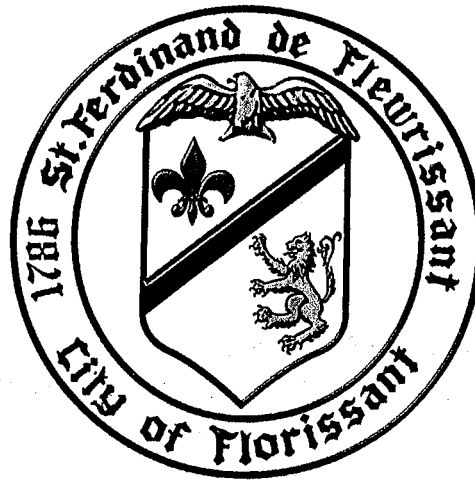


**OFFICIAL SUBMITTAL
TO ST. LOUIS COUNTY
BOUNDARY COMMISSION
FOR ANNEXATION
OF
AREA 6**

**Chapel View, Willow Creek Estates, Francis G. Aubuchon,
Patterson Estates, Wedgwood Green Shadow Rock, Hucks Corner,
Elisha Patterson Estates, Patterson Partition, and St. Ferdinand
Commons**

**BY
CITY OF FLORISSANT, MISSOURI**



JUNE 2004

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SECTION 1 - EXECUTIVE SUMMARY

Proposed Annexation of Area 6

The City of Florissant is proposing a "Simplified Boundary Change: Annexation" of an area known as "Area 6."

Area 6 is located adjacent to the north central 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 of Florissant to the southwest, Patterson Road to the west and north, New Halls Ferry Road to the northeast and Coldwater Creek to the east and southeast.] Area 6 is 24.8% contiguous to the City. It is approximately 144 acres in size including 2.03 miles of streets and an estimated population of 870 people (2000 U.S. Census). Further, Area 6 has an estimated assessed valuation of \$7,830,403 and will generate an estimated \$228,200 in revenues yearly. Area 6 consists primarily of residential properties (R-2, FPR2, R-4, FPR4, MXD & FPMXD) and some commercial (C-8 & FPC8).

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

- This Area 6 is a combination of Area 6 and very small part of Area 5 along Patterson Road, as defined on our June 2000 Master Annexation Plan Map;
- This is a "Simplified Boundary Change: Annexation," consequently, we have gathered the signatures of over 75% of the registered voters in this area;
- This annexation is a very natural and logical extension of our City boundaries along creeks or major roadways.

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 ANNEXATION

2004

PLAN OF INTENT

FOR THE

ANNEXATION

OF

AREA 6

**Chapel View, Willow Creek Estates, Francis G. Aubuchon,
Patterson Estates, Wedgwood Green Shadow Rock, Hucks Corner,
Elisha Patterson Estates, Patterson Petition, and St. Ferdinand
Commons**



BY

CITY OF FLORISSANT

MISSOURI

JUNE 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. The City's Municipal Court is served by a part-time Municipal Judge. All of the above positions are elected offices.

The City of Florissant is the largest municipality in St. Louis County having a population of 53,078, encompassing approximately 12.21 square miles in area, and having a current assessed value of \$483,913,917 (2003). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance Department
- Human Resources & Purchasing Departments
- City Clerk & Printing Departments
- Economic Development Department
- Information Technology 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 6 is generally bounded by the City of Florissant to the southwest, Patterson Road to the west and north, New Halls Ferry Road to the northeast and Coldwater Creek to the east and southeast. The City plans to leave maintenance of Patterson Road and Greenway Chase to St. Louis County, New Halls Ferry Road to the State of Missouri and maintenance of all private streets to the property owners. The City will pick up street maintenance on all other streets from St. Louis County. These are all logical and well-defined boundary lines, leaving no pockets and

clearly showing the limits of services to be offered by the City of Florissant and St. Louis County.

(2) Map

Please see Location Map - Attachment "A"

(3) Second Map

Please see the City's larger Annexation Map, Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to Area 6. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Area 6 has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
870 (ref. 2000 Census)	144.0 Acres	234

(5) Community of Interest

The City is 24.8% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

- Realign City limits to natural and logical borders or boundaries
- Provide for steady consistent growth
- Ensure quality of life through proper community planning and zoning
- Prevent adverse land development and improper land usage along adjacent commercial and residential areas
- Allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities
- Welcome into the City businesses and residents who share common local interests.

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

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection and closer parks/recreation facilities. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the retail stores along Patterson Road are patronized by both City & Area 6 residents.

(6) Subdivisions

Area 6 includes the following subdivisions: Chapel View, Willow Creek Estates, Francis G. Aubuchon, Patterson Estates, Wedgwood Green Shadow Rock, Hucks Corner, Elisha Patterson Estates, Patterson Partition, and St. Ferdinand Commons. There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(7) Compactness

The proposed Area 6 area will be very accessible for City services. Being 24.8% contiguous to existing City boundary lines, the City can readily and routinely provide services as needed. Access will also be from Patterson Road, Greenway Chase and New Halls Ferry Road.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the southwest, Patterson Road to the west and northwest, New Halls Ferry Road to the northeast and Coldwater Creek to the east and southeast. This area has no rail, waterport or airport facility.

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

(8) Area Comparison

The present size of Area 6 is 144.0 acres as compared to 7,822.2 acres for the current size of the City of Florissant. The combined total will be 7,966.2 acres.

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 6	144.0 Acres	2.03 Miles	0.05 Miles
City of Florissant	7,996.67 Acres	162.99 Miles	25.0 Miles
Combined Total	8,140.67 Acres	165.02 Miles	25.05 Miles

(9) Common and Adjacent to Florissant

Area 6 is 24.8% contiguous to the City of Florissant along residential back yards and businesses along Patterson Road.

(10) Unincorporated Contiguous Area

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

(11) Future Plans

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

Again, Florissant's annexation of Area 6 is a very logical and common extension of our boundaries as backyards and streets are common to our unincorporated neighbors already.

We have future annexation plans in this geographic area. Our Master Map plan shows that we plan to annex other areas generally called Area 5 to the north, Area 16 to the northeast and Area 7 to the south..

(12) Logical and Reasonable Boundaries

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

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

Financial

(1) Tax Rates

Relevant tax rates (2003) before and after annexation of Area 6 are as follows:

<u>Property Tax</u>	<u>Before</u>	<u>After</u>
City of Florissant	0	0
Hazelwood School District	4.6904	4.6904
State of Missouri	.03	.03
St. Louis Community College	.2312	.2312
Special School District	.833	.833
Metro. Zoo & Museum District	.226	.226
Sheltered Workshop	.085	.085
St. Louis County Library	.14	.14
St. Louis County	.58	.58
Metropolitan Sewer District	.069	.069
Florissant Valley Fire District	1.048	1.048
	7.9326	7.9326

<u>Utility Tax</u>	<u>Before</u>	<u>After</u>
	.05	.03

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.

<u>Sales Tax</u>	<u>Before</u>	<u>After</u>
	6.075	6.825

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 Annexed Area

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$228,200 and will be adequate to provide all City services to this area in a first-class fashion.

Estimated and projected revenues and expenditures for Area 6 for a three (3)-year period are as follows:

<u>Revenues (Est.)</u>	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Cigarette Tax	\$3,000	\$3,000	\$3,000
Gasoline Tax	22,600	22,600	22,600
Property Tax	0	0	0
Road & Bridge Tax	8,200	8,200	8,200
Sales Tax	104,400	104,400	104,400
Utility Tax	14,000	14,000	14,000
Capital Improvement Sales Tax	47,000	47,000	47,000
Business License Fees	1,300	1,300	1,300
Park Improvement Sales Tax	300	300	300
Motor Vehicle Sales Tax	6,500	6,500	6,500
Motor Vehicle Fee Increase	3,900	3,900	3,900
Cable TV Franchise Fee	3,700	3,700	3,700
Sewer Lateral Insurance Fee	11,600	11,600	11,600
Misc. Tax/Permits/Licenses/Fees/etc.	1,700	1,700	1,700
Misc. Commercial	0	0	0
Total	\$228,200	\$228,200	\$228,200

<u>Expenditures (Est.)</u>	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Administrative/Legislative/Municipal Courts/Economic Development/Media/Etc.	\$32,600	\$32,600	\$32,600
Health/Senior Services	7,000	7,000	7,000
Parks/Pool/Recreation/Theatre/Civic Centers/Etc.	33,800	33,800	33,800
Public Works/Engineering/Building/ Streets	30,800	30,800	30,800
Sewer Lateral Insurance Program	4,100	4,100	4,100
Police Services	68,500	68,500	68,500
Capital Improvements	27,800	27,800	27,800
Park Improvements	14,600	14,600	14,600
Golf Course Improvements	8,900	8,900	8,900
Total	\$228,100	\$228,100	\$228,100

Note: The City of Florissant will budget over a three (3) year period street repairs (estimated @ \$46,000) and sidewalk and ADA accessible curb cuts (estimated @ \$3,000).

(3) Florissant's General Operating Fund

	2002	2003	2004
Revenues	\$20,022,843	\$15,450,952	\$14,974,000
Expenditures	\$20,396,278	\$18,484,189	\$20,353,010
Fund Balances	\$16,486,310	\$15,000,000	\$12,000,000

Also, please reference the City of Florissant's FY 2004 Budget (one copy submitted), which gives a little further breakdown of revenues and expenditures over these same three (3) year periods.

(4) Proforma Financial Statement

For Area 6 and Florissant, our three- (3) year estimate is as follows:

	FY 1	FY 2	FY 3
Revenues	\$15,202,200	\$15,354,300	\$15,507,800
Expenditures	\$20,581,110	\$20,786,940	\$20,994,800

(5) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after annexation of Area 6:

	FY 1	FY 2	FY 3
Street repairs/improvements	\$22,000	\$12,000	\$12,000
Sidewalks & ADA Accessible Curb Cuts	\$2,000	\$1,000	\$0
New/additional streetlighting	\$0	\$0	\$0

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$47,000 per year for this area.

(6) Effect on County Tax Resources

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

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

(7) Lost Revenue to County

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

	<u>St. Louis County</u>
Cigarette Tax	\$3,045
Gasoline Tax	22,620
Road & Bridge Tax	8,222
Sales Tax	104,400
Utility Tax (5%)	23,400
Total	\$161,687

(8) Development Impact Fees

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

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

Area 6 is within St. Louis County's Bluff-Old Halls Ferry Road Traffic Generation Assessment Trust Fund (No. 551). The City does not have an ordinance or policy prohibiting participation in this fund.

(10) Existing Escrow Accounts

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

(11) Tax Base/Revenues

Since Area 6 is a very small area in comparison to St. Louis County and Florissant, we feel the City's annexation of Area 6 will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Area 6 and its residents
- b) The City of Florissant and surrounding residents
- c) Surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

As stated earlier, the City of Florissant is governed by a Mayor - Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 5,898 residents, a much better average than current representation on the St. Louis County Council. Each St. Louis County Council member currently represents about 203,300 residents.

Boards & Commissions

There will no doubt be new opportunities for Area 6'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 annexation into the "City of Florissant."

(1) List of Services

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

There will be discounted fees for the newly annexed residents of Area 6 at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf Course, as applicable for specific events.

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"

<u>Service</u>	<u>St. Louis County</u>	<u>Florissant</u>	<u>Fee Change</u>
Commercial & Industrial Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Residential Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Electrical Permit Fees	County Fee Schedule	Florissant Fee Schedule	1 st unit costs are the same. County is higher on "each additional unit" costs, i.e., Service over 600 amperes - County \$39/Florissant \$22.
Mechanical Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Plumbing & Sewer Permit Fees	County Fee Schedule	Florissant Fee Schedule	No Change - Florissant adopted County's fee schedule
Pier Permit Fees	County Fee Schedule	None	Florissant does not have additional pier charges; they are included in the initial construction permit fee
Parking Lot Permit Fees	County Fee Schedule	None	Florissant does not have this permit fee
Sign Permit Fees	County Fee Schedule	Florissant Fee Schedule	There will be a variation in charges for signs. County assesses cost according to square footage, i.e., \$101/up to 100 sq. ft. Florissant assesses cost based upon total cost of construction as submitted by the applicant, i.e. sign costing up to \$2,000/\$100.
Planning & Zoning/Rezoning	\$300-\$820	\$125	Special Use Permits and rezoning fees for Florissant are a fixed fee whereas County charges by acreage
Board of Adjustment	\$25-\$50	\$65	Florissant has a fixed fee for variance requests not dependent upon kind of structure
Subdivisions	\$50-\$300	\$100	Florissant has a fixed fee whether major/minor request is made
Home Day Care License	\$50	\$50	No Change

Business License	\$5 Merchant Fee if selling a product	\$50-\$150	Florissant's business license fees are charged according to square footage of retail.
Home Occupation Business License	None	\$25	This is a flat yearly charge to operate a business out of your home.
Occupancy Inspections	Residential-None except for Property Conservation District (\$50 residential/\$25 apts.) No occupancy permit fee/Commercial-\$50	Residential-\$40 inspection fee \$40 occupancy permit/Commercial-\$40	Florissant's program is set up to eliminate safety and health issues from a property and to maintain property values. St. Louis County also performs occupancy inspections for various municipalities. The charge for these inspections is \$95.35 for residential.
Ice Rink Rental	\$150/hr.	\$90/hr.	\$60 difference
Ice Rink Admission	Child \$1.50/Adult \$4.00/Senior \$1.50	Child \$1.50/Adult \$2.25/Senior \$1.75	Adult and Senior rates vary
Swimming Pool Admission	North County Recreational Center - Outdoor Pool - Child (4 & Under) Free/Youth \$2.00/Adult \$3.00/Senior \$2.00	Indoor Pool - Youth \$1.00/Adult \$1.75/Senior \$1.25 Outdoor Pools - Child (5 & Under) \$2.00/Youth \$2.50/Adult \$3.50/Senior \$2.25	County's outdoor rates are slightly cheaper and they have no indoor pool available in the Florissant area.
Golf Course	Eagle Springs Course - 18 Holes Weekdays \$19.50/Weekends \$29.50/Cart \$10.50	Old Fleurissant Golf Club - 18 Holes Weekdays \$18/Weekends \$28/Cart \$14	Greens fees at Florissant are a little cheaper, but cart fees are higher

(2) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to Area 6 after annexation.

(2a) City Policies

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

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.
- b) Sidewalks: Public sidewalks are maintained by the City. The City also installs and maintains all ADA accessible ramps between streets and sidewalks.
- c) Driveway Approaches: Driveway approaches are maintained by the property owner they serve.
- d) Street Lights: The City will install some new street lights and will maintain all new and existing street lights.

- e) Subdivision Common Ground: Subdivision common ground will remain the responsibility of the subdivision. However, if both parties agree, the City may accept common ground as a public park or for public use and accept all future responsibility for maintenance.
- f) Park Land: St. Louis County parks will remain their responsibility. Subdivision parks will also remain their responsibility unless both parties agree to dedicate the park land to the City for public use.

(3) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area on January 1, 2005, or an earlier date if so established by the Boundary Commission.

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

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

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

Major Services

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

Department of Public Works:

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

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 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, and Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

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

Parks & Recreation Division:

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

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

All of the City parks contain barbecue pits, play equipment and the five- (5) larger parks have comfort stations. The lake is located in St. Ferdinand Park and is stocked each month of the summer. The parks are open to residents of Florissant and their guests and applications may be filed for picnic permits or ball field permits.

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

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

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

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

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

Police Department:

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

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

The department is staffed by 81 commissioned officers and 22 civilian employees responsible for providing 24 hour a day public safety services to the City of Florissant. Each officer is highly trained and certified by the Police Officers Standards and Training Commission of the State of Missouri. Newly hired officers must have a minimum of two years of college education and receive 800 hours of P.O.S.T. approved basic academy training. Officers receive ongoing specialized training far in excess of the 16 hours minimum continuing education required by P.O.S.T.

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

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

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

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

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

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

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

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

Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City sponsored activities. Allow special discount to selected retail outlets.

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

Municipal Court

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

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

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

Fire Protection/LSV

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

Existing Public Services

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

PUBLIC SECTOR

Hazelwood 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
AmerenUE
SBC
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, Waste Management, etc.)

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

Zoning/Land Use

(1) Current Land Use %

Commercial (C-8)	3%
Industrial	0%
Institutional/Governmental	0%
Single-Family Residential (R-2)	5%
Floodplain Single-Family Residential (FPR-2)	10%
Single-Family Residential (R-4)	22%
Floodplain Multi-Family Residential (FPR-4)	8%
Mixed Use Development (MXD)	43%
Floodplain Mixed Use Development (FPMXD)	9%
	100%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for Area 6 (Attachment "D").

b) See attached the "Proposed" Zoning Map for Area 6 (Attachment "E").

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains seven (7) zoning classifications - R-2, FPR-2, R-4, FPR-4, MXD, FPMXD, and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

<u>St. Louis County</u>	<u>Florissant</u>
R-2 Single Family Residential (15,000 SF)	R-2 Single Family Dwelling (Minimum 15,000 SF)
FPR-2 Floodplain Single Family Residential	The City does not have any FP-Floodplain zoning districts. Zoning districts are just in a floodplain.
R-4 Residence (7,500 SF)	R-4 Single Family Dwelling (Minimum 7,500 SF)
FPR-4 Floodplain Residence (7,500 SF)	The City does not have any FP-Floodplain zoning districts. Zoning districts are just in a floodplain.
MXD Mixed Use Development	PEU Planned Environmental Unit
FPMXD Floodplain Mixed Use Development	The City does not have any FP-Floodplain zoning districts. Zoning districts are just in a floodplain.
C-8 Planned Commercial	B-5 Planned Commercial

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

(4) Non-Conforming Zoning

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

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

- a) Each property will be evaluated as to acreage and use.
- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.

- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 24 of the City Zoning Code.
- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 24 of the City Zoning Code.
- e) Properties which are in a flood plain would be subject to the requirements of Chapter 11 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 11-54 of the City Code.
- f) Any property which may vary considerably from all City zoning districts would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 24 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property file.

(5) Other Regulations

Upon annexation, Area 6 will be subject to all City codes and ordinances. This area is not in a historic preservation district or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our property maintenance codes.

(6) Prospective Development

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

(7) Code Compliance with On-Going Developments

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

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is very small since 80% of the property has already been developed.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of Area 6 is in the City's best interest for the following reasons and goals:

- This area is very contiguous (24.8%) 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 6 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 annexation 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 annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city."

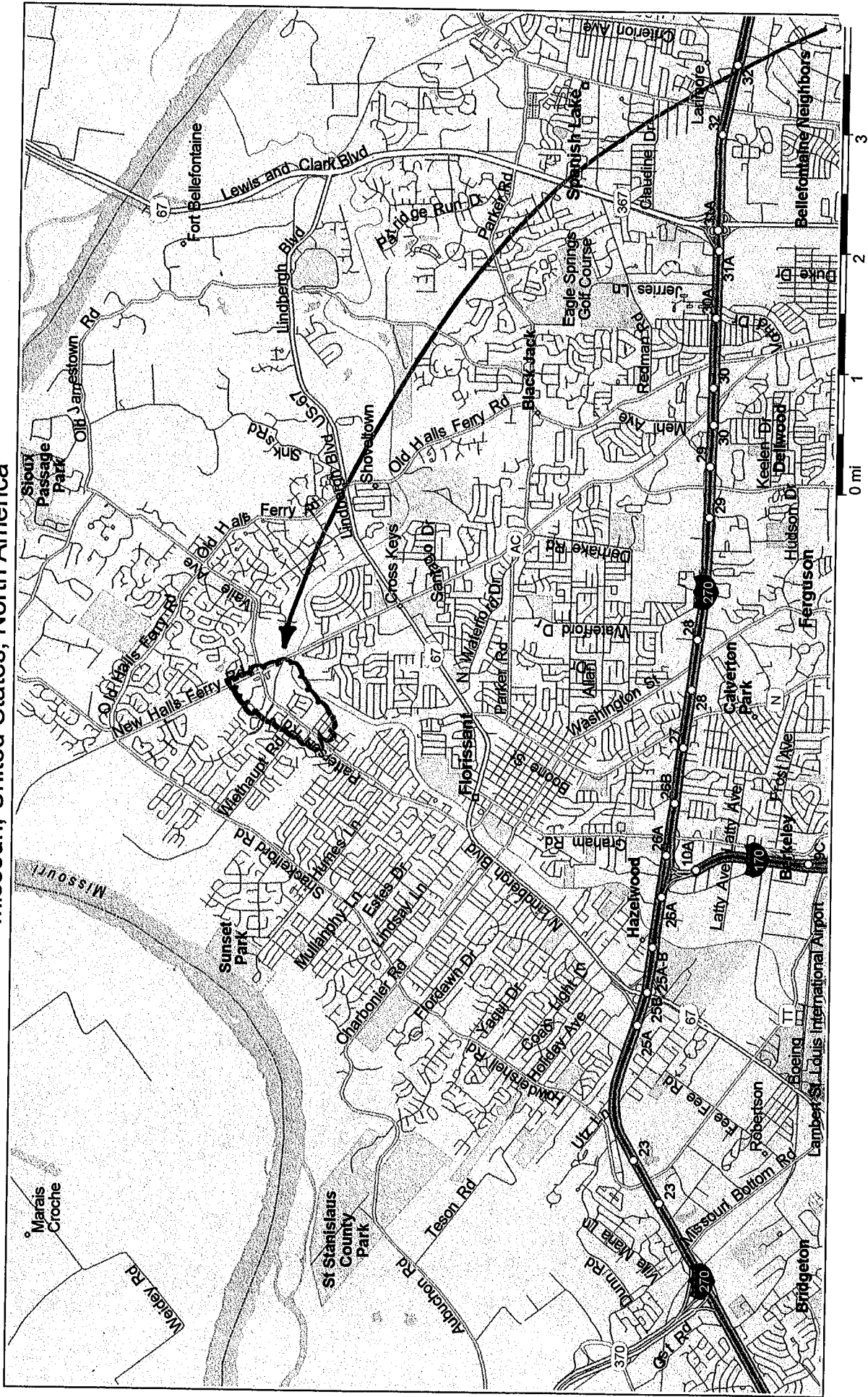
(2) Best Interest of County

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

(3) Best Interest of Area 6

We feel it is in the best interest of Area 6 to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant is more accessible and more responsive, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs.

Missouri, United States, North America



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BUILDING CODE

ARTICLE I. IN GENERAL

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

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

(Code 1980, § 6-1)

Sec. 5-2. Building permit fees.

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

(a) Commercial and Industrial Construction Permit Fees:

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

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

BUILDING CODE

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.)

1st Unit Each Unit
Additional

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

Service over 400 ampere and up to and including 600 ampere \$39.00 \$17.00

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.

PARKS AND RECREATION

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.

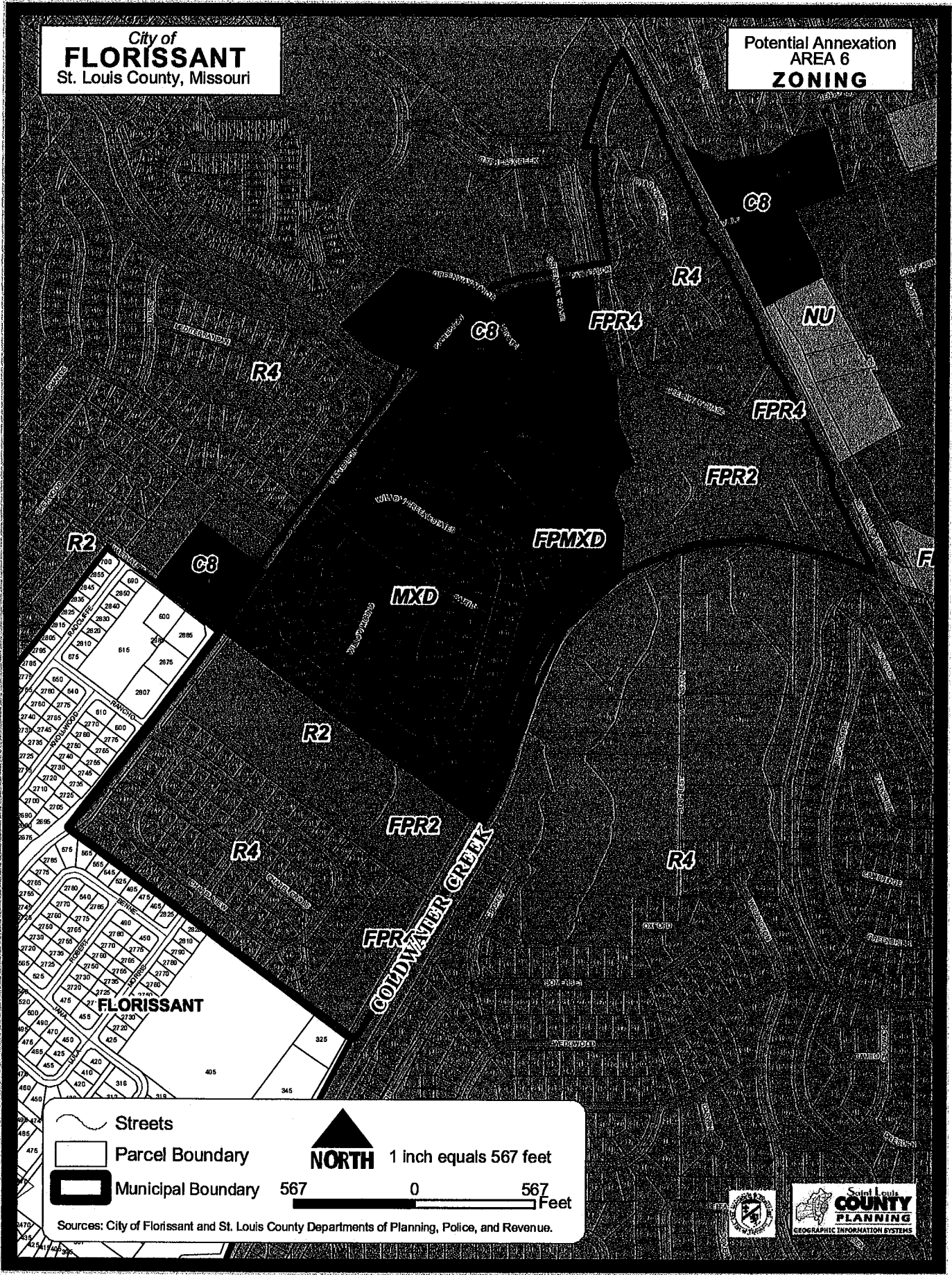
Self-catered rentals will be
charged room rental fees plus \$5.00 per
person.

(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)

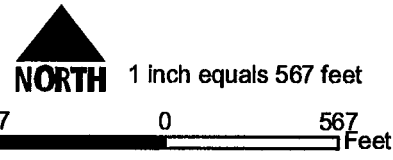
Secs. 17-221—17-229. Reserved.

City of
FLORISSANT
St. Louis County, Missouri

Potential Annexation
AREA 6
ZONING



- Streets
- Parcel Boundary
- Municipal Boundary

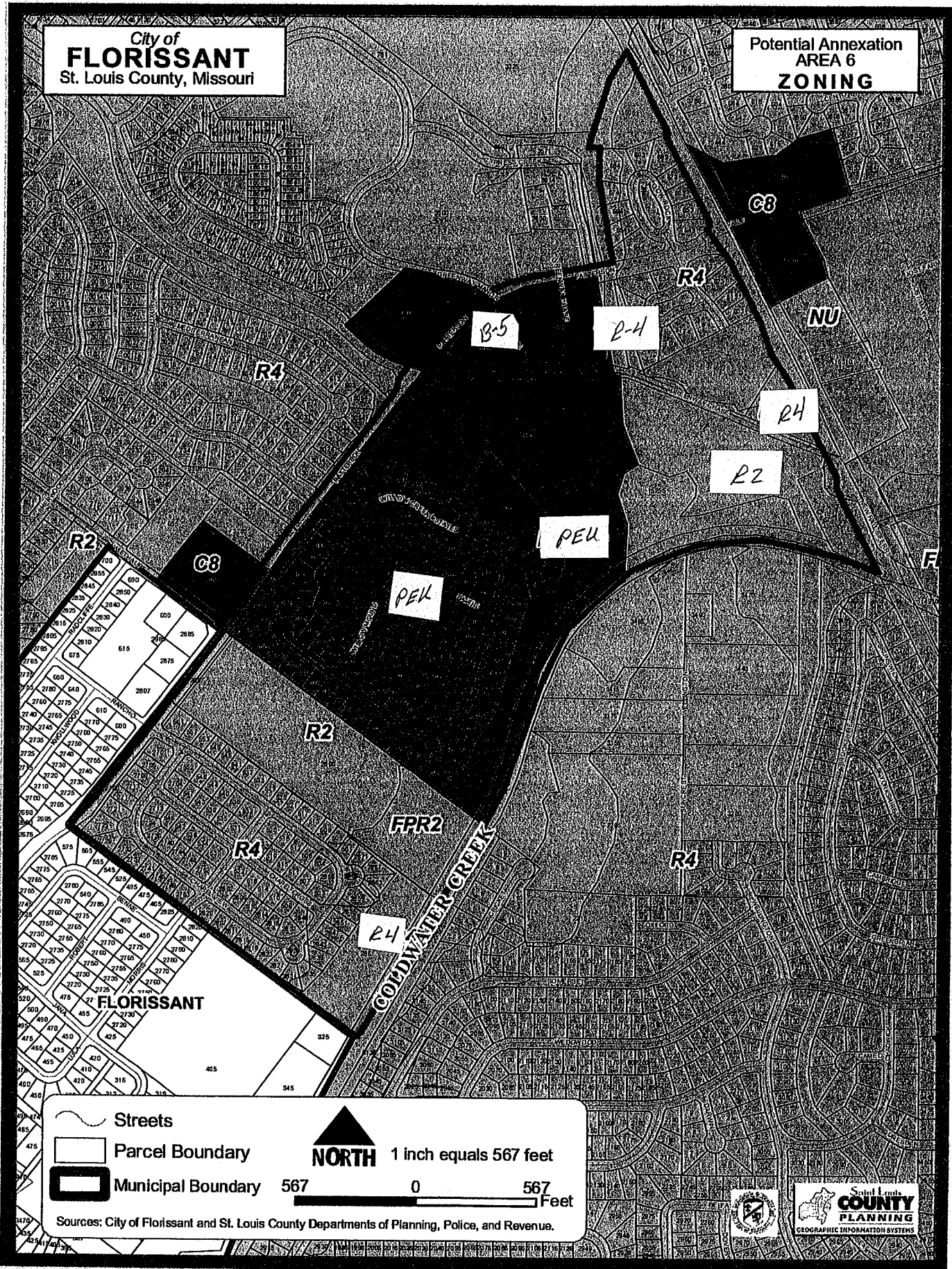


Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.



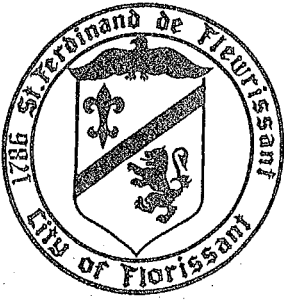
City of
FLORISSANT
St. Louis County, Missouri

Potential Annexation
AREA 6
ZONING



SECTION 3 - CERTIFICATION

- (i) Certification that Area 6 is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that no platted subdivision is being split - **This is not applicable, no subdivision is being split.**
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that Area 6 is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$870.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that a verified petition has been signed by seventy-five percent (75%) of the registered voters of Area 6, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, and has been presented to the Boundary Commission. The number of registered voters within Area 6 was established as of the date the first signature on the verified petition was obtained and there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.
- (ix) Certification of Past Voter Disapproval or part of "Established Unincorporated Area" - see attached.



Florissant, Missouri

June 30, 2004

Members of the St. Louis County
Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal for "Area 6"
Section 3 - Certification

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify the following:

- i) Area 6 is less than fifty percent (50%) of the combined land subject to this proposal;
- ii) No subdivisions are being split by this proposal;
- iii) At the time of official submittal, this proposal did not overlap any other proposal before the Commission;
- iv) Area 6 is at least fifteen percent (15%) adjacent to the City of Florissant, being 24.8% contiguous;
- v) One copy of the most recently adopted budget and audit for the City of Florissant are included with this proposal, along with 21 copies of the annexation proposal;
- viii) Area 6 was not disapproved by voters for annexation within the last two (2) years.

Sincerely,

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

/pas

Honorable
Robert G. Lowery, Sr.
MAYOR

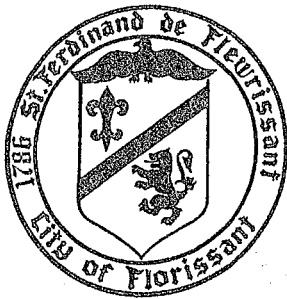
CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

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



June 30, 2004

Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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12

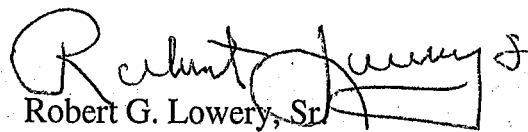
Members of the Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, MO 63105

RE: Annexation Proposal of "Area 6"
Section 3 - Certifications
Subsection (vi)

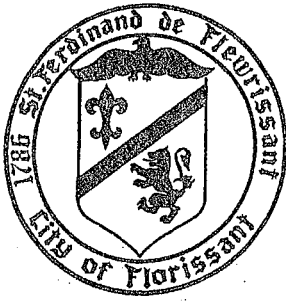
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., that the City of Florissant has paid the Application Fee (\$870) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of Area 6 submitted by the City of Florissant.

Very truly yours,


Robert G. Lowery, Sr.
Mayor

/pas



**Florissant,
Missouri**

June 30, 2004

Members of the Boundary Commission
168 N. Meramec Avenue, Suite 140
Clayton, Missouri 63105

Honorable
Robert G. Lowery, Sr.
MAYOR

RE: Annexation Proposal for "Area 6"
Section 3 - Certifications
Subsection (vii)

Dear Members:

The undersigned, Karen Goodwin-Raftery, City Clerk for the City of Florissant, certifies that on 6/30/04, an identical copy of the Official Submittal constituting the proposal by the City of Florissant to annex Area 6 has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105. I also certify that there are no other villages/municipalities which are contiguous to the Area 6 proposal area.

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

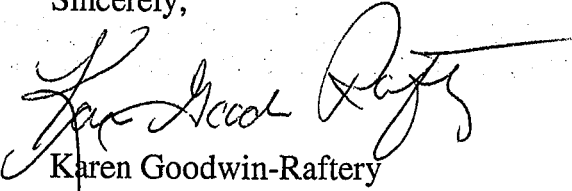
POLICE DEPARTMENT
1700 North Highway 67
Florissant MO 63033
314 / 831-7000
Fax: 314 / 830-6045

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

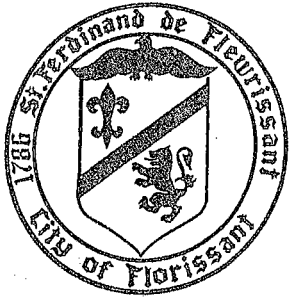
MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

Sincerely,


Karen Goodwin-Raftery
City Clerk

/pas



June 30, 2004

Florissant, Missouri

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
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314 / 921-5700
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POLICE DEPARTMENT
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MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

12

Members of the Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, Missouri 63105

RE: Annexation Proposal for "Area 6"

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that a verified petition signed by seventy-five percent (75%) of the registered voters within Area 6, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, has been submitted with this proposal to the Boundary Commission.

I also certify that the number of registered voters within Area 6 was established on the date the first signature on the verified petition was obtained and that there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.

Very truly yours,


Captain John Foster
Florissant Police Department

/pas

SECTION 4 - SUPPORTING DOCUMENTS

(i) Annexation Ordinance - Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of Area 6.

(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.

Jana School
405 Jana Drive
Florissant, Mo. 63033
314-953-4400
Mary Shaw, Principal

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

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

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

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

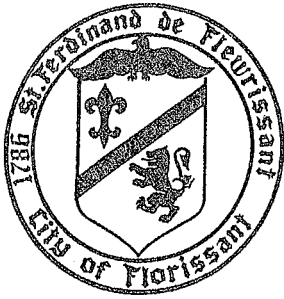
(vi) Proposed Language for Public Hearing Notice - see attached.

(vii) Legal Description - see attached.

(viii) Effective Annexation Date

Pending approval from the Boundary Commission, the proposed effective date for the simplified boundary adjustment will be January 1, 2005, or an earlier date if so established by the Boundary Commission. The City will move quickly (in conjunction with a common transition committee) to provide full City services immediately.

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



Florissant, Missouri

June 30, 2004

Members of the Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, Missouri 63105

Honorable
Robert G. Lowery, Sr.
MAYOR

RE: Annexation Proposal for "Area 6"
Section 4 - Supporting Documents
Subsection (i)

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

Dear Members:

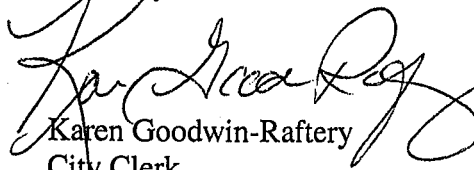
I, Karen Goodwin-Raftery, City Clerk for the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 7031 as the same appears of record in my office.

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

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 30th day of June, 2004.

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

Sincerely,


Karen Goodwin-Raftery
City Clerk

/pas

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

www.florissantmo.com

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 28, 2004

3
4 BILL NO. 7935

ORDINANCE NO. 7031

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

13
14 WHEREAS, the City has received verified petitions signed by at least seventy-five
15 percent (75%) of the registered voters within an area of land located in unincorporated St. Louis
16 County referred to as "Area 6" in the City of Florissant's Annexation Map Plan of 2000
17 submitted to the St. Louis County Boundary Commission, hereinafter referred to as "Area 6";
18 and

19 WHEREAS, the area proposed to be transferred, referred to as "Area 6", is predominantly
20 residential in character and has an average residential density of not less than one dwelling unit
21 per three (3) acres; and

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

24 WHEREAS, the City of Florissant proposes to annex the property referred to as "Area 6
25 into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of the
26 State of Missouri; and

27 WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis
28 County Boundary Commission for approval of the simplified boundary change of the area
29 referred to as "Area 6" by the City setting forth, among other things, the various impacts of the
30 boundary change proposal, a legal description of the Annexation Area, proposed time schedule
31 for the provision of the services to the Annexation Area, the current tax rates, the revenue
32 sources, the effect of the simplified boundary change on St. Louis County resource distribution,
33 the proposed zoning, and the effective date of the proposed Annexation.

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39 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
40 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
41
42

43 Section 1: The City will seek the inclusion of the Area 6 within the City's limits through
44 a simplified boundary change proposal as being in the best interest of the City of Florissant, the
45 unincorporated area subject to the simplified boundary change proposal and the areas adjacent to
46 the unincorporated area subject to the proposed simplified boundary change.
47

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

- 50 a) The verified petitions signed by the property owners;
51 b) The various impacts of the boundary change proposed;
52 c) The ability to accommodate the orderly incorporation in the city;
53 d) Legal description of the Area 6;
54 e) Present level of major services provided by the City and St. Louis County
55 and proposed to be provided to the Area 6;
56
57 f) Proposed time schedule for the provision of services to Area 6;
58
59 g) Current tax rates;
60 h) Revenue sources;
61 i) Effect of boundary change on St. Louis County resource distribution;
62 j) Proposed zoning;
63 k) Compactness of the Annexation Area 6; and
64 l) Effective date of the proposed transfer.
65

66 Section 3: The City is well prepared to effectuate the simplified boundary change of the
67 Area 6 as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a
68 certified copy of the Ordinance including Appendix "A", and all other information deemed
69 necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis
70 County Boundary Commission for its consideration and approval.
71

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

AREA 6**LEGAL DESCRIPTION**

Beginning at a point being intersection of the northwestwardly prolongation of the southwest line of Chapel View subdivision, as recorded in Plat Book 261, Page 3, of the St. Louis County, Missouri and the centerline of Patterson Road;

Thence northeastwardly along said centerline of Patterson Road (variable width) to a point at its intersection with the centerline of Wiethaupt Road (variable width);

Thence northwestwardly along said centerline of Wiethaupt Road to a point at its intersection with the northwest ROW (right-of-way) line of Patterson Road;

Thence north and northeastwardly along the northwest ROW line of Patterson Road to a point at its intersection with the southwest corner of Wedgwood Green Shadow Rock Plat 3 subdivision;

Thence north along the west line of Wedgwood Green Shadow Rock Plat 3 subdivision to its intersection with the south line of a parcel now or formerly owned by Russell & Barbara Marty (St. Louis County Locator No. 05J320016);

Thence westwardly along the south line of said Marty property to the southwest corner of said property;

Thence northerly along the west line of said Marty property to its intersection with the west ROW line of New Halls Ferry Road;

Thence southeastwardly along the west ROW line of New Halls Ferry Road to a point at its intersection with the centerline of Coldwater Creek;

Thence meandering west and southwest along the centerline of Coldwater Creek to a point at its intersection with the southwest line of Chapel View subdivision;

Thence northwestwardly along the southwest line of Chapel View subdivision to a point at its intersection with the centerline of Patterson Road and the point of Beginning.

LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

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

JOHN M. HESSEL
DIRECT (314) 444-7735

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

June 17, 2004

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

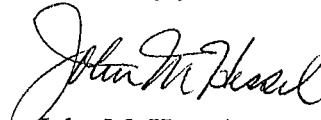
Re: Annexation Proposal for "Area 6"

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of "Area 6." Based upon my review of the annexation proposal for "Area 6" and relevant documents, it is my opinion that all statutory and Boundary Commission requirements applicable to the City of Florissant have been satisfied in connection with its Simplified Boundary Change proposal.

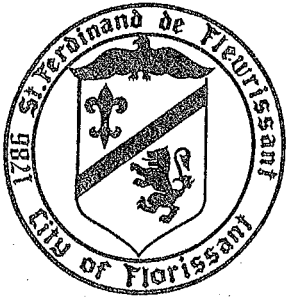
If you have any questions, please do not hesitate to contact me.

Very truly yours,



John M. Hessel

JMH/ps/trm



Florissant, Missouri

June 30, 2004

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

12

Members of the Boundary Commission
168 North Meramec Avenue, Suite 140
Clayton, Missouri 63105

RE: Annexation Proposal for "Area 6"
Section 4 - Supporting Documents
Subsection (iv)

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, please be advised that the proposal for annexation of Area 6 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 ANNEXATION PROPOSAL AND PUBLIC HEARING**

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the City of Florissant, Missouri, proposing agent Louis B. Jearls, Jr., P.E., Director of Public Works, on _____. The following legal description has been submitted by the City of Florissant for the tract to be annexed, "Area 6," which encompasses an area of about 0.225 square miles. The Commission will consider the proposed boundary change by the City of Florissant. A legal description 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 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 map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 North Meramec Avenue, Suite 140, Clayton, Missouri 63105 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-863-3005.

Secretary of St. Louis County
Boundary Commission

Dated: _____, 200__

AREA 6

LEGAL DESCRIPTION

Beginning at a point being intersection of the northwestwardly prolongation of the southwest line of Chapel View subdivision, as recorded in Plat Book 261, Page 3, of the St. Louis County, Missouri and the centerline of Patterson Road;

Thence northeastwardly along said centerline of Patterson Road (variable width) to a point at its intersection with the centerline of Wiethaupt Road (variable width);

Thence northwestwardly along said centerline of Wiethaupt Road to a point at its intersection with the northwest ROW (right-of-way) line of Patterson Road;

Thence north and northeastwardly along the northwest ROW line of Patterson Road to a point at its intersection with the southwest corner of Wedgwood Green Shadow Rock Plat 3 subdivision;

Thence north along the west line of Wedgwood Green Shadow Rock Plat 3 subdivision to its intersection with the south line of a parcel now or formerly owned by Russell & Barbara Marty (St. Louis County Locator No. 05J320016);

Thence westwardly along the south line of said Marty property to the southwest corner of said property;

Thence northerly along the west line of said Marty property to its intersection with the west ROW line of New Halls Ferry Road;

Thence southeastwardly along the west ROW line of New Halls Ferry Road to a point at its intersection with the centerline of Coldwater Creek;

Thence meandering west and southwest along the centerline of Coldwater Creek to a point at its intersection with the southwest line of Chapel View subdivision;

Thence northwestwardly along the southwest line of Chapel View subdivision to a point at its intersection with the centerline of Patterson Road and the point of Beginning.

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LEGAL DESCRIPTION

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Thence northwestwardly along the southwest line of Chapel View subdivision to a point at its intersection with the centerline of Patterson Road and the point of Beginning.