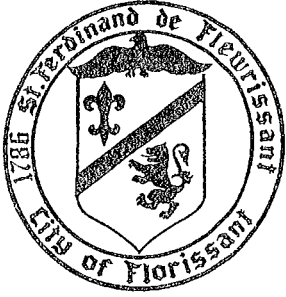
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 1 inch equals 572 feet

0 500 Feet

Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.

SECTION 3 - CERTIFICATION

- (i) Certification that Area 13 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 one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (v) Certification that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc.
- (vi) Certification that copies of the proposal have been sent to the St. Louis County Clerk and the City of Ferguson.
- (vii) Certification declaring that the proposed boundary change:
 - (1) Was not subject to a previous boundary change proposal disapproved by voters within the last 2 years.
 - (2) Area 13 does not contain, wholly or in part, an “established unincorporated area.”



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



January 16, 2004


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

**RE: A Simplified Boundary Change: Transfer of
Jurisdiction Between the City of Florissant and St.
Louis County for "Area 13"**

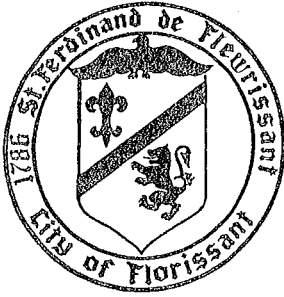
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that Area 13 is less than fifty percent (50%) of the combined land subject to the proposal, that no platted subdivision is being split by this proposal, 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**

January 16, 2004

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: A Simplified Boundary Change: Transfer of
Jurisdiction Between the City of Florissant and St.
Louis County for "Area 13"**

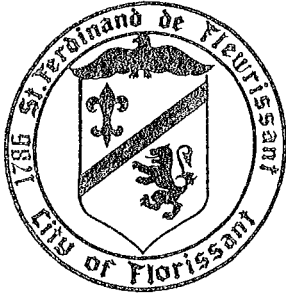
Dear Members:

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 transfer proposal have been delivered to the Boundary Commission.

Very truly yours,

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

/pas



Florissant, Missouri

January 16, 2004

Honorable
Robert G. Lowery, Sr.
MAYOR

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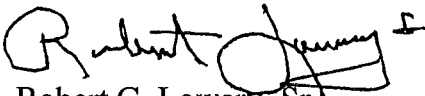
Members of the St. Louis County
Boundary Commission
1516 South Brentwood, Suite 101
St. Louis, Missouri 63144

**RE: A Simplified Boundary Change: Transfer of
Jurisdiction Between the City of Florissant and St.
Louis County for "Area 13"**

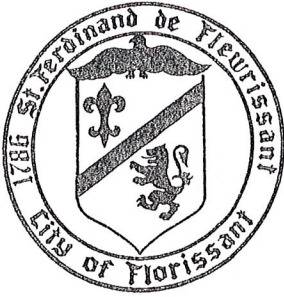
Dear Members:

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. and that the City of Florissant will pay other attendant costs related to the transfer proposal of Area 13 submitted by the City of Florissant.

Very truly yours,


Robert G. Lowery, Sr.
Mayor

/pas



Florissant, Missouri

January 16, 2004

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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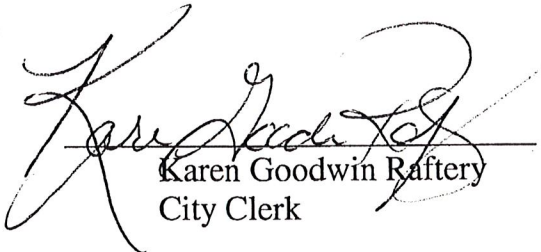


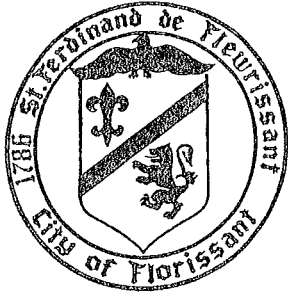
Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

RE: A Simplified Boundary Change: Transfer of Jurisdiction Between the City of Florissant and St. Louis County for "Area 13" - Certificate of Service

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, the undersigned, Karen Goodwin Raftery, City Clerk for the City of Florissant, certifies that on 1/23/04, an identical copy of the Official Submittal constituting the above referenced proposal by the City of Florissant 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 and to the City Clerk of the City of Ferguson, 110 Church Street, Ferguson, Missouri 63135. I also certify that there are no other villages/municipalities which are contiguous to the Area 13 proposal area.


Karen Goodwin Raftery
City Clerk



Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
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January 16, 2004

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

**RE: A Simplified Boundary Change: Transfer of
Jurisdiction Between the City of Florissant and St.
Louis County for "Area 13"**

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that Area 13 was not involved in any previous boundary change that was 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

SECTION 4 - SUPPORTING DOCUMENTS

(i) Transfer Ordinances - Please see attached certified copies of ordinances adopting and providing for approval of the Transfer of Jurisdiction Boundary Change Proposal for Area 13 from the City of Florissant and St. Louis County.

(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.

John F. Kennedy Center
315 Howdershell
Florissant, Mo. 63031
(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 Proposal - please see attached.

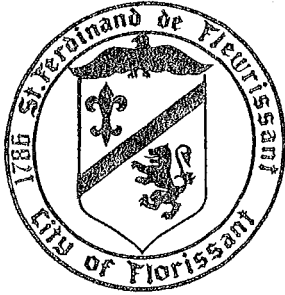
(v) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.

(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 June 1, 2004, 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.



January 16, 2004

Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

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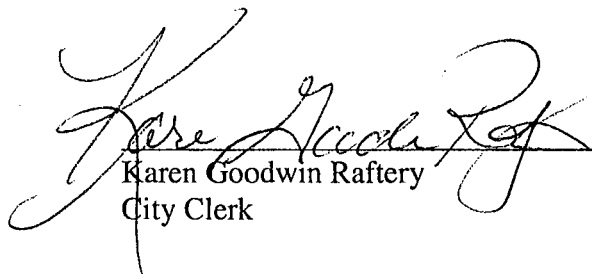
Members of the St. Louis County
Boundary Commission
1516 S. Brentwood Blvd., Suite 101
St. Louis, Missouri 63144

**RE: A Simplified Boundary Change: Transfer of Jurisdiction
Between the City of Florissant and St. Louis County for
"Area 13"**

Dear Members:

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. **6876** 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 15 day of January, 2004.


Karen Goodwin Raftery
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JULY 14, 2003

3
4 BILL NO. 7781

ORDINANCE NO. 6876

5
6 **AN ORDINANCE PROVIDING FOR THE SIMPLIFIED BOUNDARY**
7 **CHANGE BY A TRANSFER OF JURISDICTION BY THE CITY OF**
8 **FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED LAND**
9 **DESCRIBED HEREIN AND REFERRED TO AS "AREA 13", AND**
10 **PROVIDING FOR APPROVAL OF A SIMPLIFIED BOUNDARY**
11 **CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS**
12 **COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.**
13

14
15 WHEREAS, the City desires to accept transfer of jurisdiction from St. Louis County an
16 area of land located in unincorporated St. Louis County, lying generally to southeast of the
17 existing limits of the City and referred to as "Area 13" in the City of Florissant's Annexation
18 Map Plan of 2000 submitted to the St. Louis County Boundary Commission, hereinafter referred
19 to as "Area 13"; and

20 WHEREAS, the area proposed to be transferred, referred to as "Area 13", is
21 predominantly residential in character and has an average residential density of not less than one
22 dwelling unit per three (3) acres; and

23 WHEREAS, the Area 13 proposed to be transferred constitutes an "unincorporated area"
24 as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

25 WHEREAS, the City of Florissant proposes to transfer the property referred to as "Area
26 13 into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of
27 the State of Missouri; and

28 WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis
29 County Boundary Commission for approval of the simplified boundary change of the area
30 referred to as "Area 13 by the City setting forth, among other things, the various impacts of the
31 boundary change proposal, a legal description of Area 13 proposed time schedule for the
32 provision of the services to Area 13, the current tax rates, the revenue sources, the effect of the
33 simplified boundary change on St. Louis County resource distribution, the proposed zoning, and
34 the effective date of the proposed transfer.

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

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Section 1: The City will seek the inclusion of the Area 13 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.

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

- 51 a) The various impacts of the boundary change proposed;
- 52 b) The ability to accommodate the orderly incorporation in the city;
- 53 c) Legal description of the Area 13;
- 54 d) Present level of major services provided by the City and St. Louis County
- 55 and proposed to be provided to the Area 13;
- 56
- 57 e) Proposed time schedule for the provision of services to Area 13;
- 58
- 59 f) Current tax rates;
- 60 g) Revenue sources;
- 61 h) Effect of boundary change on St. Louis County resource distribution;
- 62 i) Proposed zoning;
- 63 j) Effective date of the proposed transfer.

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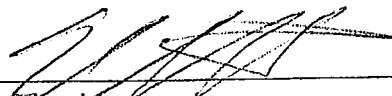
Section 3: The City is well prepared to effectuate the simplified boundary change of the Area 13 as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy of the Ordinance including Appendix "A", and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

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

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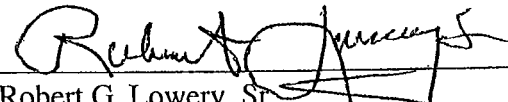
Adopted this 14 day of July, 2003.

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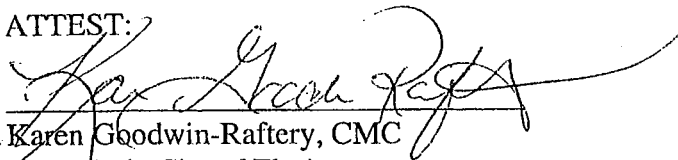
Mark Schmidt
President of the Council
City of Florissant

Approved this 15th day of July, 2003.



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

ATTEST:



Karen Godwin-Rafferty, CMC
City Clerk, City of Florissant

AREA 13

LEGAL DESCRIPTION

Beginning at the southeast corner of Summerwood Condominiums Phase 1 on the north right-of-way line of Dunn (Service) Road;

Thence westwardly along said north right-of-way line of Dunn (Service) Road to the southwest corner of Summerwood Condominiums Phase 1;

Thence northwardly along the west property line of Summerwood Condominiums Phase 1 to the southwest corner of Summerwood Condominiums Phase 2;

Thence continuing northwardly along the west property line of Summerwood Condominiums Phase 2 to its intersection of said west property line and the southeast corner of Summerwood Condominiums II, Phase 1 and the northeast corner of the property owned by Virgil & Barbara Brazle H/W;

Thence westwardly along the north property line of the parcel owned by Virgil & Barbara Brazle (also being the south property line of Summerwood Condominiums II, Phase 1) to its intersection of said north property line and the southwest corner of Summerwood Condominiums II, Phase 1 and the southeast corner of Summerwood Condominiums II, Phase 3;

Thence continuing westwardly along the north property line of the parcel owned by Virgil & Barbara Brazle (also being the south property line of Summerwood Condominiums II, Phase 3) to its intersection of said north property line and the southwest corner of Summerwood Condominiums II, Phase 3 and the east right-of-way line of Grandview Drive (50 foot wide);

Thence continuing westwardly along the prolongation of the north property line of the parcel owned by Virgil & Barbara Brazle to its intersection with the west right-of-way line of Grandview Drive;

Thence southwardly along the west right-of-way line of Grandview Drive to its intersection with the north right-of-way line of Dunn Road;

Thence southwardly along the prolongation of the west right-of-way line of Grandview Drive to its intersection with the south right-of-way line of Dunn Road;

Thence westwardly along the south right-of-way line of Dunn Road to its intersection with the northwestwardly prolongation of the west right-of-way line of Old Florissant Road (now known as North Elizabeth Avenue);

Thence southeastwardly along the prolongation of the west right-of-way line of North Elizabeth Avenue to a point 60 feet south of the centerline of Interstate 270;

Thence eastwardly along said line 60 feet south of and parallel with the centerline of Interstate 270 to its intersection with the southwardly prolongation of the east property line of Summerwood Condominiums Phase 1;

Thence northwardly along the prolongation of the east property line of Summerwood Condominiums Phase 1 to its intersection with the north right-of-way line of Interstate 270;

Thence continuing northwardly along the prolongation of the east property line of Summerwood Condominiums Phase 1 to a point being the intersection of said east property line and the north right-of-way line of Dunn Road and the southeast corner of Summerwood Condominiums Phase 1; also being the Point of Beginning.

AN ORDINANCE

APPROVING A TRANSFER OF JURISDICTION OF CERTAIN PROPERTY FROM ST. LOUIS COUNTY TO THE CITY OF FLORISSANT; AND AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A PROPOSAL TO THE BOUNDARY COMMISSION FOR A CHANGE IN BOUNDARIES BETWEEN THE CITY OF FLORISSANT AND ST. LOUIS COUNTY.

WHEREAS, Section 72.405.6 R.S.Mo. provides that a simplified boundary change may be proposed by a municipality and a county for transfer of jurisdiction between a municipality and a county; and

WHEREAS, on August 12, 2003 the County Council received and filed a communication directed to the Honorable Michael O'Mara, Councilman for the 4th District, from Louis B. Jearls, Jr., P.E., Director of Public Works, City of Florissant, concerning a transfer of jurisdiction between the City of Florissant and St. Louis County of an approximately 25.5 acre tract of land in unincorporated St. Louis County, known as Area 13, located on the southern border of the City of Florissant, generally east of Washington Street/Elizabeth Avenue, along Interstate 270; and

WHEREAS, on November 20, 2003 the County Council received and filed a communication from the Director of the St. Louis County Department of Planning relating to and recommending the proposed transfer; and

WHEREAS, the County Council is fully advised in the premises;

NOW THEREFORE,

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

SECTION 1. The transfer of jurisdiction from St. Louis County to the City of Florissant, as recommended by the Director of Planning in his communication received and filed by the County Council on November 20, 2003, is hereby approved as to the following described property:

Beginning at the southeast corner of Summerwood Condominiums Phase 1 on the north right-of-way line of Dunn (Service) Road; thence westwardly along said north right-of-way line of Dunn (Service) Road to the southwest corner of Summerwood Condominiums Phase 1; thence northwardly along the west property line of Summerwood Condominiums Phase 1 to the southwest corner of Summerwood Condominiums Phase 2; thence

continuing northwardly along the west property line of Summerwood Condominiums Phase 2 to its intersection of said west property line and the southeast corner of Summerwood Condominiums II, Phase 1 and the northeast corner of the property owned by Virgil & Barbara Brazle H/W; thence westwardly along the north property line of the parcel owned by Virgil & Barbara Brazle (also being the south property line of Summerwood Condominiums II, Phase 1) to its intersection of said north property line and the southwest corner of Summerwood Condominiums II, Phase 1 and the southeast corner of Summerwood Condominiums II, Phase 3; thence continuing westwardly along the north property line of the parcel owned by Virgil & Barbara Brazle (also being the south property line of Summerwood Condominiums II, Phase 3) to its intersection of said north property line and the southwest corner of Summerwood Condominiums II, Phase 3 and the east right-of-way line of Grandview Drive (50 foot wide); thence continuing westwardly along the prolongation of the north property line of the parcel owned by Virgil & Barbara Brazle to its intersection with the west right-of-way line of Grandview Drive; thence southwardly along the west right-of-way line of Grandview Drive to its intersection with the north right-of-way line of Dunn Road; thence southwardly along the prolongation of the west right-of-way line of Grandview Drive to its intersection with the south right-of-way line of Dunn Road; thence westwardly along the south right-of-way line of Dunn Road to its intersection with the northwestwardly prolongation of the west right-of-way line of Old Florissant Road (now known as North Elizabeth Avenue); thence southeastwardly along the prolongation of the west right-of-way line of North Elizabeth Avenue to a point 60 feet south of the centerline of Interstate 270; thence eastwardly along said line 60 feet south of and parallel with the centerline of Interstate 270 to its intersection with the southwardly prolongation of the east property line of Summerwood Condominiums Phase 1; thence northwardly along the prolongation of the east property line of Summerwood Condominiums Phase 1 to its intersection with the north right-of-way line of Interstate 270; thence continuing northwardly along the prolongation of the east property line of Summerwood Condominiums Phase 1 to a point being the intersection of said east property line and the north right-of-way line of Dunn Road and the southeast corner of Summerwood Condominiums Phase 1; also being the Point of Beginning.

SECTION 2. The Director of Planning is authorized, on behalf of St. Louis County, and in conjunction with the City of Florissant, to propose to the St. Louis County Boundary Commission a change in boundaries between the County and the City of Florissant, which proposal shall be in a form in accordance with the Rules of said Commission, transferring to the City of Florissant jurisdiction over the property described in Section 1 of this ordinance.

ADOPTED: DECEMBER 9, 2003

GREGORY F. QUINN
CHAIRMAN, COUNTY COUNCIL

APPROVED: DECEMBER 10, 2003

CHARLIE A. DOOLEY
COUNTY EXECUTIVE

ATTEST: JEANETTE O. HOOK
DEPUTY ADMINISTRATIVE DIRECTOR

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

January 16, 2004

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

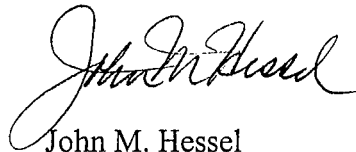
RE: A Simplified Boundary Change: Transfer of Jurisdiction Between the City of Florissant and St. Louis County for "Area 13" - Legal Opinion

Dear Mayor Lowery:

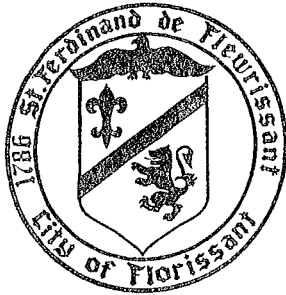
In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Florissant's proposed Transfer of Jurisdiction of "Area 13." Based upon my review of the transfer proposal for "Area 13" and relevant documents, it 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



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



January 16, 2004

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

**RE: A Simplified Boundary Change: Transfer of
Jurisdiction Between the City of Florissant and St.
Louis County for "Area 13"**

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, please be advised that the proposal for Transfer of Jurisdiction of Area 13 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

**ST. LOUIS COUNTY BOUNDARY COMMISSION
NOTICE OF RECEIPT OF A SIMPLIFIED BOUNDARY CHANGE PROPOSAL AND
PUBLIC HEARING**

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for a simplified boundary change from the City of Florissant, Missouri on _____. The following legal description has been submitted by the City of Florissant for the tract to be transferred, "Area 13," which encompasses an area of 25.5 acres. The Commission will consider the proposed simplified boundary change by the City of Florissant. A legal description and sketch of the area to be included in the corporate limits of the City of Florissant is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed simplified boundary change at _____ p.m. on _____, 200__ at _____ in Florissant, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented at the Commission in conjunction with the Public Hearing, or, in addition, may be received after the Public Hearing and will be filed for the reference of the Commission.

A copy of the legal description and sketch depicting the proposed area to be transferred is available for review at the St. Louis County Boundary Commission office, 1516 South Brentwood Boulevard, Suite 101, St. Louis, Missouri 63144 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 961-7877.

Secretary of St. Louis County
Boundary Commission

Dated: _____, 2004

AREA 13

LEGAL DESCRIPTION

Beginning at the southeast corner of Summerwood Condominiums Phase 1 on the north right-of-way line of Dunn (Service) Road;

Thence westwardly along said north right-of-way line of Dunn (Service) Road to the southwest corner of Summerwood Condominiums Phase 1;

Thence northwardly along the west property line of Summerwood Condominiums Phase 1 to the southwest corner of Summerwood Condominiums Phase 2;

Thence continuing northwardly along the west property line of Summerwood Condominiums Phase 2 to its intersection of said west property line and the southeast corner of Summerwood Condominiums II, Phase 1 and the northeast corner of the property owned by Virgil & Barbara Brazle H/W;

Thence westwardly along the north property line of the parcel owned by Virgil & Barbara Brazle (also being the south property line of Summerwood Condominiums II, Phase 1) to its intersection of said north property line and the southwest corner of Summerwood Condominiums II, Phase 1 and the southeast corner of Summerwood Condominiums II, Phase 3;

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Thence southwardly along the west right-of-way line of Grandview Drive to its intersection with the north right-of-way line of Dunn Road;

Thence southwardly along the prolongation of the west right-of-way line of Grandview Drive to its intersection with the south right-of-way line of Dunn Road;

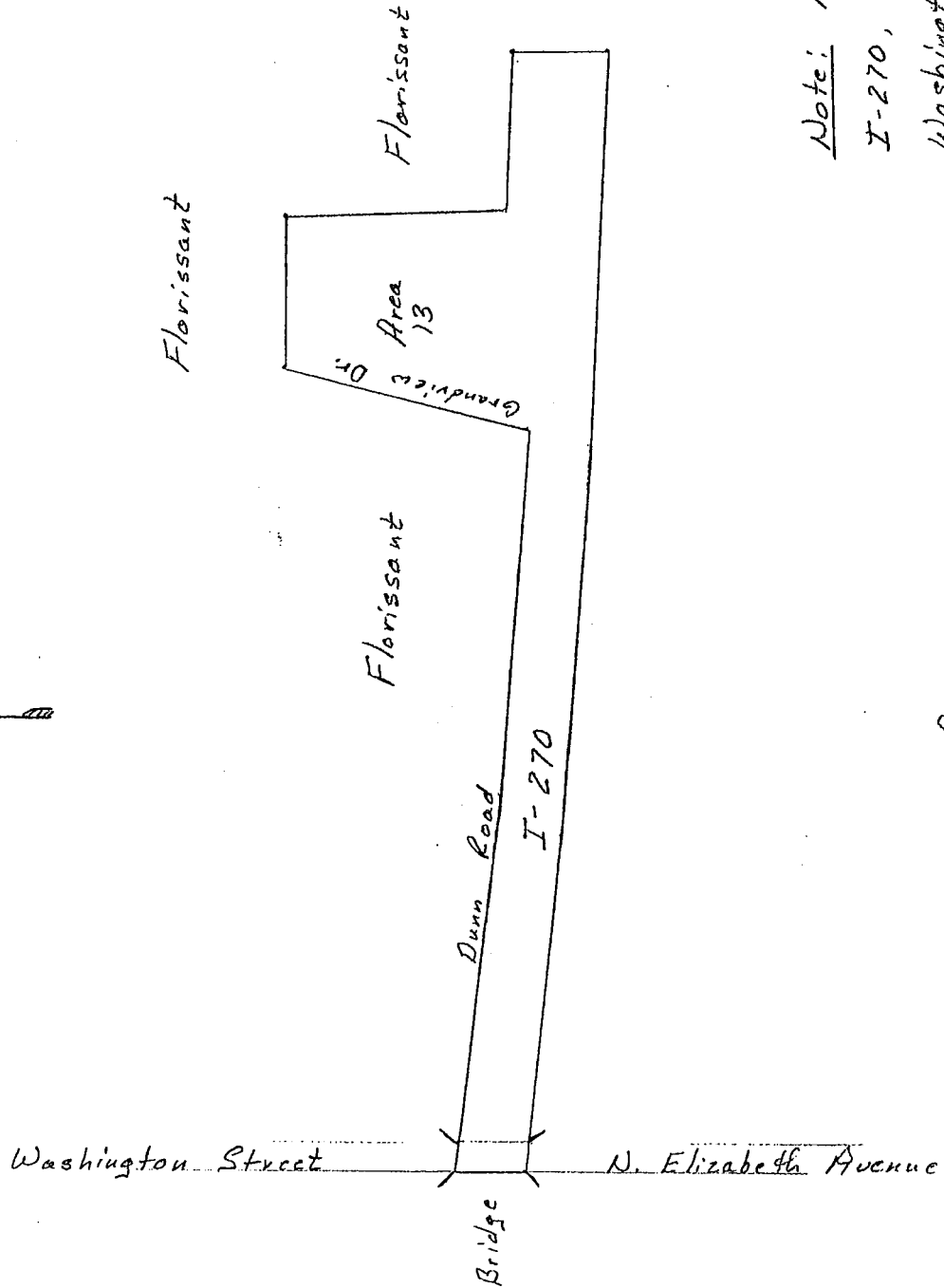
Thence westwardly along the south right-of-way line of Dunn Road to its intersection with the northwestwardly prolongation of the west right-of-way line of Old Florissant Road (now known as North Elizabeth Avenue);

Thence southeastwardly along the prolongation of the west right-of-way line of North Elizabeth Avenue to a point 60 feet south of the centerline of Interstate 270;

Thence eastwardly along said line 60 feet south of and parallel with the centerline of Interstate 270 to its intersection with the southwardly prolongation of the east property line of Summerwood Condominiums Phase 1;

Thence northwardly along the prolongation of the east property line of Summerwood Condominiums Phase 1 to its intersection with the north right-of-way line of Interstate 270;

Thence continuing northwardly along the prolongation of the east property line of Summerwood Condominiums Phase 1 to a point being the intersection of said east property line and the north right-of-way line of Dunn Road and the southeast corner of Summerwood Condominiums Phase 1; also being the Point of Beginning.



Note: Area 13 includes
I-270, the bridge at
Washington & Elizabeth
and six (6) parcels:
09H210024 09H210079
09H210705 09H210080
09H210714 09H211520

Area 13
(No Scale)

