

*Florissant Missouri*  
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OFFICIAL SUBMITTAL  
TO ST. LOUIS COUNTY  
BOUNDARY COMMISSION  
FOR ANNEXATION  
OF AREA 13

(All of Area 13 and a small portion of Area 10, primarily including Sunland Hills Plat 1-4, Kiefer, Candlewyck, Spring Creek Condominium Phase 1-17 and John Evans Estate subdivisions)

OCTOBER 2008



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**AREA 13**

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## SECTION 1 - EXECUTIVE SUMMARY

### Proposed Annexation of Area 13

- a) The City of Florissant is proposing an "Annexation" of an area known as "Area 13," which is comprised of all of Area 13 (ref. Master Annexation Map Plan) and a small portion of Area 10, primarily including Sunland Hills Plat 1-4, Kiefer, Candlewyck, Spring Creek Condominium Phase 1-17 and John Evans Estate subdivisions.

Hereafter, in this proposal, we will refer to this proposed annexation area as "Area 13."

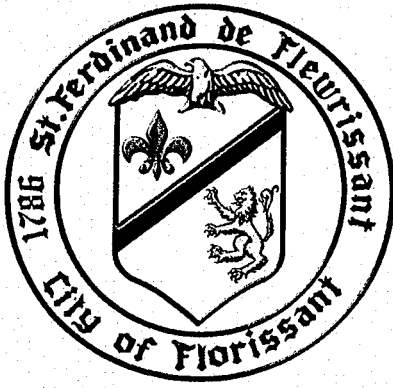
- b) Area 13 is located adjacent to the northeast boundary lines of the City of Florissant and the City's Golf Club along Coldwater Creek, west of and including Old Halls Ferry Road, south of and including N. Highway 67 (except for one parcel, North County Golf, just north of N. Highway 67 at Coldwater Creek), and east and north of Coldwater Creek adjacent to the City. Please see the Plan of Intent, Tab 2, Attachment "A" for a more precise location map.

Area 13 is approximately 43.7% contiguous to the City. It is approximately 172.3 acres in size, having 2.15 miles of streets, 548 housing units and an estimated population of 1,287 people (2000 U.S. Census).

Area 13 has an estimated assessed valuation of \$7,861,807 and will generate an estimated \$436,524 in revenue yearly. It is a mostly developed area (except for flood plain parcels) consisting primarily of R-3 residential properties, a small area of parcels zoned R-6A residential, one corner parcel zoned C-2 commercial shopping, a couple large parcels zoned FPR3 flood plain residential, and one parcel zoned FPNU and NU flood plain non-urban and non-urban.

- c) We request no special considerations or exceptions from the Boundary Commission at this time.
- d) The City's designated agent authorized to act on behalf of the City of Florissant is:

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PROPOSED ANNEXATION  
2008

PLAN OF INTENT  
FOR THE ANNEXATION  
OF AREA 13

(All of Area 13 and a small portion of Area 10,  
primarily including Sunland Hills Plat 1-4, Kiefer,  
Candlewyck, Spring Creek Condominium  
Phase 1-17 and John Evans Estate subdivisions)

BY

City of Florissant, Missouri  
OCTOBER 2008

## **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 one full-time and one 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 53,948, encompassing approximately 12.72 square miles in area, and having a current assessed value of \$683,548,475 (as of 7/31/08). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance & Purchasing Departments
- Human Resources, Community Development & Housing Center Department
- City Clerk & Printing Departments
- Economic Development Department
- Information Technology Department
- Media Department
- Public Works Department
  - (Health, Streets, Engineering, Sewer Lateral & 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)
- Police Department
  - (Field Operations, Criminal Investigation, Communication and Records Divisions)

### **Geographic**

#### **(1) General Description**

Area 13 is generally bounded by the City of Florissant to the south, Old Halls Ferry Road (and Unincorporated St. Louis County) to the east, N. Highway 67 (and Unincorporated St. Louis County) to the north (except for one parcel, the North County Golf driving range, north of N. Highway 67 at Coldwater Creek) and Coldwater Creek (and the City of Florissant) to the west and south.

Please note that the legal description for Area 13 includes the right-of-ways of both Old Halls Ferry Road and N. Highway 67.

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.

(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 13. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Area 13 has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
1,287 (ref. 2000 Census)	172.3 Acres	548

(5) Area/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Area 13	172.3 Acres	2.15 Miles	0.0 Miles
City of Florissant	8,140.67 Acres	165.02 Miles	25.05 Miles
Combined Total	8,312.97 Acres	167.17 Miles	25.05 Miles

(6) Community of Interest

The City is 43.7% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

- Welcome residents who have consistently and steadfastly requested to be annexed into the City of Florissant;
- 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;
- Offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

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

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection, better/closer parks/recreation facilities and a more accessible level of governmental representation. 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 and restaurants along New Halls Ferry Road and North Highway 67 are patronized by both City & Area 13 residents.

(7) Subdivisions

Area 13 includes primarily Sunland Hills Plat 1-4, Spring Creek Condominium Phase 1-17 and Candlewyck subdivisions; along with one parcel, Kiefer subdivision, the commercial property at the southwest corner of Old Halls Ferry and N. Highway 67; and along with one parcel, John Evans Estate, the golf driving range at the northeast corner of N. Highway 67 and Coldwater Creek.

There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(8) Common and Adjacent to Florissant

Area 13 is 43.7% contiguous to the City of Florissant along Coldwater Creek and the City's Golf Club to the south, the Parc Chateau subdivision in the City to the south, St. Ferdinand Commons subdivision in the City to the west and Lindbergh Plaza Shopping Center in the City to the west at N. Highway 67.

(9) Compactness

The proposed Area 13 will be very accessible for City services. Being 43.7% contiguous to existing City boundary lines, the City can readily and routinely provide services as needed from North Highway 67 and Old Halls Ferry Road. This area is not and will not be stranded property "off-in-left-field" unable to routinely and regularly receive City services.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the west and south, Old Halls Ferry Road to the east, North Highway 67 to the north, and Coldwater Creek to the west and south. 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.

(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 13 is a very logical and common extension of our boundaries. This annexation helps to square off our City boundary lines and creates a logical separation of services between Florissant, the City of Black Jack and St. Louis County.

We have future annexation plans in this geographic area. Our Master Map Plan shows that we plan to annex the remaining portion of Area 10 and Areas 11, 14 and 18 as may be mutually beneficial to the City and the residents in these areas.

(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, restaurants, shopping centers, and a host of other common interests from property maintenance to police protection, fire 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) 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 \$436,524 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 13 for a three (3)-year period are as follows:



<b>Revenues (Est.)</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Cigarette Tax	\$4,118	\$4,118	\$4,118
Gasoline Tax	\$35,779	\$35,779	\$35,779
Property Tax	0	0	0
Road & Bridge Tax	\$8,255	\$8,255	\$8,255
Sales Tax	\$170,849	\$170,849	\$170,849
Utility Tax	\$68,500	\$68,500	\$68,500
Capital Improvement Sales Tax	\$80,759	\$80,759	\$80,759
Business License Fees	150	150	150
Park Improvement Sales Tax	0	0	0
Motor Vehicle Sales Tax	\$9,653	\$9,653	\$9,653
Motor Vehicle Fee Increase	\$6,628	\$6,628	\$6,628
Cable TV Franchise Fee	\$11,837	\$11,837	\$11,837
Sewer Lateral Insurance Fee	\$27,126	\$27,126	\$27,126
Misc. Tax/Permits/Licenses/Fees/etc.	\$12,870	\$12,870	\$12,870
Misc. Commercial	0	0	0
<b>Total</b>	<b>\$436,524</b>	<b>\$436,524</b>	<b>\$436,524</b>

<b>Expenditures (Est.)</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Administrative(IT, Housing, Legislative, Home Equity, Economic Development, Media)	\$47,124	\$47,124	\$47,124
Municipal Courts	\$10,000	\$10,000	\$10,000
Seniors	\$2,600	\$2,600	\$2,600
Health Department	\$12,200	\$12,200	\$12,200
Parks, Recreation, Theatre, Civic/Community Centers, Pools, Golf Course	\$56,300	\$56,300	\$56,300
Public Works, Streets, Building, Engineering	\$55,900	\$55,900	\$55,900
Sewer Lateral Insurance/Repair Program	\$10,900	\$10,900	\$10,900
Police Services	\$138,400	\$138,400	\$138,400
Capital Improvements	\$54,600	\$54,600	\$54,600
Park Improvements	\$48,500	\$48,500	\$48,500
<b>Total</b>	<b>\$436,524</b>	<b>\$436,524</b>	<b>\$436,524</b>

Note: The City of Florissant will budget over a three (3) year period street repairs (estimated @ \$109,200) and sidewalk and ADA accessible curb cuts (estimated @ \$11,000) and new street lights (estimated @ \$128,100).

(2) Tax Rates

Relevant tax rates (2007) before and after annexation of Area 13 are as follows:

<b>Property Tax</b>	<b>Before</b>	<b>After</b>
City of Florissant	0.0000	0.0000
State of Missouri	0.0300	0.0300
St. Louis County General	0.1900	0.1900
St. Louis County Health Fund	0.1500	0.1500
St. Louis County Park Maintenance	0.0500	0.0500
St. Louis County Bond Retirement	0.0630	0.0630
Road & Bridge	0.1050	0.1050
St. Louis Community College	0.2003	0.2003
Special School District	0.9084	0.9084
Metro. Zoo & Museum District	0.2330	0.2330
St. Louis County Library	0.1400	0.1400
Hazelwood School District	5.1240	5.1240
St. Louis Metropolitan Sewer District	0.0667	0.0667
Sewer District, Cold Water Creek	0.0700	0.0700
Black Jack Fire District	0.9930	0.9930
Sheltered Workshop	0.0700	0.0700
<b>Total</b>	<b>8.3934</b>	<b>8.3934</b>

<b>Utility Tax</b>	<b>Before</b>	<b>After</b>
	0.05	0.05

<b>Sales Tax</b>	<b>Before</b>	<b>After</b>
	6.075	7.075

The sales tax rate will increase from 6.075% (St. Louis County) to 7.075% (City of Florissant), because the City has a 0.50% Capital Improvement Sales Tax and a 0.50% Park Improvement Sales Tax.

(3) *Florissant's General Operating Fund*

	<b>2005-Audited</b>	<b>2006-Audited</b>	<b>2007-Audited</b>	<b>2008-Budget</b>
Revenues	\$18,287,435	\$19,604,208	\$20,741,760	\$21,123,000
Expenditures	\$19,193,271	\$20,948,007	\$21,543,730	\$22,895,623
Fund Balances	\$10,424,998	\$9,182,051	\$8,323,928	\$6,551,305

Also, please reference the City of Florissant's FY 2008 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 13 and Florissant, our three- (3) year estimate is as follows:

	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Revenues	\$21,598,000	\$21,813,980	\$22,032,120
Expenditures	\$23,544,415	\$24,070,960	\$24,311,670

(5) Capital Improvement Projects

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

	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Street repairs/improvements	\$36,400	\$36,400	\$36,400
Sidewalks & ADA Accessible Curb Cuts	\$4,000	\$4,000	\$3,000
New/additional street lighting	\$43,000	\$43,000	\$42,100

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$80,759 per year for this area. Obviously, the City will need to allocate additional revenues to perform all Area 13 capital improvement projects.

(6) Effect on County Tax Resources

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

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and have a negligible effect on St. Louis County after the transfer of services to the City.

(7) Lost Revenue to County

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

	<b>St. Louis County</b>
Cigarette Tax	\$4,118
Gasoline Tax	\$35,779
Road & Bridge Tax	\$8,255
Sales Tax	\$170,849
Utility Tax (5%)	\$68,500
Total	\$287,501

(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 13 is within St. Louis County's New Halls Ferry Road Corridor Traffic Generation Assessment Road Trust Fund (No. 702). The City will continue to require any new development to participate in this trust fund. The City does not have an ordinance or policy prohibiting participation in these trust funds.

(10) Existing Escrow Accounts

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

(11) Tax Base/Revenues

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

- a) Area 13 and its residents
- b) The City of Florissant and 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 5,994 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 13 residents to serve on one of the many 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	Black Jack/In-House	Black Jack/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	None in area	Florissant/In-House
Swimming Pool	St. Louis County/In-House	Florissant/In-House
Aquatic Center	None in area	Florissant/In-House
Golf course	St. Louis County/In-House	Florissant/In-House
Skateboard Park	None in area	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 13 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. 600.050), building permit fees (Sec. 500.010), sign fees (520.030), business license fees (Sec. 605.347), parks and recreation fees (Sec. 245.180), golf course fees (Sec. 245.610), subdivision permit fees (Sec. 410.020 & 410.050) and zoning permit fees (Sec. 500.010).

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"

<b>Service</b>	<b>St. Louis County</b>	<b>Florissant</b>	<b>Fee Change</b>
Commercial & Industrial Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Residential Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Electrical Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Mechanical Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Plumbing & Sewer Permit Fees	County Fee Schedule	Florissant Fee Schedule	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., \$127/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/\$109.
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	\$100-\$500	\$100	Florissant has a fixed fee whether major/minor request is made; County has a filing fee & additional permit fee
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	<b>Residential</b> -\$80 for both inspection & occupancy permit. <b>Commercial</b> -\$50	<b>Residential</b> -\$80 for both inspection & occupancy permit <b>Commercial</b> -\$40	St. Louis County now has an occupancy program. Costs for both areas are very similar.
Ice Rink Rental	No facility	\$110/hr.	Florissant has outdoor ice rink
Ice Rink Admission	No facility	Under 5 - Free/Youth \$1.50/Adult \$2.25/Senior \$1.75	North County Recreational Center no longer has an ice skating rink
Swimming Pool Admission	North County Recreational Center - <b>Outdoor Pool</b> - Child (4 & Under) Free/Youth \$3.00/Adult \$4.00/Senior \$3.00	<b>Indoor Pool</b> - Youth \$1.50/Adult \$2.25/Senior \$1.75 <b>Outdoor Pools</b> - 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 w/cart - Weekdays \$37.25 /Weekends \$48.00/Seniors \$28.50	Golf Club of Florissant - 18 Holes w/cart - Weekdays \$25.60/Weekends \$34/Seniors \$20	Greens fees at Florissant are a little cheaper

(2) 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 Black Jack 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 (50) full-time employees and thirteen (13) 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 165 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-three (43) full-time and one-hundred twelve (112) 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)   |
| Golf Club of Florissant          | 27 Ball Fields (11 Lighted)     |
| 17 Parks Totaling 380± Acres     | 4 Handball Courts               |
| 1 Indoor Swimming Pool           | 1 Lighted & Covered Outdoor Ice |
| 1 Outdoor Swimming Pool          | Rink/Roller Rink                |
|                                  | 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 and the City's quarterly publication, the "FOCUS." 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:

The stated mission of the 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), initially awarded accreditation to the department after determining that the department had successfully demonstrated compliance with 369 standards of professionalism. The department has since been reaccredited twice, meeting the applicable of the now 460 standards. Florissant remains one of only 15 fully accredited law enforcement agencies in the state of Missouri.



The Florissant Police Department is staffed by 85 commissioned officers and 22 civilian employees responsible for providing 24 hour a day public safety services to the City of Florissant. Each police officer is highly trained and certified by the Police Officers Standards and Training Commission of the State of Missouri. Officers receive ongoing specialized training far in excess of the 16 hours minimum continuing education required annually by P.O.S.T.

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

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 uniformed officers divided among three platoons covering seven patrol sectors on three shifts each and every day. These officers are supported by traffic safety and canine officers. The BFO also participates in a federal task force of the United States Marshal's Service.

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 BOI participates in two regional federal task forces of the Drug Enforcement Administration and the Federal Bureau of Investigation

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 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 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 the quickest possible response time to emergency situations.

The Police Department hosts web site with additional information and interactive services. You can access the site at [www.florissantmo.com/police](http://www.florissantmo.com/police).

### 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) F.L.E.R.T. 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) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- g) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- h) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- i) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- j) 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) full-time Judge, one (1) full-time and one (1) part-time Prosecuting Attorneys, one (1) part-time Judge for Division #2, five (5) full-time Clerks, four (4) part-time clerks and a part-time Bailiff.

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 Black Jack 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)  
Black Jack Fire Protection District  
Bi-State Bus Service

#### PRIVATE SECTOR

Missouri-American Water Company  
Laclede Gas Company  
AmerenUE  
SBC  
Northwest Health Care  
Christian Northeast Hospital  
St. Louis Post Dispatch  
North County Journal  
Florissant Valley Reporter  
Chamber of Commerce  
Various Waste Haulers

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

### (3) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to Area 13 after annexation.

### (4) 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 new street lights where needed and will maintain these AmerenUE new and existing street lights, including paying the monthly AmerenUE charges and fees.
- 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.

(5) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area immediately after voter approval is certified or as 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 Black Jack Fire Protection District.

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

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

Zoning/Land Use

(1) Current Land Use %

Commercial (C-8)	1.29%
Industrial	0.00%
Institutional/Governmental	0.00%
Single-Family Residential (R-3)	63.81%
Multi-Family Residential (R-6A)	5.14%
NU (Non-Urban)	4.11%
FPNU (Flood Plain Non-Urban)	25.65%
Totals	100.00%

(2) Current/Proposed Zonings

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

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains five (5) zoning classifications - NU, FPNU, R-3, R-6A and C-2. 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>	
C-2	Shopping District	B-2	Central Business District
R-3	Residence District	R-3	Single-Family Dwelling District
R-6A	Residence District	R-6	Multiple-Family Dwelling District
NU	Non-Urban District	NU	Non-Urban District
FPNU	Flood Plain Non-Urban District	NU	Non-Urban District (However, our Flood Plain Ordinance applies to this area.)

The City does not have a FP-Flood Plain District. We have a Flood Plain Ordinance (Chapter 415: "Flood Damage Prevention and Control" in our City Code Book) which applies to all zonings where the property falls within the 100-year flood plain.

There will be no impact from these 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-

## Summary

### (1) Best Interest of Florissant

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

- We want to welcome residents in this area who have repeatedly, consistently and steadfastly requested to be annexed into the City.
- This area is very contiguous (43.7%) 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 prevent adverse land development and improper land usage along adjacent commercial/residential areas.
- We wish to allow Area 13 businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this 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 (68.95%), 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 \$436,524 and will be adequate to provide all City services to this area in a first-class fashion.

### (2) Best Interest of County

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

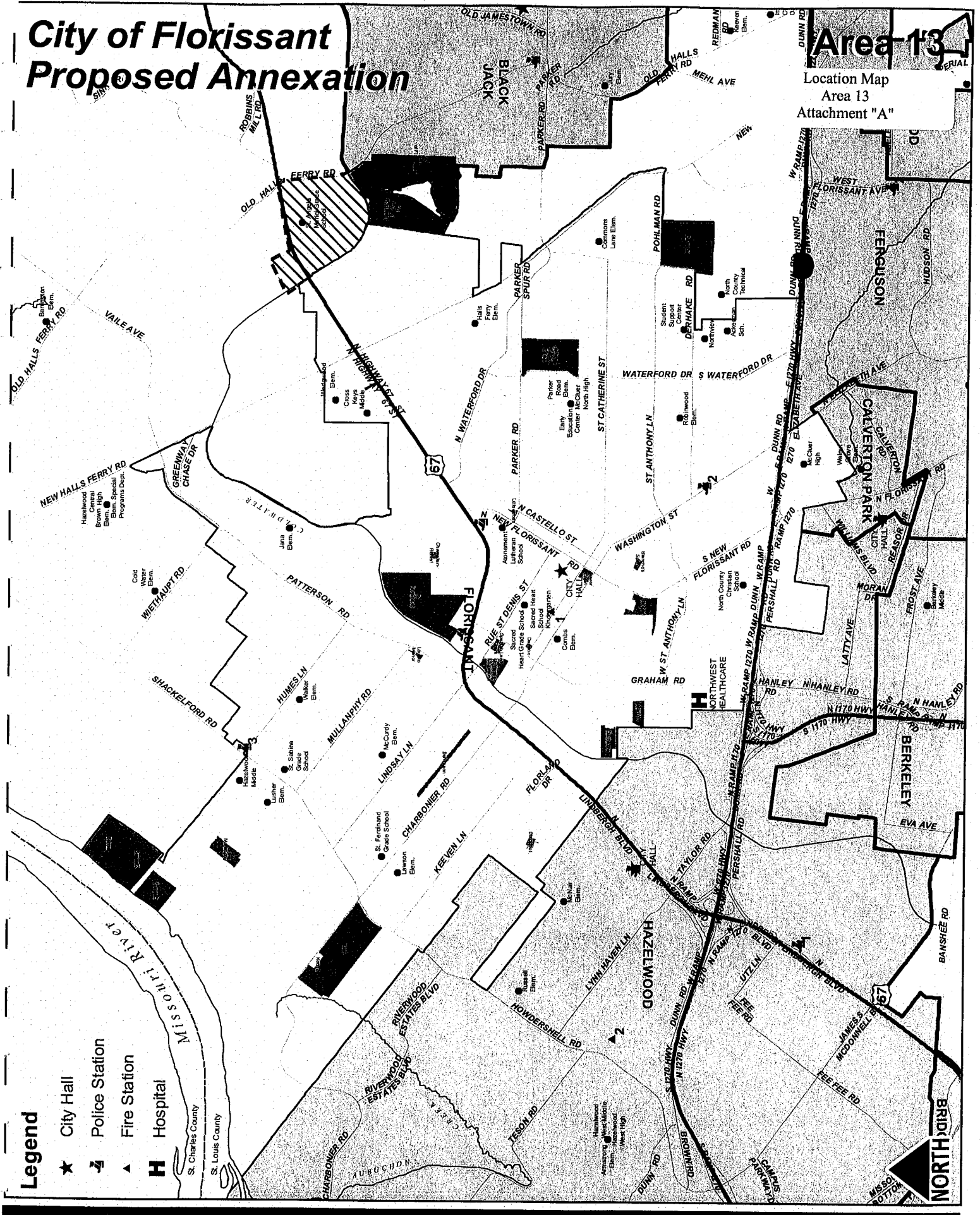
### (3) Best Interest of Area 13

We feel it is in the best interest of Area 13 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.

# City of Florissant Proposed Annexation

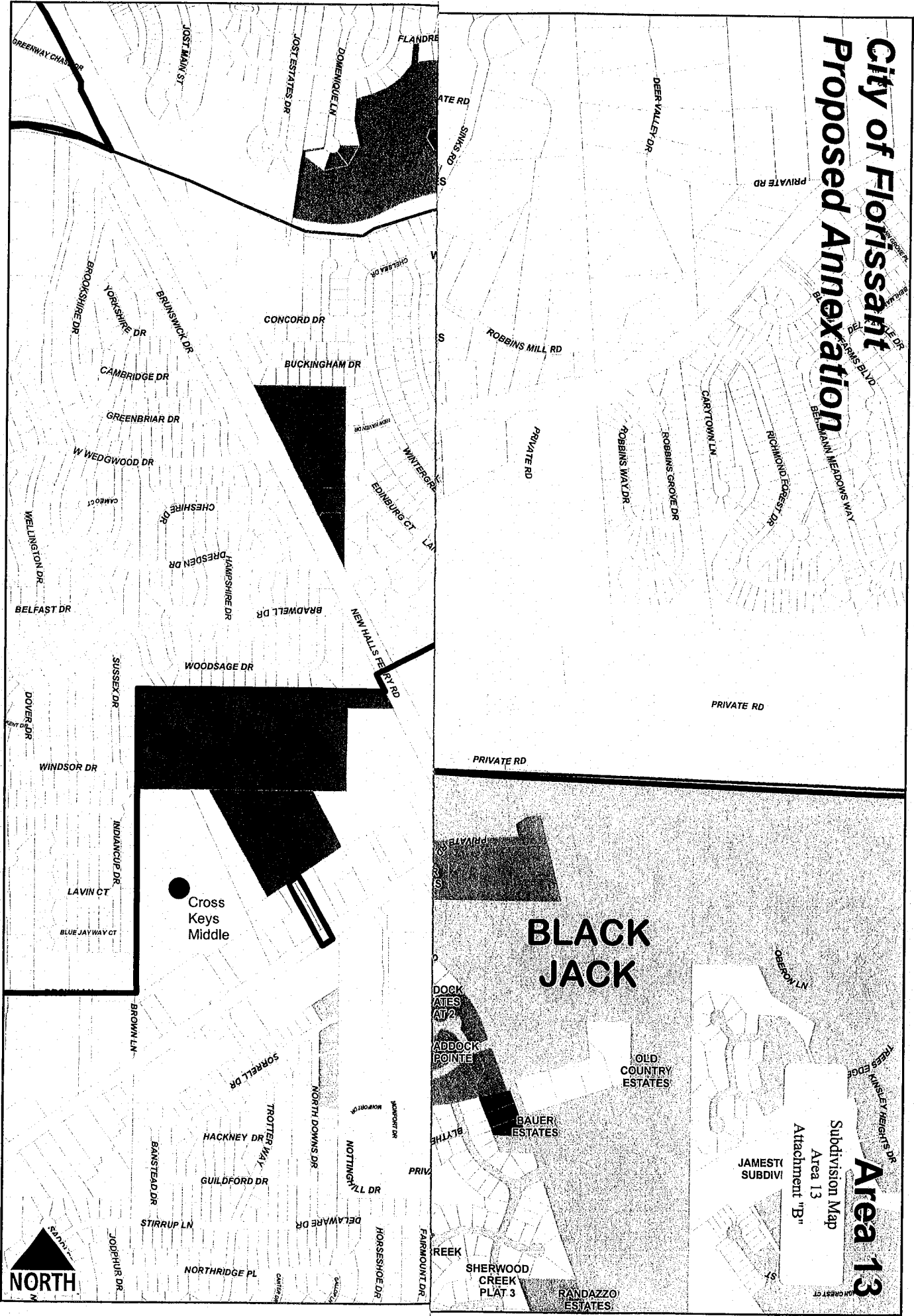
Area 13

Location Map  
Area 13  
Attachment "A"



- Legend**
- ★ City Hall
  - 🚓 Police Station
  - ▲ Fire Station
  - H Hospital

# City of Florissant Proposed Annexation



**Area 13**

Subdivision Map  
Area 13  
Attachment "B"

JAMESTI  
SUBDIVI

**BLACK  
JACK**

● Cross  
Keys  
Middle





**TITLE V. BUILDING AND CONSTRUCTION**

**CHAPTER 500: BUILDING REGULATIONS**

**ARTICLE I. IN GENERAL**

*Charter Reference—Power of city and council to regulate construction and maintenance of buildings, §3.10(24).*

*Cross References—Landmarks commission, §120.280; regulation of video service providers, ch. 610; emergency management, ch. 240; electricity, §§505.040 et seq.; fire prevention and protection, ch. 215; flood damage prevention and control, ch. 415; garbage, rubbish and litter, ch. 220; health and sanitation, ch. 225; parks and recreation, ch. 245; planning and community development, ch. 400; plumbing, §§505.060 et seq.; streets and sidewalks, ch. 530; utilities, ch. 535; subdivision regulations, ch. 410; zoning regulations, ch. 405.*

**SECTION 500.010: BUILDING PERMIT AND OTHER FEES**

A. 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 (1) and (2) below or alternatively by use of the schedule of unit prices set forth in paragraphs (3), (4) and (5) below:

1. *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 500.020 of this Article. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be fifty-five dollars (\$55.00) where no plan review is required and eighty dollars (\$80.00) where a plan review is required.

Building and Inspection Fee Schedule from \$1,000 to \$1,000,000			
Total Cost Thousand \$	Total Fee	Total Cost Thousand \$	Total Fee
Up to 1	80	Up to 16	262
Up to 2	109	Up to 17	271
Up to 3	129	Up to 18	271
Up to 4	149	Up to 19	286
Up to 5	185	Up to 20	286
Up to 6	211	Up to 21	286
Up to 7	222	Up to 22	286
Up to 8	246	Up to 23	286
Up to 9	257	Up to 24	296
Up to 10	261	Up to 25	296
Up to 11	261	Up to 26	320
Up to 12	261	Up to 27	320
Up to 13	261	Up to 28	322
Up to 14	261	Up to 29	322
Up to 15	261	Up to 30	322

Building and Inspection Fee Schedule from \$1,000 to \$1,000,000			
Total Cost Thousand \$	Total Fee	Total Cost Thousand \$	Total Fee
Up to 820	4,585	Up to 920	5,053
Up to 840	4,670	Up to 940	5,151
Up to 860	4,769	Up to 960	5,249
Up to 880	4,867	Up to 980	5,436
Up to 900	4,966	Up to 1,000	5,436

Building and Inspection Fee Schedule from \$1.1 Million to \$50,000,000			
Total Cost Per Million \$	Total Fee	Total Cost Per Million \$	Total Fee
Up to 1.1	5,879	Up to 5.2	22,449
Up to 1.2	6,334	Up to 5.4	23,185
Up to 1.3	6,790	Up to 5.6	23,924
Up to 1.4	7,232	Up to 5.8	24,661
Up to 1.5	7,675	Up to 6.0	25,386
Up to 1.6	8,117	Up to 6.2	26,124
Up to 1.7	8,549	Up to 6.4	26,851
Up to 1.8	8,979	Up to 6.6	27,550
Up to 1.9	9,410	Up to 6.8	28,289
Up to 2.0	9,839	Up to 7.0	29,003
Up to 2.1	10,257	Up to 7.2	29,716
Up to 2.2	10,675	Up to 7.4	30,428
Up to 2.3	11,095	Up to 7.6	31,143
Up to 2.4	11,513	Up to 7.8	31,843
Up to 2.5	11,931	Up to 8.0	32,545
Up to 2.6	12,338	Up to 8.2	33,247
Up to 2.7	12,741	Up to 8.4	33,947
Up to 2.8	13,146	Up to 8.6	34,649
Up to 2.9	13,554	Up to 8.8	35,338
Up to 3.0	13,961	Up to 9.0	36,026
Up to 3.1	14,366	Up to 9.2	36,716
Up to 3.2	14,760	Up to 9.4	37,404
Up to 3.3	15,154	Up to 9.6	38,092
Up to 3.4	15,561	Up to 9.8	38,781
Up to 3.5	15,953	Up to 10.0	39,458
Up to 3.6	16,339	Up to 10.5	41,154
Up to 3.7	16,727	Up to 11.0	42,840
Up to 3.8	17,122	Up to 11.5	44,512
Up to 3.9	17,504	Up to 12.0	46,185
Up to 4.0	17,897	Up to 12.5	47,834
Up to 4.2	18,659	Up to 13.0	49,483
Up to 4.4	19,433	Up to 13.5	51,117
Up to 4.6	20,185	Up to 14.0	53,843
Up to 4.8	20,948	Up to 14.5	54,377
Up to 5.0	21,696	Up to 15.0	55,988

site plans. An "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction. An "extra inspection" is defined as an inspection which is made as a result of non-compliance, not ready, lock out or similar circumstances.

2. *Residential construction permit fees.* The fee for a building permit and inspections of residential construction or new structures, alterations and additions on one- or two-family residential structures, apartment structures, residential swimming pools and all other 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 500.020 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-five dollars (\$55.00) where no plan review is required and eighty dollars (\$80.00) where plan review is required.

Residential Construction Permit Fees			
Total Cost Per Thousand \$	Total Fee	Total Cost Per Thousand \$	Total Fee
Up to 1	80	Up to 32	226
Up to 2	89	Up to 33	226
Up to 3	100	Up to 34	234
Up to 4	114	Up to 35	234
Up to 5	133	Up to 36	242
Up to 6	146	Up to 37	243
Up to 7	153	Up to 38	249
Up to 8	170	Up to 39	251
Up to 9	175	Up to 40	258
Up to 10	179	Up to 42	266
Up to 11	179	Up to 44	275
Up to 12	179	Up to 46	281
Up to 13	179	Up to 48	291
Up to 14	179	Up to 50	296
Up to 15	179	Up to 52	305
Up to 16	180	Up to 54	322
Up to 17	185	Up to 56	322
Up to 18	185	Up to 58	331
Up to 19	193	Up to 60	338
Up to 20	193	Up to 62	346
Up to 21	193	Up to 64	353
Up to 22	193	Up to 66	363
Up to 23	193	Up to 68	371
Up to 24	202	Up to 70	378
Up to 25	202	Up to 72	386
Up to 26	211	Up to 74	396
Up to 27	211	Up to 76	403
Up to 28	216	Up to 78	410
Up to 29	216	Up to 80	417
Up to 30	216	Up to 82	427
Up to 31	226	Up to 84	435

Fees for any additional or extra inspections, as defined herein, that may be required are not shown here and shall be added to the total permit fee at the rate of thirty-one dollars (\$31.00) for each inspection. An "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction. An "extra inspection" is defined as an inspection which is made as a result of non-compliance, not ready, lock out or similar circumstances.

3. *Electrical permit fees.* At the option of the permittee, the residential electrical permit fees may be calculated by either the cost of construction method, as set forth in paragraph (2) above or by use of the following schedule of unit prices:

Minimum permit fee . . . . .	\$55.00
Permit processing fee . . . . .	\$24.00
Additional or extra inspection charge . . . . .	\$31.00

*Electrical Outlets:* (Each and every point on the electrical system where power or light is derived for any purpose whatsoever. In computing outlets for fluorescent fixtures, each fixture shall be counted as an electrical outlet.)

1st outlet . . . . .	\$8.00
Each additional . . . . .	\$0.65

*Service Equipment (Electrical):* (Each and every point on the electrical system where power is derived from the public utility system or a private generating plant).

<i>Applied to service up to and including 200 ampere</i>	
1st unit . . . . .	\$12.00
Each unit additional . . . . .	\$7.00
<i>Service over 200 ampere and up to and including 400 ampere</i>	
1st unit . . . . .	\$19.00
Each unit additional . . . . .	\$12.00
<i>Service over 400 ampere and up to and including 600 ampere</i>	
1st unit . . . . .	\$43.00
Each unit additional . . . . .	\$19.00
<i>Service over 600 ampere</i>	
1st unit . . . . .	\$55.00
Each unit additional . . . . .	\$24.00

*Motors:*

<i>Less than 5 HP</i>	
1st unit . . . . .	\$7.00
Each unit additional . . . . .	\$0.70
<i>5 HP or greater</i>	
1st unit . . . . .	\$7.00
Each unit additional . . . . .	\$5.50

*Cable Television System*

Head end station (per street mile) . . . . .	\$4.40
Power booster	
1st Unit . . . . .	\$45.00
Each additional . . . . .	\$32.00
Electric heat—per 10 K.W.	
1st unit . . . . .	\$7.00
Each additional . . . . .	\$2.20

4. *Mechanical permit fees.* At the option of the permittee, the residential mechanical permit fee may be calculated by either the cost of construction method, as set forth in paragraph (2) above or by use of the following schedule of unit prices. Items not listed below are priced on cost of construction.

Permit processing fee . . . . .	\$24.00
Additional or extra inspections . . . . .	\$31.00
Permit processing, plan review and inspection for first 5 of item of listed equipment . . . . .	\$80.00
Each additional item . . . . .	\$4.40

- Broiler
- Clothes dryer
- Duct furnace
- Duct heater
- Emergency generators
- Fan
- Fire damper
- Fireplace
- Force air furnace
- Fryer, fat
- Gravity
- Griddle
- Grill
- Incinerator
- Infrared heater
- Kettle (gas-fired)
- Kiln
- Make up air heater
- Oven (baking or roasting)
- Radiant heating system
- Range (commercial size)
- Space heater
- Storage tanks
- Tanks over 500 gallons
- Unit heater
- Water heaters more than 120 gallons

<b>SOIL ABSORPTION TRENCHES</b>	
Check layout	\$31.00
Septic tank	\$31.00
Completion of trench excavation	\$31.00
Completion of drain tile installation	\$31.00
<b>FILTER TRENCHES</b>	
Check layout	\$31.00
Septic tank	\$31.00
Completion of trench excavation	\$31.00
Completion of underdrain (bottom) tile installation	\$31.00
<b>FILTER BEDS (OPENED)</b>	
Check layout	\$31.00
Septic tank	\$31.00
Completion of filter bed excavation	\$31.00
Completion of distribution (bottom) tile installation	\$31.00
Completion of distribution (top) pipe installation	\$31.00
<b>FILTER BEDS (COVERED)</b>	
Check layout	\$31.00
Septic tank	\$31.00
Completion of filter bed excavation	\$31.00
Completion of distribution (bottom) tile installation	\$31.00
Completion of distribution (top) pipe installation	\$31.00
<b>EXTRA OR ADDITIONAL INSPECTIONS FEES</b>	
Inspection of pipes for sewer mains—trunks, lateral and appurtenances	In addition to general inspection fee of \$31.00, \$0.19 per foot with a minimum charge of \$19.00.
Inspection of manholes, general lampholes or catch basins	In addition to general inspection fee of \$31.00, \$4.40 per manhole, lamphole or catch basin with a minimum charge of \$19.00.
Plumbing fixtures	\$5.50
Openings for future fixtures	\$5.50
Advisory or investigative inspections	\$31.00
Any additional inspection or reinspections of any work listed on the above schedule	\$31.00

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.

- c. 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.
  - d. 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.
7. *Miscellaneous permits.* The following fees are for the delineated miscellaneous permits:

TYPE	FEE
Demolition	\$55.00
Footing	\$55.00
Foundation	\$55.00

The above fees include cursory plan review and one (1) inspection. Each additional inspection shall be thirty-one dollars (\$31.00).

8. *Miscellaneous fees.*

- a. The following miscellaneous fees shall apply to all permits.

TYPE	FEE
Permit amendment	\$24.00
Refund service charge	\$24.00
Permit extension	\$24.00
Subcontractor transfer	\$55.00
Extra inspection	\$31.00
Additional inspections	\$31.00

G. *Land Disturbance Permit Fees.*

Major	\$500.00
Ordinary	\$250.00
Additional inspections	\$ 30.00 each

H. *Plan Review Fees.* The filing fee for the review by the Planning and Zoning Commission of all plans submitted to ensure that all buildings comply with the minimum standards shall be twenty-five dollars (\$25.00) for residential buildings and fifty dollars (\$50.00) for non-residential projects.

I. *Administrative Fees For Various Zoning Applications And Permits.*

1. The filing fee for a petition for change of zoning district, boundaries, district classification or special permit shall be one hundred twenty-five dollars (\$125.00);
2. The application fee for a residential designed development permit shall be one hundred dollars (\$100.00);
3. The application fee for a planned environmental unit permit shall be one hundred dollars (\$100.00), plus one dollar (\$1.00) for each dwelling unit contained in the proposed development;
4. The application fee for a commercial industrial design permit shall be one hundred dollars (\$100.00);
5. No application fee shall be charged for an application under the density development procedure other than the normal fees required for processing of the subdivision under the Subdivision Regulations (see Chapter 410 of this Code) and other ordinances.
6. The aforementioned fees to be charged for the various procedures are not refundable, except where petitions or applications are withdrawn before substantial processing has been undertaken, and then only by order of the City Council. In addition to all other fees set out herein, the petitioner for a change of zoning district, district boundaries, district classification, or special permit shall pay to the City any and all costs of publication necessary to comply with the provisions of the Florissant Zoning Ordinance. Such fees shall be paid prior to the time any permit is issued under the Zoning Ordinance. (CC 1990 §5-2; Ord. No. 1980 §6-4, 8-12-68; Ord. No. 5409, 10-26-92; Ord. No. 5462, 1-25-93; Ord. No. 5482, 4-12-93; Ord. No. 6416, 6-26-00; Ord. No. 7122 §1, 1-25-05; Ord. No. 7248 §1, 12-16-05; Ord. No. 7358 §2, 11-29-06)

**SECTION 500.020: CALCULATION OF ESTIMATED VALUE OF CONSTRUCTION FOR DETERMINING PERMIT FEE**

The method to be used for calculating the estimated value for the construction of any building for the purpose of a building permit fee calculation shall be by one (1) of the following methods in which the highest figure shall be used:

1. The construction cost may be taken as that cost which was submitted on the permit application.
2. The construction cost may be a calculation using the most recent building valuation data report as published by the International Code Council (ICC). This cost shall be determined by using one hundred percent (100%) of the square footage cost given in the table. (Code 1980 §6-5; CC 1990 §5-3; Ord. No. 5409, 10-26-92; Ord. No. 7122 §1, 1-25-05)



material unless otherwise determined by the City Council. *"Traditional masonry"* is defined as hand-laid in place traditional block back-up, brick, stone or any other masonry material as a face. Decorative and/or embossed tilt-up panels may be required on all other portions of the building. Tilt-up construction is the process of forming, pouring and curing Portland cement concrete panels on the job site and tilting/raising them up into place usually as the exterior wall of a building or structure. Tilt-up is different than pre-cast panels which are constructed off site.

4. Any buildings legally existing on or for which building permits have been legally issued prior to March 1, 1992, or any reconstruction thereof or any alterations and expansion thereof if approved by the Planning and Zoning Commission.
- B. *"Masonry"*, as used in this Section, shall be defined as exposed face brick or natural building stone which is used as a facing component which is applied over exterior wall back-up construction. Face brick shall be prismatic units in a variety of sizes, colors and shapes. Brick shall be manufactured from clay, shale or similar naturally occurring earthy substances and subjected to firing in a kiln. Brick shall be solid masonry units, having a minimum thickness of three and five-eighths (3<sup>5</sup>/<sub>8</sub>) inches and meeting all the requirements of ASTM Designation C-216, Standard Specification for Facing Brick. Ceramic glazed facing brick are specifically excluded. Natural building stone shall include stone that is sawed, cut, split or otherwise finished or shaped having a minimum thickness of one (1) inch. Natural building stone shall include granite, limestone, marble, slate, soapstone, sandstone or other natural stones of similar characteristics and physical properties. Molded, cast or otherwise artificially aggregated units composed of fragments are specifically excluded. Materials specifically excluded from the definition of exposed masonry construction shall include, but shall not be limited to: all hollow masonry units (i.e., structural clay tile, facing tile, customized architectural concrete masonry units, hollow brick units, etc.); all concrete masonry units, glass blocks, plastic and/or composite blocks, metal panels, plastic panels, plaster exterior insulation-finish system, precast concrete panels or any composition and all cast-in-place concrete walls, tilt-up concrete panels.
- C. The masonry as required by this Section shall not be painted.

*Exceptions:* Clear sealers and penetrating stains if approved by the Building Commissioner. (Code 1980 §6-8; CC 1990 §5-5; Ord. No. 4926 §1, 7-11-88; Ord. No. 5318, 1-27-92; Ord. No. 6224, 1-25-99; Ord. No. 7437 §1, 8-20-07)

#### **SECTION 500.050: WASHROOM AND LAVATORY FACILITIES IN BUSINESS ESTABLISHMENTS**

- A. *"Business" Defined.* For the purpose of this Section, the term *"business"* means and includes any person, firm, partnership or corporation engaged in the carrying out of any commercial activity.
- B. *Cleanliness—Supplies.* All business establishments which are open to the general public and which provide washroom and lavatory facilities for customer usage shall keep such facilities in a clean, neat and orderly manner and shall keep same equipped at all times with an adequate supply of toilet tissue, soap, towels and containers for disposable items.
- C. *Lighting—Ventilation—Plumbing.* All washroom and lavatory facilities provided by business establishments shall be adequately lighted and ventilated and shall meet all plumbing requirements of the Plumbing Code.

## CHAPTER 245: PARKS AND RECREATION

*Charter Reference—Authority to acquire and operate facilities, §3.10(4), (14).*

*Cross References—Naming of parks and public buildings, §105.120; landmarks commission, §120.280; buildings and building regulations, ch. 500; regulation of video service providers, ch. 610; flood damage prevention and control, ch. 415; motor vehicles and traffic, Title III; planning and community development, ch. 400; streets and sidewalks, ch. 530; trees and shrubs, ch. 230; subdivision regulations, ch. 410; zoning regulations, ch. 405.*

### ARTICLE I. IN GENERAL

#### SECTION 245.010: APPLICABILITY OF CHAPTER

The rules and regulations set out in this Chapter shall apply to all City recreational areas and facilities. (Code 1980 §17-1; CC 1990 §17-1)

#### SECTION 245.020: DEFINITIONS

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

**DIRECTOR:** The head of the department of parks and recreation or his/her designated representative.

**PARKS:** All recreational areas and facilities, parks and park facilities owned or operated by the City.

**RESIDENT:** Any person living within the City with an intention to live within the City limits permanently or for an indefinite period of time and which shall likewise include any foreign exchange student who is a member of a household located within the City limits. For the purpose of resident card eligibility, the term "resident" will also apply to the owner of any business located within the City and his/her immediate family or if more than one (1) person owns the business, then the individual who signs the business license application and his/her immediate family shall be deemed to be residents. (Code 1980 §17-2; CC 1990 §17-2; Ord. No. 6551, 7-9-01)

*Cross Reference—Definitions and rules of construction generally, §100.020.*

#### SECTION 245.030: PARK HOURS

All parks will open daily at 8:00 A.M. and close at 11:00 P.M. on weekdays and 11:00 P.M. on weekends, unless otherwise allowed in writing by the Director. (Code 1980 §17-3; CC 1990 §17-3)

#### SECTION 245.040: RESIDENT IDENTIFICATION CARD REQUIRED

A resident identification card is required for all members of a family over five (5) years of age. (Code 1980 §17-4; CC 1990 §17-4)

**SECTION 245.100: CITY NOT RESPONSIBLE FOR VALUABLES IN PARK OR RECEIPT OF FUNDS OTHER THAN CITY FUNDS**

The City and its employees shall not be liable for or assume any responsibility for valuables brought into the parks nor for the receipt and disbursement of any funds other than City funds. (Code 1980 §17-10; CC 1990 §17-10)

**SECTION 245.110: CITY NOT RESPONSIBLE FOR LOST OR STOLEN PROPERTY**

The City, its agents, servants and employees acting in the scope of their employment is not responsible for lost or stolen property. (Code 1980 §17-11; CC 1990 §17-11)

**SECTION 245.120: RESPONSIBILITY FOR DAMAGES AND BEHAVIOR**

Any person using the parks shall assume full responsibility for behavior and damages caused during the term of the permit. (Code 1980 §17-12; CC 1990 §17-12)

**SECTION 245.130: ABUSIVE LANGUAGE AND OBSCENE ACTIVITY PROHIBITED**

Abusive language or obscene activity is not permitted in the parks. (Code 1980 §17-14; CC 1990 §17-13)

**SECTION 245.140: PARKING IN DESIGNATED AREAS ONLY**

Vehicles may be parked in designated areas only, except by authority of the Director. (Code 1980 §17-15; CC 1990 §17-14)

**SECTION 245.150: USE OF TRASH RECEPTACLES**

Garbage, refuse and trash shall be deposited in trash receptacles. (Code 1980 §17-16; CC 1990 §17-15)

**SECTION 245.160: DOGS AND CATS ALLOWED**

Dogs and cats may be allowed in the parks as provided by this Code. (Code 1980 §17-17; CC 1990 §17-16)

*Cross Reference—Animals and fowl, ch. 205.*

**SECTION 245.170: 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; CC 1990 §17-17)

*Cross Reference—Animals and fowl, ch. 205.*

<b>POOLS</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>3. Aquatic Facility (cont)</b>		
Florissant GAP	\$2.25	N/A
Rental/Rate Per Hour	\$350.00	\$350.00
Damage/Cleanup	\$150.00	\$150.00 (Deposit)
<b>Aquatic Facility—Twilight Rates</b>		
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
<b>4. JJE Indoor Pool Season Pass</b>		
Youth	\$50.00	\$100.00
Adult	\$75.00	\$150.00
Family	\$100.00	\$200.00
<b>5. Outdoor Pool Season Pass</b>		
Youth	\$50.00	\$100.00
Adult	\$75.00	\$150.00
Family	\$100.00	\$200.00
<b>6. Indoor/Outdoor Pool Season Pass</b>		
Youth	\$75.00	\$150.00
Adult	\$100.00	\$200.00
Family	\$125.00	\$250.00

<b>SKATING RINK</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>7. JJE Rink</b>		
Child (under 6)	Free	Free
Youth (6—17)	\$1.50	\$3.00
Adult (18+)	\$2.25	\$4.00
Florissant GAP	\$1.75	N/A

<b>RENTALS</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>JJE Entire Room Arts And Craft (Minimum 5 hours rental)</b>		
a. Rental	\$175.00	\$325.00
b. Additional hourly	\$30.00	\$60.00
<b>17. JJE Center Rooms 1 And 2—JFK Small Room (Minimum 3 hours rental)</b>		
a. Rental	\$40.00	\$75.00
b. Damage deposit	\$100.00	\$150.00
c. Additional hourly	\$15.00	\$30.00
<b>18. Meeting Rooms (Minimum 3 hour rental)</b>		
a. Rate per hour	\$10.00	\$15.00
b. Damage deposit	\$50.00	\$50.00
<b>19. Gym (JJE)</b>		
a. 1—499 people	\$500.00	\$750.00
b. 500—1000 people	\$600.00	\$850.00
c. Damage deposit	\$150.00	\$150.00
<b>20. Gym (JFK)</b>		
Rental	\$500.00	\$750.00
Damage deposit	\$150.00	\$200.00
<b>21. JJE And JFK Exercise And Fitness Room Usage</b>		
Annual Fee—Individual	\$50.00	\$125.00
Annual Fee—Family	\$85.00	\$175.00
Annual Fee—GAP	\$35.00	N/A
Daily Fee—Individual	\$3.00	\$5.00
Daily Fee—Ind. GAP	\$2.00	N/A
<b>22. JFK Racquetball Court Usage</b>		
Daily—Individual	\$3.00	\$5.00
Daily—GAP	\$2.00	N/A
<b>23. Kennedy Field Rental</b>		
a. Rate (without lights), per hour	\$60.00	\$90.00
b. Rate (with lights), per hour	\$100.00	\$150.00

<b>GUEST PASSES</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>26. Guest Pass Replacement—Fee For Pool/Rink</b>		
a. First time	N/A	\$2.00
b. Second time	N/A	\$3.00
c. Third time and over	N/A	\$5.00

<b>MISCELLANEOUS</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>27. Resident Card Replacement</b>		
a. First time	\$2.00	N/A
b. Second time	\$3.00	N/A
c. Third time and over	\$5.00	N/A
<b>28. Craft Show And Special Events</b>		
a. Rate per table, per day	\$20.00	\$30.00
<b>29. Tennis Court</b>		
a. Daytime	Free	\$2.00
b. With lights	Free	\$4.00
<b>30. Basketball Court, Non-resident</b>	N/A	\$2.00
<b>31. Locker Fees</b>	\$0.25	\$0.25
<b>32. Picnic Permits (Pavilion)</b>	\$25.00	N/A
<b>33. Classes—JJE and JFK, per hour, per class (maximum)</b>	\$6.00	\$6.00
<b>34. Babysitting, per hour, per class (maximum)</b>	\$5.00	\$5.00
<b>35. Summer Playground—A fee for participation in the six (6) week summer playground programs for the City of Florissant shall be:</b>		
a. First child	\$80.00	Residents only
b. Each succeeding child	\$60.00	Residents only

**ARTICLE XI. OLD FLEURISSANT GOLF CLUB****SECTION 245.610: FEES AND CHARGES**

<b>GREEN FEES</b>	
<b>March 16—November 14</b>	
Weekday—18 holes	\$18.00
Weekday—9 holes	\$12.00
<b>November 15—March 15</b>	
Weekday—18 holes	\$11.00
Weekday—9 holes	\$8.00
<b>March 16—November 14</b>	
Weekends—(as tee times are available)—18 holes	\$28.00
Weekends—(as tee times are available)—9 holes	\$16.00
<b>November 15—March 15</b>	
Weekends—(as tee times are available)—18 holes	\$18.00
Weekends—(as tee times are available)—9 holes	\$10.00
Holidays: Weekend rates shall apply to the following holidays even though such holiday may be a weekday: Presidents' Day (Monday), Good Friday, Memorial Day (Monday), 4th of July, Labor Day (Monday) and the Friday after Thanksgiving (Thursday and Friday). (The golf course is closed on Thanksgiving Day, Christmas and New Year's Day.)	
<b>Twilight/League Fees</b>	
Weekday/evenings only includes cart	\$18.00
<b>Twilight Fees</b>	
Weekends—(after 2:00 P.M.—18 hole limit—includes cart)	\$28.00
<b>Seniors (Ages 60 and Older) and Ladies</b>	
<b>March 16—November 15</b>	
Monday through Thursday (all day) and Friday until 12:00 noon—18 holes includes cart (resident discount will apply)	\$25.00

10. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such enactment on the face of the original plat and shall return the plat to the petitioner for recording. Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be filed with the City Clerk after recording. No building permits shall be issued for any subdivision until said two (2) copies of the recorded plat have been filed with the City Clerk.

D. *Boundary Adjustments.*

1. *Purpose.* The purpose of this Section is to allow adjustments to lot lines of platted lots or other lawful parcels for the purpose of adjusting the sizes, frontages or configuration of buildable lots or consolidation or division of existing lots.
2. *Boundary adjustment criteria.* Boundary adjustments must meet the following criteria:
  - a. No additional, divided or consolidated buildable lot shall be created by any boundary adjustment.
  - b. The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the City of Florissant Zoning Code.
  - c. Boundary adjustments shall be allowed for lawful lots existing in non-compliance with minimum area, frontage and dimensional requirements of the City of Florissant Zoning Code, provided that the resulting adjustment of lot lines does not increase the degree of non-compliance of any lot with the Zoning Code.
3. *Procedure.*
  - a. A boundary adjustment shall be accomplished by plat prepared by a surveyor licensed in the State of Missouri and shall include an adequate legal description of the boundaries of the original lots and or the adjusted lots.
  - b. The boundary adjustment plat or plats shall be submitted to the Department of Public Works and the City Clerk for review and approval prior to its recording with the Recorder of Deeds of St. Louis County. No further approval shall be required by the City.
4. *Fee.* At the time of submitting the plat to the City, a fee of one hundred fifty dollars (\$150.00) shall be paid to defray the administrative costs incidental to reviewing and signing the plat. (Ord. No. 1095 §II, 6-13-60; Ord. No. 5256, 7-22-91; Ord. No. 5323, 1-27-92; Ord. No. 6304, 10-11-99)

**SECTION 410.030: INFORMATION REQUIRED ON PLATS**

A. *Preliminary Plat.* The preliminary plat shall show:

1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements.



the estimated cost thereof. Said estimated cost shall contain a breakdown as to materials, labor, services and any other item considered part thereof. The approval of said application by both the sewer district and the City Council shall be required prior to the commencement of the construction of such facilities. If said approval is not obtained, no future claim for excess sewer costs under the aforementioned ordinances will be considered by the City of Florissant.

*Editor's Note—Ordinances 391 and 605 have not been set out in this volume but were saved from repeal and may be found on file in the office of the City Clerk.*

- (12) When the subdivision is located within the boundaries of Metropolitan St. Louis Sewer District, storm sewers and stormwater drainage improvements shall be installed in accordance with the requirements of the Metropolitan St. Louis Sewer District.
  - (13) Provision shall be made for the installation of street lights within the subdivision. Said street lights shall conform to the type of street lights currently being installed in the City. The location and number of lights required for each street shall be determined by the Director of Public Works after receiving a recommendation from AmerenUE. The subdivider shall pay the first (1st) year's rental on street lights installed within the subdivision.
  - (14) Street name signs shall conform to the type and color used by the City at the time of installation.
  - (15) Concrete sidewalks having a minimum width of four (4) feet shall generally be required on both sides of all streets, except where other facilities (besides street rights-of-way) for pedestrian access and circulation are accepted by the Commission or along streets where the Commission finds no present or future demand for pedestrian circulation. The sidewalks shall be installed in the street right-of-way one (1) foot from the front property line.
  - (16) All electric, telephone and telegraph distribution lines installed in new residential subdivisions platted hereafter shall be installed underground, excepting, however, the overhead distribution feeder lines into the said subdivision, overhead through facilities, cable closures, pad-mounted transformers and service pedestals shall be allowed. All new residential subdivisions platted hereafter shall have easements dedicated to the utility companies adequate for the installation and maintenance of utility facilities and the developer shall certify on said plat that the utility companies agree to such installation and maintenance. No residential subdivision plat filed thereafter shall be approved unless it contains such easements and certification.
- d. The petitioner shall be responsible for maintaining all improvements listed above, as well as all common ground and unsold and/or unoccupied lots, until such improvements are accepted by the City Council for maintenance. In particular, the petitioner's maintenance responsibility shall include, but not be limited to, the following:
- (1) Removing accumulations of trash and debris, especially construction debris, at least weekly.

**SECTION 605.036: DOING BUSINESS WITHOUT A LICENSE**

It shall be unlawful for any person to engage in any business, occupation, pursuit, profession or trade, or in keeping or maintaining any institution, establishment, article, utility or commodity, without first procuring and paying for a license to do so as required by this Chapter. (Ord. No. 7504 §1, 5-15-08)

**SECTION 600.040: SALE ON PREMISES OF MOTOR VEHICLE SERVICE STATION OR FILLING STATION PROHIBITED**

Any person engaged in the operation of a motor vehicle service station or filling station business is authorized to sell wine, malt liquor or non-intoxicating beer, excluding the sale of single servings of malt liquor or non-intoxicating beer in sizes less than forty (40) ounce. (Code 1980 §3-28; CC 1990 §3-39; Ord. No. 6878, 7-28-03; Ord. No. 7090 §1, 11-10-04)

**SECTION 600.045: ADOPTION OF STATE REGULATIONS AS TO HOURS OF SALE AND DISPOSAL**

- A. Whenever the laws of the State or the regulations adopted and promulgated by the State Supervisor of Alcohol and Tobacco Control provide for the days and hours thereof during which the sale or disposal of intoxicating liquor is permitted and such days or hours differ from the days or hours of such sale or disposal as provided by Section 600.030. Section 600.030 and all ordinances and parts of ordinances in conflict herewith are amended so as to adopt by reference and permit the sale or disposal of intoxicating liquor during the days or hours as provided by the State or under regulations adopted and promulgated by the State Supervisor of Alcohol and Tobacco Control.
- B. A copy of such State law or regulation of the State Supervisor of Alcohol and Tobacco Control referred to herein shall be kept in the City Clerk's office and open to public inspection. (Code 1980 §3-18; CC 1990 §3-29)

*Cross Reference—Curfew for minors, §§210.510 et seq.*

**SECTION 600.050: SCHEDULE OF LICENSE FEES**

The following categories and subcategories of licenses shall be issued upon compliance with the provisions of this Chapter and payment of the license fee indicated:

- 1. *General licenses.*
  - a. Malt liquor—original package . . . . . \$ 75.00
  - b. Non-intoxicating beer—original package . . . . . 22.50
  - c. Intoxicating liquor (all kinds)—original package . . . . . 150.00
  - d. Malt liquor—by drink . . . . . 75.00
  - e. Malt liquor and light wines—by drink . . . . . 75.00
  - f. Non-intoxicating beer—by drink . . . . . 37.50
  - g. Intoxicating liquor (all kinds)—by drink . . . . . 450.00

**SECTION 605.335: TAX TO BE IN LIEU OF OTHER OCCUPATION TAXES**

The payments required by this Article shall be in lieu of all other excises, charges, exactions, rentals, impositions or other license or occupational taxes heretofore imposed upon any person engaged in such business but does not exempt such person from City real or personal property or ad valorem taxes. (Ord. No. 7298 §1, 5-11-06)

**SECTION 605.337: INVESTIGATION OF GROSS RECEIPTS STATEMENT**

The Director of Finance and such other persons may be designated by the Director of Finance from time to time and are hereby authorized to investigate the correctness and accuracy of any statement filed under the provisions set forth herein and for that purpose shall have access at all reasonable times to the books, documents, papers and records of any person filing such statement. Effective July 1, 2006, any audit of a telephone company or a telecommunications company for purposes of Sections 92.074 to 92.098, RSMo., shall be conducted pursuant to such Statutes and any rules promulgated thereunder. (Ord. No. 7298 §1, 5-11-06)

**SECTIONS 605.340—605.343: RESERVED****ARTICLE XI. WEIGHTS AND MEASURES****SECTION 605.345: ST. LOUIS COUNTY WEIGHTS AND MEASURES CODE ADOPTED BY REFERENCE**

- A. The St. Louis County Weights and Measures Code, as amended, which was adopted by the County of St. Louis on June 4, 1963, as amended, is hereby adopted as the Weights and Measures Code of the City as if fully set out in this Section.
- B. All amendments of the St. Louis County Weights and Measures Code as adopted by the City prior to February 13, 1989, are hereby reaffirmed in their entirety to apply to the code herein adopted. (CC 1990 §14-626; Ord. No. 4983 §2, 2-13-89; Ord. No. 5405, 10-26-92; Ord. No. 5779, 11-13-95; Ord. No. 5832, 4-8-96)

**ARTICLE XII. FEE SCHEDULE GENERALLY****SECTION 605.347: LISTING OF BUSINESSES HAVING SET FEES—AMOUNT OF SET FEES—MINIMUM ANNUAL FEES**

- A. Every person engaged in any business, occupation, pursuit, profession or trade or in the keeping or maintaining of any institution, establishment, article, utility or commodity specified in this Section shall procure and pay for a license from the City and such license fees shall be in the respective amounts set out in this Section, except as otherwise provided by this Code or by ordinance. The following businesses and occupations shall pay an annual license fee as indicated; except, that any business or occupation not specifically exempted by this Article or other ordinance from graduated minimum annual license fees shall pay a minimum annual license fee of fifty dollars (\$50.00) if there

were more than eight (8) and fewer than twenty (20) persons regularly employed or associated in such business during the preceding license year; if there were more than nineteen (19) and fewer than fifty (50) persons regularly employed or associated in such business during the preceding license year, seventy-five dollars (\$75.00); one hundred dollars (\$100.00) if there were more than forty-nine (49) and fewer than one hundred (100) persons regularly employed or associated in such business during the preceding license year; two hundred fifty dollars (\$250.00) if there were one hundred (100) or more persons regularly employed or associated in such business during the preceding license year.

- B. Any person engaged in the business of contracting may elect to pay an annual license fee based upon the number of employees as herein provided or to pay on the basis of gross receipts on the business conducted within the City. The license for a new business shall be based on an estimate of regular employees or associates in such business during the calendar year.
- C. Businesses or occupations set out in this Section which begin operation during the second (2nd) half of a license year will be charged one-half (½) of the appropriate license fee for the balance of such license year.

BUSINESS OR OCCUPATION	FEE
Abstract agencies and title insurance companies, per year	\$ 25.00
Accounting agencies or bookkeeping services, per year	\$ 25.00
Actuarial firms, per year	\$ 25.00
Advertising and public relations agencies or companies, per year	\$ 25.00
Ambulances, per year	\$ 25.00
Amusement parks, per year	\$100.00
Auxiliary bank facilities, per year, per location	\$100.00
Barbershops, per barber chair, per year	\$ 5.00
Beauty parlors, per dryer machine, per year	\$ 3.00
Billiard and pool tables, per table, per year	\$ 10.00
Business or correspondence schools, for profit, per year	\$ 50.00
Collection agencies, per year	\$ 25.00
Contractors, per year	\$ 25.00
Country clubs, per year	\$100.00
Dancing schools or studios, per year	\$ 25.00
Drive-in theaters, per year	\$650.00
Employment agencies, per year	\$ 25.00
Factorors, per year	\$ 25.00

<b>BUSINESS OR OCCUPATION</b>	<b>FEE</b>
Riding academies and stables, per year	\$ 50.00
Sign companies, per each billboard within the City limits	\$100.00
Skating rinks, roller or ice, per year	\$100.00
Surveying companies, per year	\$ 25.00
Taxicabs	\$ 30.00
Telegraph companies, per year	\$ 25.00
Theaters, including motion picture houses, with a seating capacity of:	
One thousand (1,000) or less, per year	\$125.00
More than one thousand (1,000) not to exceed one thousand five hundred (1,500), per year	\$150.00
More than one thousand five hundred (1,500) not to exceed two thousand (2,000), per year	\$175.00
More than two thousand (2,000), per year	\$200.00
Ticket agencies, per year	\$ 25.00
Travel agencies, per year	\$ 25.00

(Code 1980 §14-31; CC 1990 §14-646; Ord. No. 5503, 6-28-93)

**SECTION 605.350: LISTING OF BUSINESSES, ETC., EXEMPT FROM MINIMUM ANNUAL FEES**

The following businesses and occupations shall be exempt from the provisions of Section 605.347 which provides for graduated minimum annual license fees related to the number of persons regularly employed or associated in such business or occupation during the preceding license year:

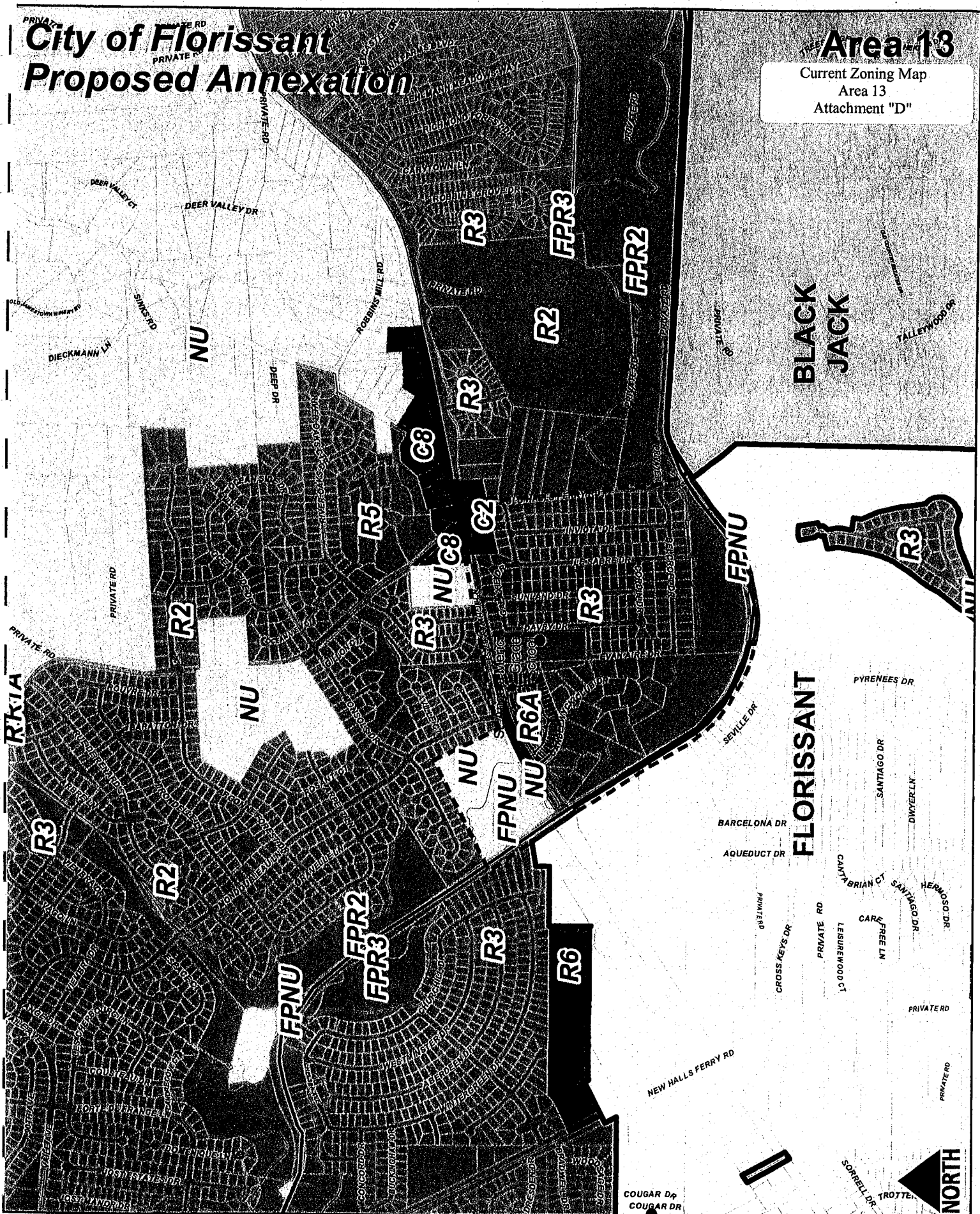
Ambulances  
Auctioneers and auction sales  
Auto dealers  
Barbershops  
Beauty parlors  
Carnivals, locally sponsored  
Golf courses and driving ranges  
Miniature golf courses  
Nursing homes  
Skating rinks  
Theaters

(Code 1980 §14-32; CC 1990 §14-647)

# City of Florissant Proposed Annexation

**Area 13**

Current Zoning Map  
Area 13  
Attachment "D"



**BLACK JACK**

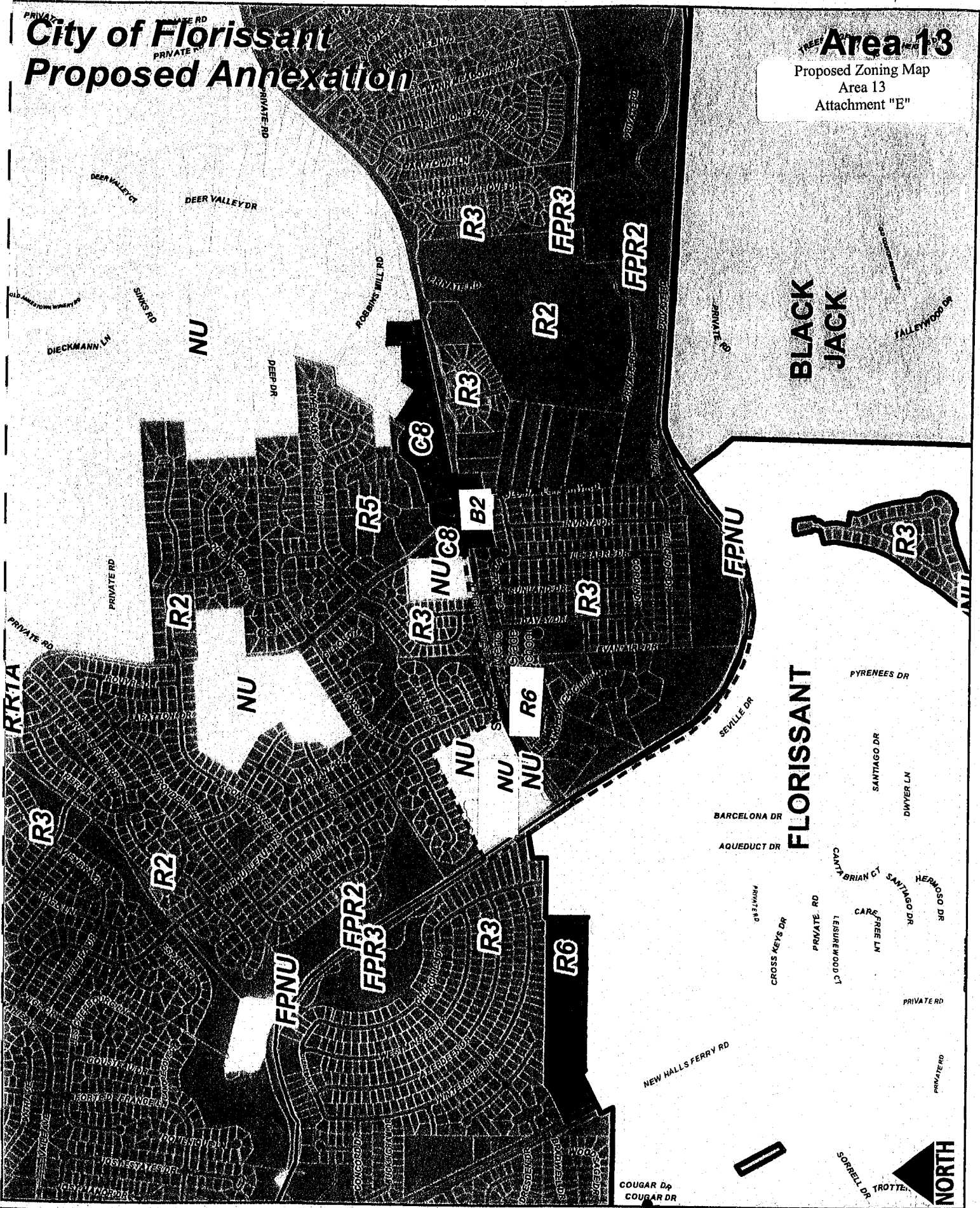
**FLORISSANT**



# City of Florissant Proposed Annexation

## Area 13

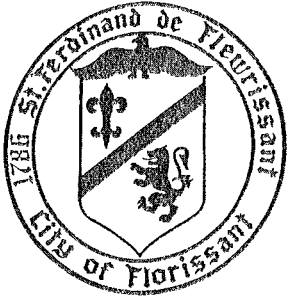
Proposed Zoning Map  
Area 13  
Attachment "E"



### SECTION 3 - CERTIFICATION

- (i) Certification that Area 13 is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that no platted subdivision is being split - see attached.
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that Area 13 is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$1,287.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk and the City Clerk for the City of Black Jack. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that this proposed annexation was not disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change; nor does this proposed annexation contain any unincorporated area which is currently in an "established" unincorporated area.





## Florissant, Missouri

November 11, 2008

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

RE: Annexation Proposal for "Area 13"  
Certifications

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations for Annexations, reference Section 3-Certifications, I do hereby certify the following:

- i) That Area 13 is less than fifty percent (50%) of the combined land subject to this proposal; and
- ii) That this annexation does not split or divide any existing platted subdivision; and
- iii) That this proposal does not overlap any other proposal presently before the Boundary Commission; and
- iv) That Area 13 is at least fifteen percent (15%) contiguous and adjacent to the City of Florissant, actually being 43.7% contiguous; and
- v) That one (1) copy of the most recently adopted budget, one (1) audit report and twenty-one (21) copies of this annexation proposal have been delivered to the Boundary Commission; and
- viii) That the Area 13 annexation area does not contain more than sixty percent (60%) of an area previously disapproved by voters within the last two (2) years, nor is this area a part of an "established Unincorporated area."

Sincerely,

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

Honorable  
Robert G. Lowery, Sr.  
MAYOR

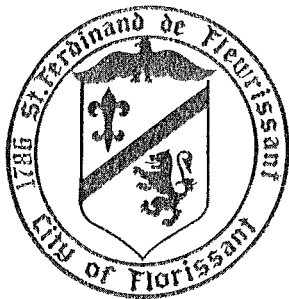
CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

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](http://www.florissantmo.com)



## **Florissant, Missouri**

November 11, 2008

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
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12

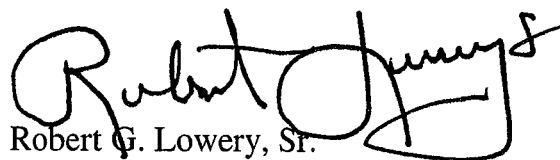
St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, MO 63105

RE: Annexation Proposal of "Area 13"  
Certifications

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations for Annexations, reference Section 3 - Certifications, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., and that the City of Florissant has paid the Application Fee (\$1,287.00) 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 13 submitted by the City of Florissant.

Very truly yours,

  
Robert G. Lowery, Sr.  
Mayor

#### 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 13.

(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 within two (2) miles of the proposal area.

The sites are as follows:

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

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

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

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

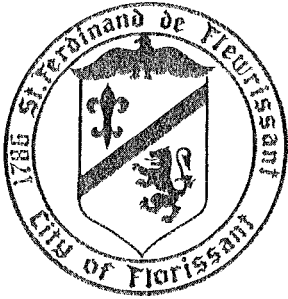
(iv) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.

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

(vi) Legal Description - see attached.

(vii) Effective Annexation Date

Pending approval from the Boundary Commission, the proposed effective date for the boundary adjustment will be immediately upon certification of voter approval, 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.



## *Florissant, Missouri*

November 12, 2008

St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

Honorable  
Robert G. Lowery, Sr.  
MAYOR

RE: Annexation Proposal for "Area 13"  
Supporting Documents

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, Section 4-Supporting Documents, please be advised that I, Karen Goodwin, 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. 7560 as the same appears of record in my office.

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 12th day of November, 2008.

Sincerely,

Karen Goodwin  
City Clerk

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

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Florissant, MO 63031  
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Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

1 INTRODUCED BY COUNCILMAN SCHNEIDER  
2 OCTOBER 27, 2008

3  
4  
5 BILL NO. 8474

ORDINANCE NO. 7560

6  
7 **AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF**  
8 **FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED LAND**  
9 **DESCRIBED HEREIN AND REFERRED GENERALLY AS "AREA 13", AND**  
10 **PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND**  
11 **BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST.**  
12 **LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION**  
13 **AND SUBSEQUENT DIRECTION OF AN ELECTION TO VOTERS OF THE**  
14 **CITY OF FLORISSANT AND OF THE AREA PROPOSED TO BE**  
15 **ANNEXED.**

16  
17 WHEREAS, the City has decided to seek the annexation of a certain area of  
18 unincorporated land, lying generally adjacent to the northeast boundary lines of the City of  
19 Florissant and the City's Golf Club along Coldwater Creek, west of and including Old Halls  
20 Ferry Road, South of and including N. Highway 67 (except for one parcel, North County Golf,  
21 just north of N. Highway 67 at Coldwater Creek) and east and north of Coldwater Creek adjacent  
22 to the City. and also identified as a portion of "Area 13", and more fully described in  
23 Attachment "A" attached hereto and made a part hereof (hereinafter referred to as "Annexation  
24 Area"), and

25 WHEREAS, the Annexation Area proposed to be annexed constitutes an "unincorporated  
26 area" as that term is defined in Section 72.407.1 (2) of the Revised Statutes 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 annexation of the Annexation Area, as an  
29 unincorporated area, by the City setting forth, among other things, the various impacts of the  
30 boundary change proposal, a legal description of the Annexation Area, a 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 boundary change on St. Louis County resource distribution, the  
33 proposed zoning, the compactness of the Plan of Intent, and the effective date of the proposed  
34 annexation.

35  
36 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
37 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

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

43

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

45

a) The various impacts of the boundary change proposed;

46

b) The ability to accommodate the orderly incorporation in the county;

47

c) Legal description of the Annexation Area;

48

d) Present level of major services provided by the City and St. Louis County and proposed to be provided to the Annexation Area;

49

50

e) Proposed time schedule for the provision of services to the Annexation Area;

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f) Current tax rates;

53

g) Revenue sources;

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h) Effect of boundary change on St. Louis County resource distribution;

55

i) Proposed zoning;

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j) Compactness of the Annexation Area; and

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k) Effective date of the proposed annexation.

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

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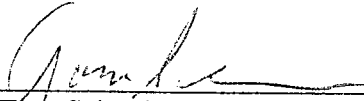
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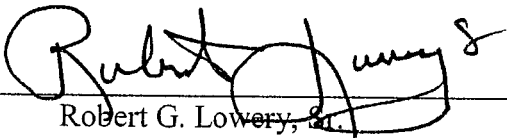
Section 4: Upon the approval of the proposed boundary change by the St. Louis County Boundary Commission, such proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and St. Louis County Election Board. If the annexation proposal is approved by a majority of votes cast in the City and approved by a separate majority of votes cast in the whole City which would result from the proposed annexation and boundary change, then the annexation of such unincorporated area shall become effective six (6) months from the date of a favorable election.


70 Section 5: This ordinance shall become in force and effect immediately upon its passage  
71 and approval.

72  
73 Adopted this 10 day of NOV, 2008.

74  
75   
76 \_\_\_\_\_  
77 Tom Schneider  
78 President of the Council  
79

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81  
82  
83  
84 Approved this 11<sup>th</sup> day of NOV, 2008.

85  
86  
87  
88   
89 \_\_\_\_\_  
90 Robert G. Lowery, Sr.  
91 Mayor, City of Florissant  
92

93 ATTEST:  
94   
95 \_\_\_\_\_  
96 Karen Goodwin, MMCA/MRCC  
97 City Clerk

# LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

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

JOHN M. HESSEL  
DIRECT (314) 444-7735

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

November 13, 2008

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


## Re: Annexation Proposal for "Area 13"

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, Section 4 - Supporting Documents, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of the "Area 13" area. Based upon my review of the annexation proposal for the "Area 13" area 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 Annexation proposal.

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

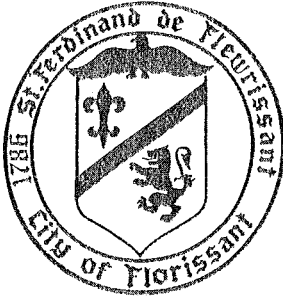
Very truly yours,



John M. Hessel

JMH/kg





**Florissant,  
Missouri**

November 11, 2008

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
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[www.florissantmo.com](http://www.florissantmo.com)

12

St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

RE: Annexation Proposal for "Area 13"  
Supporting Documents

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, Section 4-Supporting Documents, please be advised that the proposal for annexation of the "Area 13" area 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

**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 proposing agent, City of Florissant by and through the Mayor and City Council, Florissant, Missouri, on \_\_\_\_\_. The following legal description has been submitted by the City of Florissant for the tract to be annexed, the "Area 13" area, which encompasses an area of about 172.3 acres. 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 \_\_\_\_\_, 2008 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: \_\_\_\_\_, 2008

## AREA 13

### LEGAL DESCRIPTION

A tract of land located in U.S. Survey 104, fractional of Section 13 and Section 24, in Township 47 North, Range 6 East, St. Louis County, Missouri. The primary subdivisions included are as follows: Spring Creek Condominiums Phase 1 through 17, Sunland Hills Plat 1 through 4, Kiefer, Candlewyck, John Evans Estate and John Evans Est PTN.

Said tract of land is further described as follows:

Beginning at a point on the West right-of-way line of Old Halls Ferry road where the Northwest City Limit line of the City of Black Jack intersects the City Limit line of the City of Florissant (also being the Northeast property line of the Florissant Golf Club and City of Florissant City Limit line just South of Coldwater Creek);

Thence, Northeastwardly along the North City Limit line of the City of Black Jack, across Old Halls Ferry road, to its intersection with the East right-of-way line of Old Halls Ferry road;

Thence, Northwardly along the East right-of-way line of Old Halls Ferry road to its intersection with the South right-of-way line of Coldwater Creek;

Thence, continuing Northwardly along the prolongation of the East right-of-way line of Old Halls Ferry road, across Coldwater Creek, to its intersection with the North right-of-way line of Coldwater Creek;

Thence, continuing Northwardly along the East right-of-way line of Old Halls Ferry to its intersection with the South right-of-way line of North Highway 67;

Thence, continuing Northwardly along the prolongation of the East right-of-way line of Old Halls Ferry road, across North Highway 67, to its intersection with the North right-of-way line of North Highway 67;

Thence, Westwardly along the North right-of-way line of North Highway 67 and the prolongation of the North right-of-way line of North Highway 67, across Old Halls Ferry road, to its intersection with the West right-of-way line of Old Halls Ferry road;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to the East right-of-way line of Ashbury Meadows drive;

Thence, continuing Westwardly along the prolongation of the North right-of-way line of North Highway 67, across Ashbury Meadows drive, to the West right-of-way line of Ashbury Meadows drive;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to the East right-of-way line of Mondoubleau lane;

Thence, continuing Westwardly along the prolongation of the North right-of-way line of North Highway 67, across Mondoubleau lane, to the West right-of-way line of Mondoubleau lane;

Thence, continuing Westwardly along the North right-of-way line of North Highway 67 to a point being the intersection of the South East corner of Lot Pt 1 of John Evans Est. Ptn. (Locator No. 06H220222) and the North right-of-way line of North Highway 67;

Thence, Northwestwardly along the East property line of Lot Pt 1 of John Evans Est. Ptn. to the North East corner of said parcel; thence, Westwardly along the North property line of said parcel to its intersection with the East right-of-way line of Coldwater Creek, also being the North West corner of said parcel;

Thence, continuing Westwardly along the prolongation of the North property line of Lot Pt 1 of John Evans Est. Ptn., across Coldwater Creek, to its intersection with the West right-of-way line of Coldwater Creek;

Thence, Southeastwardly along the West right-of-way line of Coldwater Creek to its intersection with the North right-of-way line of North Highway 67;

Thence, continuing Southeastwardly along the prolongation of the West right-of-way line of Coldwater Creek, across North Highway 67, to its intersection with the South right-of-way line of North Highway 67;

Thence, continuing Southeastwardly along the West right-of-way line of Coldwater Creek; and continuing along the West and South right-of-way line of Coldwater Creek as it meanders and curves to the East and North East to its intersection with the West right-of-way line of Old Halls Ferry road;

Thence, Southeastwardly along the West right-of-way line of Old Halls Ferry road to a point where the Northwest City Limit line of the City of Black Jack intersects the West right-of-way line of Old Halls Ferry road (also being the Northeast property line of the Florissant Golf Club and City of Florissant City Limit line, just South of Coldwater Creek), also being the point of beginning.