ORDINANCE #69588
Board Bill No. 121

An ordinance pertaining to the boundaries of the Central West End Historic District and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The property at 4500 Washington Boulevard, the Liberty Hospital founded in 1922, reflects the range of development in the Central West End neighborhood that included several medical facilities in addition to the mix of residential and commercial buildings. Osteopathic physician John H. Crenshaw selected the site at Washington and N. Taylor for his small hospital. The 35-bed operation and affiliated training school for nurses was closed by 1927. The building than was operated as the Good Samaritan Home for the Aged for quite some time and has an identity as that institution as well.

The three-story building, designed by the firm of Helfensteller & Hirsch, is a fine example of a small hospital design. The regularity of the building, with ranks of single window openings on its east and west sides, has an entrance pavilion on the north end that includes a drive-through drop off, a porte cochere, below a main-story area with large arched openings. Prominent cornices and a nameplate that reads "LH Building," as well as two balconies, enrich the north façade. Influences of the Arts and Crafts style are evident, mainly in the use of blended shades of dark red brick and in patterned brickwork. The initials LH appear in a cartouche on the north end of the east wall. Tiers of sun porches, a common feature of hospitals of the era, span each story at the south end of the building.

The former Liberty Hospital has the architectural presence and a history that relates to the Central West End Certified Local Historic District, the boundary of which has been at the alley on the south side of this property. 4500 Washington shares areas of significance with other properties in the district and was built within the period of significance for the Central West End Certified Local Historic District. For these reasons, it is eligible to be added to the Central West End Certified Local Historic District.

SECTION TWO. In accordance with the plans to pursue a Historic Preservation Certification Application with the United States Department of the Interior, the following area is hereby designated as part of the Central West End Local Historic District as heretofore established by Ordinance # 56768, as amended most recently by Ordinance #67395:
Lots 10 and 11 of the Hortens Washington Avenue Addition in City Block Number 4557, having an aggregate front of 150 feet on Washington Avenue, 200.63 feet on North Taylor Avenue and a width of 137.5 on the alley south of Washington Avenue.

SECTION THREE: A general location map of the area shall be maintained on file in the office of the Register. The Central West End Local Historic District standards shall apply to the area described in Section Two.

SECTION FOUR: Emergency clause.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of sections 18 and 20 of Article IV of the charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Approved: November 1, 2013

ORDINANCE #69589
Board Bill No. 126

An ordinance repealing Ordinance 69295 and in lieu thereof enacting a new ordinance prohibiting the issuance of any package or drink liquor licenses for any currently non-licensed premises within the boundaries of the Nineteenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing exceptions and allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances, the issuance of a drink license to non-profit corporations at currently non-licensed premises, the issuance of a drink license to persons operating a restaurant at a previously non-licensed premises and the issuance of liquor licenses in a specifically defined area and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Ordinance number 69295 is hereby repealed and in lieu thereof the following provisions are enacted:

SECTION TWO. The existence of alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness,

defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of establishments selling alcoholic beverages and the associated problems discourage more desirable and needed commercial uses in the area. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new liquor licenses within the area beginning at the point of intersection of S Vandeventer Ave and I-44, and proceeding northerly along S Vandeventer Ave to Tower Grove Ave, and proceeding southerly along Tower Grove Ave to Folsom Ave, and proceeding easterly along Folsom Ave to Klemm St, and proceeding southerly along Klemm St to McRee Ave, and proceeding easterly along McRee Ave to Lawrence St, and proceeding northerly along Lawrence St to Folsom Ave, and proceeding easterly along Folsom Ave to S 39th St, and proceeding northerly along S 39th St to Park Ave, and proceeding easterly along Park Ave to S Grand Blvd, and proceeding northerly along St Grand Blvd to Norfolk and Western Rlwy, and proceeding westerly along Norfolk and Western Rlwy to Prospect Ave, and proceeding northerly along Prospect Ave to Forest Park Blvd, and proceeding easterly along Forest Park Blvd to S Grand Blvd, and proceeding northerly along S Grand Blvd to Laclede Ave, and proceeding westerly along Laclede Ave to N Spring Ave, and proceeding northerly along N Spring Ave to east/west alleyway between Westminster Pl and Olive St, and proceeding westerly along such alleyway to N Vandeventer Ave, and proceeding northerly along N Vandeventer Ave to Bell Ave, and proceeding easterly along Bell Ave to N Spring Ave, and proceeding northerly along N Spring Ave to Aldine Ave, and proceeding easterly on Aldine Ave to N Grand Blvd, and proceeding southerly along N Grand Blvd to Cass Ave, and proceeding easterly on Cass Ave to Bacon St, and proceeding northerly along Bacon St to N Market St, and proceeding easterly along N Market St to Laflin St, and proceeding southerly along Laflin St to Magazine St, and proceeding easterly along Magazine St to Glasgow Ave, and proceeding southerly along Glasgow Ave to Cass Ave, and proceeding westerly along Cass Ave to N Garrison Ave, and proceeding southerly along N Garrison Ave to Dayton St, and proceeding easterly along Dayton St to Glasgow Ave, and proceeding southerly on Glasgow Ave to Stoddard St, and proceeding easterly along Stoddard St to N Leffingwell Ave, and proceeding southerly along N Leffingwell to Mills St, and proceeding easterly along Mills St to Elliott Ave and proceeding southerly along Elliott Ave to Cole St, and proceeding westerly along Cole St to Dr. Martin Luther King Dr, and proceeding easterly along Dr Martin Luther King Dr to N Beaumont St, and proceeding southerly on N Beaumont St to Delmar Blvd, and proceeding easterly along Delmar Blvd to N Jefferson Ave, and northerly along N Jefferson Ave to Dr. Martin Luther King Dr, and proceeding easterly along Dr Martin Luther King Dr to N 18th St, and proceeding southerly along N 18th St to Washington Ave, and proceeding easterly along Washington Ave to N 17th St, and proceeding southerly along N 17th St to St Charles St, and proceeding westerly along St Charles St to N 17th St, and proceeding southerly along N 17th St to Locust St, and proceeding westerly along Locust St to N 18th St, and proceeding southerly along N 18th St to Pine St, and proceeding westerly along Pine St to N 20th St, and proceeding northerly along N 20th St to Locust St, and proceeding westerly along Locust St to N 21st St, and proceeding northerly along N 21st to Washington Ave, and proceeding westerly along Washington Ave to N Leffingwell Ave, and proceeding southerly along N Leffingwell Ave to Locust St, and proceeding westerly along Locust St to a north/south alleyway between N Leffingwell Ave and TE Huntley Ave, and proceeding southerly along such alleyway to Olive St, and proceeding westerly along Olive St to north/south alleyway between Ewing and Compton, and proceeding southerly along such alleyway to Laclede Ave, and proceeding westerly along Laclede Ave to S Compton Ave, and proceeding southerly along S Compton Ave to Chouteau Ave, and proceeding westerly along Chouteau Ave to S Compton Ave, and proceeding southerly along S Compton Ave to LaSalle St, and proceeding easterly along LaSalle St to S Cardinal Ave, and proceeding southerly along S Cardinal Ave to Park Ave, and proceeding westerly along Park Ave to Michigan Ave, and proceeding northerly along Michigan Ave to an east/west alleyway, and proceeding westerly to S Compton Ave, and proceeding southerly along S Compton Ave to Lafayette Ave, and proceeding easterly along Lafayette Ave to Nebraska Ave, and proceeding southerly along Nebraska Ave to Allen Ave, and proceeding westerly along Allen Ave to S Compton Ave, and proceeding northerly along S Compton Ave to I-44, and proceeding westerly along I-44 to S Grand Blvd, and proceeding southerly along S Grand Blvd to Detonty St, and proceeding westerly along Detonty St to S Spring Ave, and proceeding southerly along S Spring Ave to Shaw Blvd, and proceeding westerly along Shaw Blvd to S 39th St, and proceeding northerly along S 39th St to I-44, and proceeding westerly along I-44 to the point of beginning. Such area shall be known as the Nineteenth Ward Liquor Control District.

SECTION THREE. The Excise Commissioner shall not, for a period of three years, beginning as of the effective date of this Ordinance, approve the issuance of a package liquor license for any premises which is located within the boundaries of the Nineteenth Ward Liquor Control District established in Section Two of this ordinance.

SECTION FOUR. Notwithstanding the provisions of Section Two of this Ordinance, the Excise Commissioner shall have authority to:

(1) Approve transfer of an existing license to another premises within the petition circle of the currently licensed premises, pursuant to the provisions of subsection (B) of section 14.06.330 of Ordinance 68536; and

(2) Issue a drink license for premises, not licensed as of the effective date of this Ordinance, which currently is or will be,

upon opening, operated as a restaurant, as such term is defined in section 14.01.390 of Ordinance 68536; and

(3) Issue a drink license for premises, not licensed as of the effective date of this Ordinance, which currently is or will be operated by a Missouri not for profit corporation which is qualified as an exempt organization under Section 501 (c) (3) of the United States Internal Revenue Code; and

(4) Approve the renewal of an existing license under the provisions of Section 14.08.090 of Ordinance 68536; and

(5) Approve the issuance of liquor licenses within the area beginning at the point of intersection of N Garrison Ave and Olive Street, and proceeding westerly along Olive Street which becomes Lindell Blvd, and proceeding westerly along Lindell Blvd to N Vandeventer Ave, and proceeding northerly along Vandeventer Ave to Enright Ave and proceeding easterly along Enright Ave to N Spring Ave, and proceeding southerly along N Spring Ave to Delmar Blvd, and proceeding easterly along Delmar Blvd to N Garrison Ave, and proceeding southerly along N Garrison Ave to the point of beginning.

SECTION FIVE. EMERGENCY CLAUSE. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69590
Board Bill No. 136

An ordinance establishing a stop site for all northbound and southbound traffic traveling on North Sarah Street at Finney Avenue and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby established a stop site for all northbound and southbound traffic traveling on North Sarah Street at Finney Avenue. The director of streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69591
Board Bill No. 137

An ordinance establishing a stop site for all northbound and southbound traffic traveling on North Sarah Street at C.D. Banks Avenue and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby established a stop site for all northbound and southbound traffic traveling on North Sarah Street at C.D. Banks Avenue. The director of streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69592
Board Bill No. 138

An ordinance establishing stop site for all northbound and southbound traffic traveling on Macklind Avenue at Finkman Street and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby established a stop site for all northbound and southbound traffic traveling on Macklind Avenue at Finkman Street. The director of streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69593
Board Bill No. 139

An ordinance establishing stop sites for all eastbound and westbound traffic traveling on Walsh Street at Fendler Place and stopping southbound traffic traveling on Fendler Place at Walsh Street causing it to be a three way stop intersection and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby established a stop sites for all eastbound and westbound traffic traveling on Walsh Street at Fendler Place and stopping southbound traffic traveling on Fendler Place at Walsh Street causing it to be a three way stop intersection. The director of streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69594
Board Bill No. 144

An ordinance repealing Ordinance 68785 and in lieu thereof enacting a new ordinance prohibiting the issuance of any package or drink liquor licenses for any currently non-licensed premises within the boundaries of the Twenty-Second Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing exceptions and allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Ordinance number 68785 is hereby repealed and in lieu thereof the following provisions are enacted:

SECTION TWO. LEGISLATIVE FINDINGS.

The existence of alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values

and quality of life. The number of establishments selling alcoholic beverages and the associated problems discourage more desirable and needed commercial uses in the area. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new liquor licenses within the area beginning at the point of intersection of Page Blvd and Belt Ave, and proceeding westerly along Page Blvd to Blackstone Ave, and proceeding southerly along Blackstone Ave to Etzel Ave, and proceeding westerly along Etzel Ave to the St. Louis City county line, and proceeding northerly along the St. Louis City county line to I- 70, and proceeding easterly along I- 70 to Geraldine Ave, and proceeding westerly along Geraldine Ave to Natural Bridge Ave, and proceeding westerly along Natural Bridge Ave to Union Blvd, and proceeding southerly along Union Blvd to Lexington Ave, and proceeding westerly along Lexington Ave to Arlington Ave, and proceeding southerly along Arlington Ave to St Louis Ave, and proceeding easterly along St Louis Ave to Union Blvd, and proceeding southerly along Union Blvd to Dr Martin Luther King Dr, and proceeding westerly along Dr Martin Luther King Dr to Stewart Pl, and proceeding southerly along Stewart Pl to Semple Ave, and proceeding southerly along Semple Ave to Ridge Ave, and proceeding westerly along Ridge Ave to Belt Ave, and proceeding southerly along Belt Ave to the point of beginning. Such area shall be known as the Twenty-Second Ward Liquor Control Area.

SECTION THREE. The Excise Commissioner is hereby prohibited, for a period of three years, beginning as of the effective date of this Ordinance, from approving the issuance of a package liquor license for any premises which is located within the boundaries of the Twenty-Second Ward Liquor Control District established in Section Two of this ordinance.

SECTION FOUR. Notwithstanding the provisions of Section Three of this Ordinance, the Excise Commissioner shall have authority to:

(1) Approve transfer of an existing license to another premises within the petition circle of the currently licensed premises, pursuant to the provisions of subsection (B) of section 14.06.330 of Ordinance 68536; and

(2) Approve the renewal of an existing license under the provisions of Section 14.08.090 of Ordinance 68536; and

(3) Approve the issuance of a package liquor license to premises which were previously licensed within the previous three (3) years from the effective date of this ordinance.

SECTION FIVE. EMERGENCY CLAUSE.

This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69595
Board Bill No. 145

An ordinance establishing a stop site for all northbound and southbound traffic traveling on Tower Grove Avenue at Swan Avenue and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby established a stop site for all all northbound and southbound traffic traveling on Tower Grove Avenue at Swan Avenue. The director of streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69596
Board Bill No. 149

An ordinance authorizing and directing the Mayor, on the behalf of the City of St. Louis, to submit all necessary

applications and to enter into agreements with the National Association of County and City Health Officials (NACCHO) or any other agency (Grant #5MRCSG101005-03) for the City of Saint Louis Department of Health Medical Reserve Corps and authorizing the Mayor, upon approval of the Board of Estimate and Apportionment, to expend any funds received by said grants to fulfill the obligations of the grants, and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE: The Mayor, on the behalf of the City of St. Louis, is hereby authorized and directed to submit all necessary applications and to enter into any agreements with the National Association of County and City Health Officials (NACCHO) or any other agency (Grant # 5MRCSG101005-03) for the City of Saint Louis Department of Health Medical Reserve Corps and authorizing the Mayor, upon approval of the Board of Estimate and Apportionment, to expend any funds received by said grant to fulfill the obligations of the grant.

SECTION TWO: Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis, and therefore, this ordinance shall become effective immediately upon its passage and approval by the Mayor.

National Association of County and City Health Officials

AGREEMENT

RECEIVED APR 02 2013 By

National Association of County and City Health Officials
1100 17th Street, NW, 7th Floor, Washington, DC 20036-4636
(202)783-5550 FAX (202)783-1583

CONTRACT # MRC 13 - 2386

This Agreement is entered into, effective as of the date of the later signature indicated below (the "Effective Date"), by and between the **National Association of County and City Health Officials** ("NACCHO"), with its principal place of business at 1100 17th St., N.W., 7th Floor, Washington, DC 20036, and **City of St. Louis Department of Health** ("Organization"), with its principal place of business at **1520 Market St, St Louis, MO 63103**

WHEREAS, NACCHO has received a grant from the Department of Health and Human Services (Grant Number: 5MRCSG101005-03, CFDA Number: 93.008) (the "Grant") to build the capacity of local Medical Reserve Corps ("MRC") units;

WHEREAS, pursuant to the terms of the Grant, NACCHO has agreed, among other things, to provide support to MRC units and to encourage these units to provide certain information to the Office of the Surgeon General's Division of the Civilian Volunteer Medical Reserve Corps ("OSG/DCVMRC");

WHEREAS, Organization either houses or is itself an MRC unit that is registered in good standing with the OSG/DCVMRC;

WHEREAS, pursuant to the terms of the Grant, NACCHO desires to provide funding to Organization in exchange for Organization agreeing, among other things, to undertake the activities indicated in their capacity building application or oversee such activities and to provide certain information to the OSG/DCVMRC.

NOW, THEREFORE, NACCHO and Organization, intending to be legally bound, in consideration of the promises and mutual covenants and obligations contained herein, hereby agree as follows:

1. ORGANIZATION'S OBLIGATIONS: In consideration for the payment described in Section 3, below, Organization agrees, during the Term of this Agreement, to be an MRC Unit in Good

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National Association of County and City Health Officials

AGREEMENT

National Association of County and City Health Officials
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(202)783-5550 FAX (202)783-1583

Standing by meeting the following criteria below. If Organization houses an MRC Unit, Organization will ensure that the unit is an MRC Unit in Good Standing by meeting the following criteria below.

a. Have 501c(3) or comparable status or be housed in an organization capable of and willing to receive federal funds on its behalf;
b. Monitors and provide updates to the MRC Unit's profile on the MRC web site no less often than once every three months;
c. Provides the OSG/DCVMRC with regular updates of programs and plans;
d. Actively works towards National Incident Management System ("NIMS") compliance;
e. Agrees to participate in MRC Unit Technical Assistance assessments;
f. Utilizes capacity building award funds for approved purposes, and as indicated in their capacity building award application;
g. Maintains Registered status with the OSG/DCVMRC; and
h. Agrees to participate in an evaluation and survey review by NACCHO

2. TERM OF AGREEMENT: The term of the Agreement shall be begin on January 5, 2013 and shall continue until July 31, 2013 (the "Term").

3. PAYMENT FOR SERVICES: In consideration for the agreements by Organization set forth in Section 1, above, NACCHO shall pay Organization **Four Thousand** Dollars ($4000.00). Payment will be made before the expiration of the Term of the Agreement.

4. REVISIONS AND AMENDMENTS: Any revisions or amendments to this Agreement must be made in writing and signed by both parties.

5. ASSIGNMENT: Organization may not assign this Agreement nor delegate any duties herein without the expressed written approval of NACCHO.

6. INTERFERING CONDITIONS: Organization shall promptly and fully notify NACCHO of any condition that interferes with, or threatens to interfere with, the successful carrying out of Organization's duties and responsibilities under this Agreement, or the accomplishment of the purposes thereof. Such notice shall not relieve Organization of said duties and responsibilities under this Agreement.

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7. RESOLUTION OF DISPUTES: The parties shall use their best, good faith efforts to cooperatively resolve disputes and problems that arise in connection with this Agreement. Both parties will make a good faith effort to continue without delay to carry out their respective responsibilities under the Agreement while attempting to resolve the dispute under this section. If a dispute arises between the parties that cannot be resolved by direct negotiation, the dispute shall be submitted to a dispute board for a nonbinding determination. Members of the dispute board shall be the Director or Chief Executive Officer of the consultant, the Executive Director of NACCHO, and the Senior Staff of NACCHO responsible for this Agreement. The costs of the dispute board shall be paid by the consultant and NACCHO in relation to the actual costs incurred by each of the parties. The dispute board shall timely review the facts, Agreement terms and applicable law and rules, and make its determination. If such efforts fail to resolve the differences, the disputes will be submitted to arbitration in the District of Columbia before a single arbitrator in accordance with the then-current rules of the American Arbitration Association. The arbitration award shall be final and binding upon the parties and judgment may be entered in any court of competent jurisdiction.

8. ENTIRE AGREEMENT: This Agreement contains all agreements, representations, and understandings of the parties and supersedes and replaces any and all previous understandings, commitments, or agreements, oral or written.

9. PARTIAL INVALIDITY: If any part, term, or provision of this Agreement shall be held void, illegal, unenforceable, or in conflict with any law, that part, term or provision shall be restated to effectuate the parties' intentions, and the validity of the remaining portions or provisions shall not be affected.

10. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the District of Columbia (without regard to its conflict of law rules).

11. COMPLIANCE WITH FEDERAL LAWS AND REGULATIONS: Organization's use of funds under this Agreement is subject to the directives of and full compliance with 45 C.F.R. Part 74 (Uniform Administrative Requirements for Awards and Subawards to Institutions of Higher Education, Hospitals, Other Non-Profit Organizations, and Commercial Organizations) and OMB Circular A-110 (Uniform Administrative Requirements for Grants and Agreements With

National Association of County and City Health Officials

AGREEMENT

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Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations). It is the Organization's responsibility to understand and comply with all requirements set forth therein.

12. DEBARRED OR SUSPENDED ORGANIZATIONS: Pursuant to OMB Circular A-110, Organization certifies to the best of its knowledge that its is not presently and will execute no subcontract with parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension."

13. AUDITING: Organization agrees to permit independent auditors to have access to its books, records and financial statements for the purpose of monitoring compliance with this contract.

14. NOTICE: All notices under this Agreement shall be in writing and shall be sent via facsimile and first class mail, postage prepaid, to the addresses below. Either party may update its address by providing written notice to the other party pursuant to the terms of this provision.

TO NACCHO:

National Association of County and City Health Officials

Attn: Moira Tsanga

1100 17th Street, N.W., 7th Floor

Washington, DC 20036

Tel. (202) 507-4272

Fax (202) 783-1583

Email: mtsanga@naccho.org

TO ORGANIZATION:

National Association of County and City Health Officials

AGREEMENT

National Association of County and City Health Officials
1100 17th Street, NW, 7th Floor, Washington, DC 20036-4636
(202)783-5550 FAX (202)783-1583

City of St. Louis Department of Health

Pamela Walker

Director

1520 Market St

St Louis, MO 63103

Tel. 314-657-1463

15. AUTHORITY TO BIND PARTY: Each party hereby represents and warrants that the person signing this Agreement on its behalf as the authority to bind such party.

NACCHO:

Authorized Signature:

By: _____

Name: John Mericsko

Title: Chief Financial Officer

Organization: National Association of County and City Health Officials

ORGANIZATION:

Authorized Signature:

By: _____

Name: Pamela Walker

Title: Director

Organization: City of St. Louis Department of Health

National Association of County and City Health Officials

AGREEMENT

National Association of County and City Health Officials
1100 17th Street, NW, 7th Floor, Washington, DC 20036-4636
(202)783-5550 FAX (202)783-1583

Address:	1100 17th Street, NW 7th Floor Washington, DC 20036	Address:	1520 Market St St Louis, MO 63103
Phone:	202-783-2490	Phone:	314-657-1463
Fax:	202-783-1583	Fax:	314-612-5101
EIN:	52-1426663	EIN:	~~[illegible]~~ 436003231 dg
Date:	5/30/13	Date:	1/31/13

National Association of County and City Health Officials

AGREEMENT

National Association of County and City Health Officials
1100 17th Street, NW, 7th Floor, Washington, DC 20036-4636
(202)783-5550 FAX (202)783-1583

CERTIFICATION OF NON-DEBARMENT OR SUSPENSION

By my signature I attest that **City of St. Louis Department of Health** has not been debarred or suspended pursuant to OMB Circular A-110 and will not subcontract with parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689 "Debarment and Suspension."

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[illegible]	Director
ORGANIZATION	DATE SIGNED
City Health Dept	1/31/13

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Approved: November 1, 2013

ORDINANCE #69597
Board Bill No. 182

An ordinance repealing Ordinance 69002 and in lieu thereof enacting a new ordinance prohibiting the issuance of any package or drink liquor licenses for any currently non-licensed premises within the boundaries of the Tenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing an exception allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances, and the issuance of a drink license to persons operating a restaurant at a previously non-licensed premises; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Ordinance 69002 is hereby repealed and in lieu thereof the following provisions are enacted:

SECTION TWO. LEGISLATIVE FINDINGS. The existence of alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of establishments selling alcoholic beverages and the associated problems discourage more desirable and needed commercial uses in the area. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new liquor licenses with the area beginning at the point of intersection of Chippewa St. and S. Kingshighway Blvd., and proceeding westerly along Chippewa St. to Brannon Ave., and proceeding northerly along Brannon Ave. to Pernod Ave., and proceeding westerly along Pernod Ave. to Macklind Ave., and proceeding northerly along Macklind Ave. to Fyler Ave., and proceeding westerly along Fyler Ave. to Hampton Ave., and proceeding northerly along Hampton Ave. to Manchester Ave., and proceeding easterly along Manchester Ave. to S Kingshighway Blvd, and proceeding southerly along S. Kingshighway Blvd. to McCree Ave., and proceeding west along McCree Ave. 407.4 feet, then proceeding in a southerly direction parallel to S. Kingshighway Blvd. 204 feet, and then proceeding east 413.3 feet to S. Kingshighway Blvd., and then proceeding southerly to Southwest Ave., and proceeding westerly along Southwest Ave. to Brannon Ave., and proceeding southerly along Brannon Ave. to Magnolia Ave., and proceeding westerly along Magnolia to Macklind Ave., and proceeding southerly along Macklind to Arsenal St., and proceeding easterly along Arsenal St. to Morganford Rd., and proceeding southerly along Morganford Rd. to Miami St., and proceeding westerly along Miami St. to Alfred Ave., and proceeding southerly along Alfred Ave. to Tholozan Ave., and proceeding westerly along Tholozan Ave. to S. Kingshighway Blvd., and proceeding southerly along S. Kingshighway Blvd. to the point of beginning. Such area shall be known as the Tenth Ward Liquor Control Area.

SECTION THREE. The Excise Commissioner is hereby prohibited, for a period of three years, beginning as of the effective date of this Ordinance, from approving the issuance of a package or drink liquor license for any premises, not licensed as of the effective date hereof, which is located within the boundaries of the Tenth Ward Liquor Control District established in Section Two of this ordinance.

SECTION FOUR. Notwithstanding the provisions of Section Three of this Ordinance, the Excise Commissioner shall have authority to:

(1) Approve transfer of an existing license to another premises within the petition circle of the currently licensed premises, pursuant to the provisions of subsection (B) of section 14.06.330 of Ordinance 68536; and

(2) Issue a drink license for a premises, not licensed as of the effective date of this Ordinance, which currently is or will be, upon opening, operated as a restaurant, as such term is defined in section 14.01.390 of Ordinance 68536.

(3) Approve the renewal of an existing license under the provisions of Section 14.08.090 of Ordinance 68536.

SECTION FIVE. EMERGENCY CLAUSE. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: November 1, 2013

ORDINANCE #69598
Board Bill No. 184

An Ordinance recommended by the Planning Commission on September 11, 2013, to change the zoning of property as indicated on the District Map, from "D" Multiple-Family Dwelling District and "H" Area Commercial District to the "H" Area Commercial District only, in City Block 1463 (3150-56 S. Grand & 3515 Juniata), so as to include the described parcels of land in City Block 1463; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The zoning designation of certain real property located in City Block 1463 is hereby changed to the "H" Area Commercial District, real property being particularly described and shown in Exhibit A as follows:

PROPERTY DESCRIPTION: LOT 1

A TRACT OF LAND BEING ALL OF ADJUSTED LOTS 1, 2, 3, 4, 5 AND PART OF LOT B OF RESUBDIVISION OF SOUTH GRAND CENTER IN BLOCK 1463 AS RECORDED IN PLAT BOOK 06152007, PAGE 0186 OF THE ST. LOUIS CITY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST CORNER OF ABOVE SAID CITY BLOCK, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JUNIATA STREET, (60 FEET WIDE) WITH THE EASTERLY LINE OF GRAND AVENUE, (80 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 02 DEGREES 18 MINUTES 15 SECONDS WEST, A DISTANCE OF 141.21 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.13 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 16.82 FEET, AN ARC LENGTH OF 53.33 FEET, A CHORD WHICH BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A CHORD DISTANCE OF 33.64 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 48.77 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.10 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 169.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE ALONG THE NORTH LINE OF ADJUSTED LOT 4 AND 5 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 155.65 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED JUNIATA STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 417.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 48,341.95 SQUARE FEET OR 1,109 ACRES MORE OR LESS.

PROPERTY DESCRIPTION: OUTLOT 1

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 5 OF RESUBDIVISION OF SOUTH GRAND CENTER IN BLOCK 1463 AS RECORDED IN PLAT BOOK 06152007, PAGE 0186 OF THE ST. LOUIS CITY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

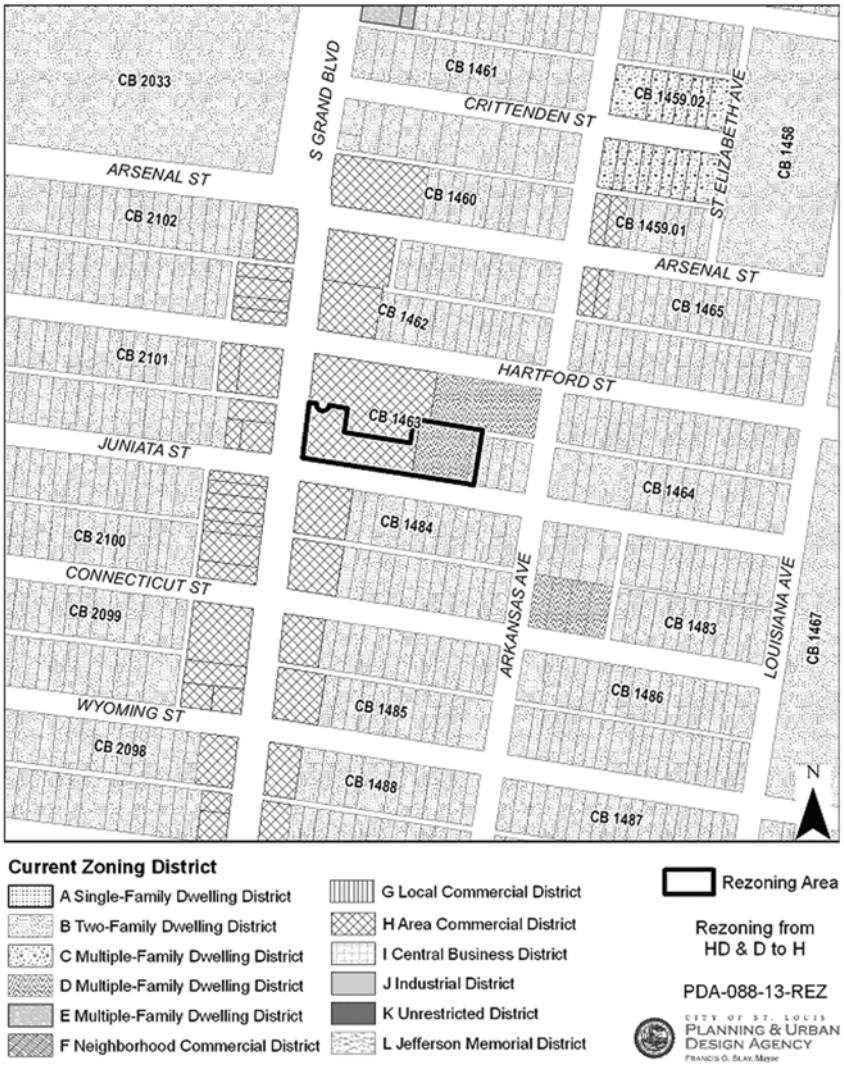
COMMENCING AT THE SOUTHWEST CORNER OF ABOVE SAID CITY BLOCK, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JUNIATA STREET, (60 FEET WIDE) WITH THE EASTERLY LINE OF GRAND AVENUE, (80 FEET WIDE); THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID JUNIATA STREET NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 417.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, THROUGH THE ABOVE MENTIONED ADJUSTED LOT 5 NORTH 00 DEGREES 06 MINUTES 46 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTH LINE OF ADJUSTED LOT 6 OF SAID RESUBDIVISION OF SOUTH GRAND CENTER; THENCE ALONG SAID SOUTH LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.97 FEET THE INTERSECTION OF THE NORTHEAST CORNER OF SAID ADJUSTED LOT 5 AND THE SOUTH LINE

OF SAID ADJUSTED LOT 6; THENCE LEAVING SAID SOUTH LINE ALONG THE EAST LINE OSF SAID ADJUSTED LOT 5 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED JUNIATA STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,800 SQUARE FEET OR 0.064 ACRES MORE OR LESS

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

EXHIBIT A

DISTRICT MAP



Approved: November 1, 2013

ORDINANCE #69599
Board Bill No. 191

An Ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment authorizing and directing the Mayor and the Comptroller of The City of St. Louis (the "City") to enter into and execute on behalf of the City the "Supplemental Agreement to Airport Aid Agreement for Air Service Promotion" (the "Supplemental Agreement") to the Airport Aid Agreement for Air Service Promotion between the City and the Missouri Highways and Transportation Commission, dated February 18, 2010 (Comptroller No. 60542), which was authorized by City Ordinance No. 68559, approved January 29, 2010 (the "Grant Agreement"); the Supplemental Agreement, which is attached hereto as ATTACHMENT 1 and incorporated herein, extends the project schedule to November 30, 2013 to allow completion of the work and its terms are more fully described in Section One of this Ordinance; containing a severability clause and an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The Mayor and the Comptroller of The City of St. Louis (the "City") are hereby authorized and directed to enter into and execute on behalf of the City the Supplemental Agreement to Airport Aid Agreement for Air Service Promotion (the "Supplemental Agreement") to the Airport Aid Agreement for Air Service Promotion between the City and the Missouri Highways and Transportation Commission, dated February 18, 2010 (Comptroller No. 60542), which was authorized by City Ordinance No. 68559, approved January 29, 2010 (the "Grant Agreement"); the Supplemental Agreement extends the project schedule to November 30, 2013 to allow completion of the work and is to read in words and figures substantially as set out in ATTACHMENT 1, which is attached hereto and incorporated herein.

SECTION TWO. The sections or provisions of this Ordinance or portions thereof shall be severable. In the event that any section or provision of this Ordinance or portion thereof is held invalid by a court of competent jurisdiction, such holding shall not invalidate the remaining sections or provisions of this Ordinance unless the court finds the valid sections or provisions of this Ordinance are so essentially and inseparably connected with, and so dependent upon, the illegal, unconstitutional or ineffective section or provision that it cannot be presumed that the Board of Aldermen would have enacted the valid sections or provisions without the illegal, unconstitutional or ineffective sections or provisions; or unless the court finds that the valid sections or provisions, standing alone, are incomplete and incapable of being executed in accordance with the legislative intent.

SECTION THREE. This being an Ordinance for the preservation of public peace, health, or safety, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the City's Charter and shall become effective immediately upon its approval by the Mayor of the City.

Approved: November 1, 2013

ORDINANCE #69600
Board Bill No. 193

An ordinance adopting the International Fire Code/2009 Edition with changes, including Appendix Chapters B and C, as the Fire Code of the City of Saint Louis; repealing Ordinance 64772 which adopted the 1999 BOCA National Fire Prevention Code; and containing a penalty clause, a savings clause, a severability clause and an emergency clause.

BE IT ORDAINED BY THE CITY OF SAINT LOUIS AS FOLLOWS:

SECTION ONE.

Ordinance 64772, approved November 8, 1999, pertaining to the Fire Code of the City of Saint Louis, which adopted the 1999 BOCA National Fire Prevention Code, is hereby repealed.

SECTION TWO.

The International Fire Code, 2009, Fourth Edition as published by the International Code Council, one copy of which is filed of record in the Office of the Register of the City of Saint Louis, being marked and designated as the International Fire Code, including Appendix Chapters B and C is hereby adopted as "The Fire Code of the City of Saint Louis, in the State of Missouri"; for the control of buildings and structures as herein provided; and that each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code are hereby referred to, adopted and made a part hereto, as if set out in this ordinance with the additions, insertions, deletions and changes prescribed in Section Three of this Ordinance.

SECTION THREE.

That the International Fire Code, 2009 is amended and changed in the following respects:

Change Chapter 1 to read as follows:

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1 - GENERAL PROVISIONS

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Fire Code of the City of Saint Louis hereinafter referred to as "this code".

101.2 Scope. This code establishes regulations affecting or relating to structures, processes and premises and safeguards regarding:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;

2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises;

3. Fire hazards in the structure or on the premises from occupancy or operation;

4. Matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems.

5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

101.2.1 Appendices. Appendix Chapters B and C are specifically adopted.

101.3 Intent. The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for promoting a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Severability. If a section, subsection, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

101.5 Validity. In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions hereof, which are determined to be legal; and it shall be presumed that this code would have been adopted without such illegal or invalid parts or provisions.

SECTION 102
APPLICABILITY

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.

2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.

3. Existing structures, facilities and conditions which, in the opinion of the fire official, constitute a distinct hazard to life or property.

102.2 Administrative, operational and maintenance provisions. The administrative, operational and maintenance provisions of this code shall apply to:

1. Conditions and operations arising after the adoption of this code.

2. Existing conditions and operations.

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code and the International Existing Building Code. Subject to the approval of the building official, the use or occupancy of an existing structure shall be permitted to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code, the International Building Code, and the International Existing Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

102.4 Application of building code. The design and construction of new structures shall comply with the International Building Code and enforced by the building official, and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the International Existing Building Code, shall be made in accordance therewith and enforced by the building official.

102.5 Application of residential code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, building or construction permits required by Section 105.7 of this code shall also apply.

2. Administrative, operational and maintenance provisions: All such provisions of this code shall apply.

102.6 Historic buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by national or City of Saint Louis as historic buildings or landmarks when such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings and structures shall be provided in accordance with an approved fire protection plan.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply. Reference standards shall be permitted to be updated by rule making authority of the building official.

102.8 Subjects not regulated by this code. Where no applicable standards or requirements are set forth in this code, or are contained within other laws, codes, regulations, ordinances or bylaws adopted by the City of Saint Louis, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the fire official to determine compliance with codes or standards for those activities or installations within the fire official's jurisdiction or responsibility.

102.9 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire official.

102.10 Conflicting provisions. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.11 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.12 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

PART 2 - ADMINISTRATIVE PROVISIONS

SECTION 103
FIRE SAFETY UNIT

103.1 General. The Fire Safety Unit is established within the City of Saint Louis under the direction of the Director of Public Safety and the Building Commissioner. The function of the Fire Safety Unit shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The fire official shall be appointed under the rules of the Civil Service Commission.

103.3 Organization. The fire official shall appoint such number of officers, technical assistants, inspectors and other employees as is necessary for the administration of this code and as authorized by the appointing authority.

103.3.1 Deputy. The fire official is authorized to designate an employee as deputy who shall exercise all of the powers of the fire official during the temporary absence or disability of the fire official.

103.3.2 Restriction of employees. An official or employee connected with the enforcement of this code, except one whose only connection is that of a member of the Board of Building Appeals established under the building code listed in Section 108, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building, or a first degree relative of the owner of the building; nor shall such officer or employee engage in any work which conflicts with official duties or with the interests of the Division of Building and Inspection.

Further, no Building Division employee shall be employed by or serve as an employee of any other division within the city service unless a formal request is made by the Building Commissioner to and approved by the appointing authority of that division.

103.4 Relief from personal responsibility. The building/fire official or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act required or permitted in the discharge of official duties. Any suit instituted against any employee because of an act performed by that person in the lawful discharge of duties and under the provisions of this code shall be defended by the City of Saint Louis City Counselor's Office until the final termination of the proceedings. The building official or any subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any employee of the Division of Building and Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

The above protection shall also extend to former employees for work performed during their period of employment with the City of Saint Louis.

SECTION 104
GENERAL AUTHORITY AND RESPONSIBILITIES

104.1 General. The fire official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

104.1.1 Enforcement: For purposes of the referenced sections, the designated enforcement agency shall be considered to be the "fire official" when used in that section.

Chapter 3...The Division of Building & Inspection Fire Safety Unit.

Chapter 4 (except Section 407)...The Division of Building & Inspection Fire Safety Unit.

Section 407...The Saint Louis Fire Department.

Chapter 5...The Saint Louis Fire Department.

Chapter 6...The Division of Building & Inspection Mechanical Section.

Chapter 7...The Division of Building & Inspection Plan Exam Section.

Chapter 8...The Division of Building & Inspection Plan Exam Section.

Chapter 9...The Division of Building & Inspection Plan Exam Section.

Chapter 10...The Division of Building & Inspection Plan Exam Section.

Chapter 11...The Saint Louis Fire Department.

Chapter 12...The Division of Building & Inspection Fire Safety Unit.

Chapter 13...The Saint Louis Fire Department.

Chapter 14...The Division of Building & Inspection Fire Safety Unit.

Chapter 15...The Division of Building & Inspection Mechanical Section.

Chapter 16...The Saint Louis Fire Department.

Chapter 17...The Saint Louis Fire Department .

Chapter 18...The Saint Louis Fire Department.

Chapter 19...The Division of Building & Inspection Fire Safety Unit.

Chapter 20...The Saint Louis Fire Department.

Chapter 21...The Saint Louis Fire Department

Chapter 22...The Division of Building & Inspection Fire Safety Unit.

Chapter 23...The Division of Building & Inspection Fire Safety Unit.

Chapter 24...The Division of Building & Inspection Fire Safety Unit.

Chapter 25...The Saint Louis Fire Department

Chapter 26...The Saint Louis Fire Department.

Chapter 27...The Saint Louis Fire Department.

Chapter 28...The Saint Louis Fire Department.

Chapter 29...The Saint Louis Fire Department.

Chapter 30...The Saint Louis Fire Department.

Chapter 31...The Saint Louis Fire Department.

Chapter 32...The Saint Louis Fire Department.

Chapter 33...The Saint Louis Fire Department.

Chapter 34...The Saint Louis Fire Department.

Chapter 35...The Saint Louis Fire Department.

Chapter 36...The Saint Louis Fire Department.

Chapter 37...The Saint Louis Fire Department.

Chapter 38...The Saint Louis Fire Department.

Chapter 39...The Saint Louis Fire Department.

Chapter 40...The Saint Louis Fire Department.

Chapter 41...The Saint Louis Fire Department.

Chapter 42...The Saint Louis Fire Department.

Chapter 43...The Saint Louis Fire Department.

Chapter 44...The Saint Louis Fire Department.

Chapter 45...The Division of Building & Inspection Fire Safety Unit.

Chapter 46...DELETED- See International Existing Building Code.

104.2 Applications and permits. The fire official is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 Right of entry. Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the fire official has reasonable cause to believe that there exists in a building or upon any premises any condition or violation of this code which makes the building or premises unsafe, dangerous or hazardous, the fire official shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the fire official by this code. If such building or premises is occupied, the fire official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refuses, the building official has recourse to every remedy provided by law to secure entry.

> **104.3.1 Warrant.** When the fire official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to permit entry therein by the fire official for the purpose of inspection and examination pursuant to this code.

104.4 Identification. The fire official shall carry proper identification when inspecting buildings, structures or premises in the performance of duties under this code.

104.5 Notices and orders. The fire official shall issue such notices or orders as are required to affect compliance with this code.

104.6 Official records: The fire official shall keep official records as required by Sections 104.6.1 through 104.6.4. Such official records shall be retained for not less than three (3) years, unless otherwise provided by other regulations.

> **104.6.1 Approvals.** A record of approvals granted shall be maintained by the fire official and shall be available for public inspection during business hours in accordance with applicable laws.
>
> **104.6.2 Inspections.** The fire official shall keep a record of each inspection made, including notices and orders issued, showing the findings and dispositions of each.
>
> **104.6.3 Fire records.** The City of Saint Louis Fire Department shall keep a record of fires occurring within the City of Saint Louis and of facts concerning the same, including statistics as to the extent of such fires and the damage caused thereby, together with other information as required by the fire official.
>
> **104.6.4 Administrative.** Application for modification, alternative methods of materials and the final decision of the fire

official shall be in writing and shall be officially recorded in the permanent records of the fire official.

104.7 Approved materials and equipment. Materials, equipment and devices approved by the fire official shall be constructed and installed in accordance with such approval.

104.7.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless they have been reconditioned, tested and placed in good and proper working condition and approved by the building official.

104.7.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire official, the fire official is authorized to require the owner or agent to provide, without charge to the City of Saint Louis, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or a fire safety specialty organization acceptable to the code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire official is authorized to require design submittal to be prepared by, and bear the seal, signature and date of a licensed design professional.

104.8 Modifications. Wherever there are practical difficulties involved in carrying out provisions of this code, the fire official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the fire official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Division of Building and Inspection.

104.9 Alternative methods and materials. The provisions of this code are not intended to prevent the installation of any material or prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The fire official is authorized to approve an alternative material or method of construction where the fire official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

104.9.1 Research reports. Supporting data, when necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.9.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the fire official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the fire official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the fire official for the period required for retention of public records.

104.10 Fire investigation. The fire official, the fire department or other responsible authority shall have the authority to investigate the cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.

104.10.1 Assistance from other agencies. Police and other enforcement agencies shall have the authority to render necessary assistance in the investigation of fires when requested to do so.

104.11 Authority at fires and other emergencies. The fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the protection of life or property or any part thereof, shall have the authority to direct such operation as necessary to extinguish or control any fire, perform any rescue operation, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations, or take any action necessary in the reasonable performance of duty. In the existence of such power, the fire chief is authorized to prohibit any person, vehicle, vessel or thing from approaching the scene and is authorized to remove, or cause to be removed or kept away from the scene, any vehicle, vessel or thing that could impede or interfere with the operations of the fire department and, in the judgement of the fire chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof.

104.11.1 Barricades. The fire chief or officer of the fire department in charge at the scene of an emergency is authorized to place ropes, guards, barricades or other obstructions across any street, alley, place or private property in the vicinity of such operation so as to prevent accidents or interference with the lawful efforts of the fire department to manage and control the situation and to handle fire apparatus.

104.11.2 Obstructing operations. No person shall obstruct the operations of the fire department in connection with extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, or any part thereof, or any lawful officer of a police officer assisting the fire department.

104.11.3 Systems and devices. No person shall render a system or device inoperative during an emergency unless by direction of the fire chief or fire department official in charge of the incident.

SECTION 105
PERMITS

105.1 General. Permits shall be in accordance with Section 105.1 through 105.7.4

105.1.1 Permits required. Permits required by this code shall be obtained from the fire official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire official.

105.1.2 Types of permits. There shall be two (2) types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.6 for either:

   1.1 A prescribed period.

   1.2 Until renewed or revoked.

2. Building permit. A building permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7.

105.1.3 Permits for the same location. When more than one (1) permit is required for the same location, the fire official is authorized to consolidate such permits into a single permit provided that such provision is listed in the permit.

105.2 By whom application is made. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the Missouri licensed design professional employed in connection with the proposed work. The full names, addresses and telephone number of the owner, lessee, and applicant shall be stated in the application. Every application should have a local contact person listed.

105.2.1 Application for permit. To obtain a permit, the applicant shall first file an application on a form furnished by the Division of Building and Inspection for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.

2. Indicate the use and occupancy for which the proposed work is intended.

3. Be accompanied by construction documents and other information.

4. State the valuation of the proposed work.

5. Be signed by the applicant, or the applicant's authorized agent.

6. Give such other data and information as required by the fire official.

105.2.2 Action on application. The fire official shall examine or cause to be examined applications for permits and amendments thereto. If the application or the construction documents do not conform to the requirements of all pertinent

laws, the fire official shall reject such application in writing, stating the reasons therefore. If the fire official is satisfied that the proposed work conforms to the requirements of this code and all City of Saint Louis laws and ordinances applicable thereto, the fire official shall issue a permit. The fire official shall rely upon other City agencies to review for compliance with their ordinance requirements.

105.2.3 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned six (6) months after date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ninety (90) days each if the building official deems that there is reasonable cause and if a written request is received from the applicant for the extension prior to the expiration date.

105.2.4 Time limitation on approval. An application for a permit for any proposed work shall have been deemed to have been abandoned three (3) months after the approval date of the building official. A notice of abandonment shall be sent to the applicant of record two (2) weeks prior to the abandonment date. Should the permit still not have been issued after these two (2) weeks, the permit application shall be abandoned.

Applicants who have a record of abandoned permit applications shall be required on all future permits to pay the application fee and a the full permit fee upon application until such time as the abandoned permits have been reapplied for, approved, permit fees and possible surcharges paid.

105.2.5 Inspection authorized. Before a new operational permit is approved, the fire official is authorized to inspect the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used to determine compliance with this code or any operational constraints required.

105.3 Conditions of permit. A permit shall constitute permission to maintain, store or handle materials; or to conduct processes which produce conditions hazardous to life or property; or to install equipment utilized in connection with such activities; or to install or modify any fire protection system or equipment or any other construction, equipment installation or modification in accordance with the provisions of this code where a permit is required by Section 105.6. or 105.7. Such permission shall not be construed as authority to violate, cancel or set aside any of the provisions of this code or other applicable regulations or laws of the City of Saint Louis.

105.3.1 Expiration. All permits shall be issued in the name of the property owner of record for a period of six (6) months unless noted otherwise. Permits shall be permitted to be extended for additional six (6) month periods if work is progressing and a written request from the owner for the extension is received by the building official prior to the expiration of each permit. Any permit issued shall become invalid if the authorized work is not commenced within six (6) months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work; except that the building official shall be permitted to grant one (1) or more extensions of time for additional periods not exceeding six (6) months each if the building official deems that there is reasonable cause, and if a written request is received from the owner for the extension prior to the expiration date. No permit shall be extended if, after six (6) months from issuance of said permit, no work has begun and the Board of Aldermen has passed an ordinance that would make all or part of the work thereon illegal or unlawful.

Permits shall also be abandoned upon written request from the property owner of record, or if circumstances require, the Missouri licensed design professional.

105.3.2 Temporary or partial occupancy permits. Upon the request of an owner or an owner's representative, a temporary or partial occupancy permit shall be permitted to be issued for a building, structure or premises, provided that no conditions exist which endanger life, public safety or welfare. Temporary or partial occupancy permits shall be permitted to be subject to conditions.

105.3.3 Placement of permit. A true copy of the building permit shall be kept on the site of operations, open to inspection during the entire time of prosecution of the work and until the completion of the same.

105.3.4 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

105.3.5 Notice of start. At least twentyfour (24) hours notice of start of work under a building permit shall be given to the building official.

105.3.6 Compliance with permit. All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved amendments to the approved application or the approved construction documents. Any addition to or alteration of approved construction documents shall be approved in advance by the code official, as evidenced by the issuance of a new or amended permit.

105.4 Construction documents. Construction documents shall be in accordance with this section.

105.4.1 Construction Documents. The application for the permit shall be accompanied by at least five (5) complete sets of construction drawings, one (1) set of project specifications, with sufficient clarity and detailed dimensions to show the nature and character of the work to be performed. The minimum size of any sheet shall be 8½" x ll" and the maximum size of any sheet shall be 36" x 48". When quality of materials is essential for conformity to this code, specific information shall be given to establish such quality and this code shall not be cited, or the term "legal" or its equivalent be used as a substitute for specific information. Construction documents containing the words "not for construction", "preliminary", "review set", or their equivalent, shall not be accepted for application. Construction documents marked with contractors "takeoff" notations shall not be accepted for application.

All construction documents submitted with an application for a building permit shall be prepared by a Missouri licensed design professional as required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction documents shall bear an original embossed or wet ink seal, original ink signature and the date the documents were sealed by the Missouri licensed design professional for each discipline on the first sheet of each discipline within each set of construction documents, or on the cover sheet of each set of construction documents.

In addition, all other sheets of the construction documents, other than project specifications or calculations, shall bear the original embossed, wet ink, electronic or mechanically reproduced seal, signature and date of the Missouri licensed design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original embossed or wet ink seal, original ink signature and date the documents were sealed.

All project specification, or other documents not considered to be construction drawings shall bear an original wet ink or embossed seal, original ink signature and the date the documents were signed by the Missouri licensed design professional for each discipline on the title or index sheet.

Exception: The building/fire official is authorized to waive the submission of construction documents and other data not required to be prepared by a licensed design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

105.4.1.1 Examination of documents. The building/fire official shall examine or cause to be examined the construction documents for code compliance.

105.4.2 Information on construction documents. Construction documents shall be drawn and dimensioned upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building/fire official.

105.4.2.1 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9

105.4.3 Applicant responsibility. It shall be the responsibility of the applicant to ensure that the construction documents are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the fire official shall not relieve the applicant of the responsibility of compliance with this code.

105.4.4 Approved documents. Construction documents approved by the fire official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the fire official shall not relieve the applicant of the responsibility of compliance with this code.

105.4.4.1 Phased approval. The fire official is authorized to issue a permit for the construction of part of a structure, system or operation before the construction documents for the whole structure, system or operation have been submitted, provided that adequate information and detailed statements have been filed complying with

pertinent requirements of this code. The holder of such permit for parts of a structure, system or operation shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure, system or operation will be granted.

105.4.5 Corrected documents. Where field conditions necessitate any substantial change from the approved construction documents, the fire official shall have the authority to require the corrected construction documents to be submitted for approval.

105.4.6 Retention of construction documents. One (1) set of the construction documents shall be retained by the fire official until final approval of the work covered therein. One (1) set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

105.5 Revocation. The fire official is authorized to revoke a permit or approval issued under the provisions of this code when it is found by inspection or otherwise that there has been a false statements or misrepresentations as to material fact in the application, data or construction documents on which the permit or approval was based including, but not limited to, any one of the following:

1. The permit is issued for a location or establishment other than for which it was issued.

2. The permit is used for a condition or activity other than that listed in the permit.

3. Conditions and limitations set forth in the permit have been violated.

4. There have been any false statements or misrepresentations as to the material fact in the application for permit or plans submitted or a condition of the permit.

5. The permit is used by a different person or firm than the name for which it was issued.

6. The permittee failed, refused or neglected to comply with orders or notices duly served in accordance with the provisions of this code within the time provided therein.

7. The permit was issued in error or in violation of an ordinance, regulation or this code.

8. An owner is convicted by a court of competent jurisdiction twice within a twelve month period of being in violation of the same code provision on the same building, structure or premises.

105.5.1 Suspension or revocation. The fire official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.5.2 Revocation of permits. The fire official shall be permitted to revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the construction documents on which the permit or approval was based. The fire official shall be permitted to revoke or suspend a permit upon discovery of substantial noncompliance with this code or any applicable city ordinance. Permits shall be revoked for non-payment of fees.

105.6 Required operational permits. The fire official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.46.

105.6.1 Aerosol products. An operational permit is required to manufacture, store or handle an aggregate quantity of Level 2 or Level 3 aerosol products in excess of five hundred (500) pounds net weight. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 28.

105.6.2 Amusement buildings. An operational permit is required to operate a special amusement building. As set forth in the Building Code, these permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

105.6.3 Aviation facilities. An operational permit is required to use a Group H or Group S occupancy for aircraft servicing or repair and aircraft fuel-servicing vehicles. Additional permits required by other sections of this code include, but are not limited to, hot work, hazardous materials and flammable or combustible finishes. These permits shall be enforced by the

City of Saint Louis Fire Department. See Chapter 11.

105.6.4 Carnivals and fairs. An operational permit is required to conduct a carnival or fair. As set forth in the Building Code, these permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

106.6.5 Cellulose nitrate film. An operational permit is required to store, handle or use cellulose nitrate film in a Group A occupancy. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Section 306.

105.6.6 Combustible dust-producing operations. An operational permit is required to operate a grain elevator, flour starch mill, feed mill, or a plant pulverizing aluminum, coal, cocoa, magnesium, spices or sugar, or other operations producing combustible dusts as defined in Chapter 2. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 13.

105.6.7 Combustible fibers. An operational plant is required for the storage and handling of combustible fibers in quantities greater than one hundred (100) cubic feet. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 29.

105.6.8 Compressed gases. An operational permit is required for the storage, use or handling at normal temperatures and pressure (NTP) of compressed gases in excess of the amounts listed in Table 105.6.8. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 30.

Exception: Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.

TABLE 105.6.8
PERMIT AMOUNTS FOR COMPRESSED GASSES

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and liquified petroleum gases)	200
Highly toxic	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

For SI: 1 cubic foot = 0.02832 m^3.

105.6.9 Covered mall buildings. An operational permit is required for:

1. The placement of retail fixtures and displays, concession equipment, displays of highly combustible goods and similar items in the mall.

2. The display of liquid- or gas-fired equipment in the mall.

3. The use of open-flame or flame-producing equipment in the mall.

As set forth in the Building Code, these permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

105.6.10 Cyrogenic fluids. An operational permit is required to produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of the amounts listed in Table 105.6.10.

These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 32.

Exception: Permits are not required for vehicles equipped with and using cryogenic fluids as a fuel for propelling the vehicle or for refrigerating the lading.

TABLE 105.6.10
PERMIT AMOUNTS FOR CRYOGENIC FLUIDS

TYPE OF CRYOGENIC FLUID	INSIDE BUILDING (gallons)	OUTSIDE BUILDING (gallons)
Flammable	More than 1	60
Inert	60	500
Oxidizing (including oxygen)	10	50
Physical or health hazard not indicated above	Any Amount	Any Amount

For SI: 1 gallon = 3.785 L.

105.6.11 Cutting and welding. An operational permit is required to conduct cutting or welding operations. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 26. Permit fees shall be as established in Table 113.1.

105.6.12 Dry cleaning plants. An operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 12.

105.6.13 Exhibits and trade shows. An operational permit is required to operate exhibits and trade shows. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

105.6.14 Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosive, explosive material, fireworks, or pyrotechnic special effects within the scope of Chapter 33. These permits shall be enforced by the City of Saint Louis Fire Department. Permit fees shall be as established in Table 113.1.

105.6.15 Fire hydrants and valves. An operational permit is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open or generally used by the public. These permits shall be enforced by the City of Saint Louis Fire Department. See Section 507.

Exception: A permit is not required for authorized employees of the City of Saint Louis Water Department or the fire department to use or operate fire hydrants or valves.

105.6.16 Flammable and combustible liquids. An operational permit is required:

1. To use or operate a pipeline for the transportation within facilities of flammable or combustible liquids. This requirement shall not apply to off-site transportation in pipelines regulated by the Department of Transportation (DOTn) nor does it apply to piping systems.

2. To store, handle or use Class I liquids in excess of five (5) gallons in a building or in excess of ten(10) gallons outside of a building, except that a permit is not required for the following:

   2.1. The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant or mobile heating plant, unless such storage, in the opinion of the code official, would cause an unsafe condition.

   2.2. The storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for maintenance, painting or similar purposes for a period of not more than thirty (30) days.

3. To store, handle or use Class II or Class IIIA liquids in excess of twenty-five (25) gallons in a building

or in excess of sixty (60) gallons outside a building, except for fuel oil used in connection with oil-burning equipment.

4. To store, handle or use Class IIIB liquids in tanks or portable tanks for fueling motor vehicles at motor fuel-dispensing facilities or where connected to fuel-burning equipment.

   Exception: Fuel oil and used motor oil used for space heating or water heating.

5. To remove Class I or Class II liquids from an underground storage tank used for fueling motor vehicles by any means other than the approved, stationary on-site pimps normally used for dispensing purposes.

6. To operate tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.

7. To place temporarily out of service (for more than ninety (90) days) an underground, protected above-ground or above-ground flammable or combustible liquid tank.

8. To change the type of contents stored in a flammable or combustible liquid tank to a material which poses a greater hazard than that for which the tank was designed and constructed.

9. To manufacture, possess, blend or refine flammable or combustible liquids.

10. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at commercial, industrial, governmental or manufacturing establishments.

11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft and other special equipment at commercial, industrial, governmental or manufacturing establishments.

These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 34. Permit fees shall be as established in Table 113.1.

105.6.17 Floor finishing. An operational permit is required for floor finishing or surfacing operations exceeding three hundred fifty (350) square feet using Class I or Class II liquids. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

105.6.18 Fruit and crop ripening. An operational permit is required to operate a fruit-, or crop-ripening facility or conduct a fruit-ripening process using ethylene gas. These permits shall be enforced by the City of Saint Louis Health Department. See Chapter 16.

105.6.19 Fumigation and thermal insecticide fogging. An operational permit is required to operate a business of fumigation or thermal insecticide fogging and to maintain a room, vault or chamber in which a toxic or flammable fumigant is used. These permits shall be enforced by the City of Saint Louis Health Department. See Chapter 17.

105.6.20 Hazardous materials. An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.20. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 27.

TABLE 105.6.20
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS

TYPE OF MATERIAL	AMOUNT
Combustible liquids	See Section 105.6.16
Corrosive materials	
Gases	See Section 105.6.8
Liquids	55 gallons
Solids	1000 pounds

Explosive materials	See Section 105.6.14

Flammable materials	
Gases	See Section 105.6.8
Liquids	See Section 105.6.16
Solids	100 pounds
Highly toxic materials	
Gases	See Section 105.6.8
Liquids	Any Amount
Solids	Ant Amount
Oxidizing materials	
Gases	See Section 105.6.8
Liquids	
Class 4	Any Amount
Class 3	1 gallon[a]
Class 2	10 gallons
Class 1	55 gallons
Solids	
Class 4	Any amount
Class 3	10 pounds[b]
Class 2	100 pounds
Class 1	500 pounds
Organic peroxides	
Liquids	
Class I	Any Amount
Class II	Any Amount
Class III	1 gallon
Class IV	2 gallons
Class V	No permit required
Solids	
Class I	Any Amount
Class II	Any Amount
Class III	10 pounds
Class IV	20 pounds
Class V	No permit required
Pyrophoric materials	
Gases	Any Amount
Liquids	Any Amount
Solids	Any Amount
Toxic materials	
Gases	See Section 105.6.8
Liquids	10 gallons
Solids	100 pounds
Water-reactive Materials	
Liquids	
Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds
Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.
a. 20 gallons when Table 2703.1.1(1) Note k applies and hazard identification signs in accordance with Section 2703.5 are provided for quantities of 20 gallons or less.
b. 200 pounds when Table 2703.1.1(1) Note k applies and hazard identification signs in accordance with Section 2703.5 are

provided for quantities of 200 pounds or less.

105.6.21 HPM facilities. An operational permit is required to store, handle or use hazardous production materials. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 18.

105.6.22 High-piled storage. An operational permit is required to use a building or portion thereof as a high-piled storage area exceeding five hundred (500) square feet. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 23.

105.6.23 Hot work operations. An operational permit is required for hot work including, but not limited to:

1. Public exhibitions and demonstrations where hot work is conducted.

2. Use of portable hot work equipment within a structure.

   Exception: Work that is conducted under a construction permit.

3. Fixed-site hot work equipment such as welding booths.

4. Hot work conducted within a wildfire risk area.

5. Application of roof coverings with the use of an open-flame device.

6. When approved, the code official shall issue a permit to carry out a hot work program. This program allows approved personnel to regulate their facility's hot work operation. The approved personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for issuing permits requiring compliance with the requirements found in Chapter 26. These permits shall be issued only to their employees or hot work operations under their supervision.

   These permits shall be enforced by the City of Saint Louis Fire Department.

105.6.24 Industrial ovens. An operational permit is required for operation of industrial ovens regulated by Chapter 21. These permits shall be enforced by the City of Saint Louis Health Department.

105.6.25 Lumber yards and woodworking plants. An operational permit is required for the storage or processing of lumber exceeding one hundred thousand (100,000) board feet. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 19.

105.6.26 Liquid- or gas-fueled vehicles or equipment in assembly buildings. An operational permit is required to display, operate or demonstrate liquid- or gas-fueled vehicles or equipment in assembly buildings. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 24.

105.6.27 LP-gas. An operational permit is required for:

1. Storage and use of LP-gas.

   Exception: A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less serving occupancies in Group R-3.

2. Operation of cargo tankers that transport LP-gas.

These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 38. Permit fees shall be as established in Table 113.1.

105.6.28 Magnesium. An operational permit is required to melt, cast, heat treat or grind more than ten (10) pounds of magnesium. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 36.

105.6.29 Miscellaneous combustible storage. An operational permit is required to store in any building or upon any premises in excess of two thousand five hundred (2,500) cubic feet gross volume of combustible empty packing cases,

boxes, barrels or similar containers, rubber tires, rubber, cork or similar combustible materials. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Section 315.

105.6.30 Open burning. An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Section 307.

> **Exception:** Recreational fires.

105.6.31 Open flames and torches. An operational permit is required to remove paint with a torch; or to use a torch or open-flame device in a wildfire risk area. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Section 308.

105.6.32 Open flames and candles. An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See section 308.

105.6.33 Organic coatings. An operational permit is required for any organic-coating manufacturing operation producing more than 1 gallon (4 L) of an organic coating in one day. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 20. Permit fees shall be as established in Table 113.1.

105.6.34 Places of assembly. An operational permit is required to operate a place of assembly. These permits shall be enforced as set forth in the Building Code by the Division of Building and Inspection, Fire Safety Unit.

105.6.35 Private fire hydrants. An operational permit is required for the removal from service, use or operation of private fire hydrants. These permits shall be enforced by the Division of Building and Inspection Plumbing Section.

> **Exception:** A permit is not required for private industry with trained maintenance personnel, private fire brigade or fire department to maintain, test and use private hydrants.

105.6.36 Pyrotechnical special effects material. An operational permit is required for use and handling of pyrotechnic special effects material. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 33.

105.6.37 Pyroxylin plastics. An operational permit is required for storage or handling of more than twenty-five (25) pounds of cellulose nitrate (pyroxylin) plastics and for the assembly or manufacture of articles involving pyroylin plastics. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 42.

105.6.38 Refrigeration equipment. An operational permit is required to operate a mechanical refrigeration unit or system regulated by Chapter 6. These permits shall be enforced by the Division of Building and Inspection, Mechanical Inspection Section. See Chapter 6.

105.6.39 Repair garages and motor fuel-dispensing facilities. An operational permit is require for operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities. As set forth in the Building Code, these permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 22.

105.6.40 Rooftop heliports. An operational permit is required for the operation of a rooftop heliport. As set forth in the Building Code, these permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 11.

105.6.41 Spraying or dipping. An operational permit is required to conduct a spraying or dipping operation utilizing flammable or combustible liquids or the application of combustible powders regulated by Chapter 15. These permits shall be enforced by the Division of Building and Inspection, Mechanical Inspection Section.

105.6.42 Storage of scrap tires and tire byproducts. An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds two thousand five hundred (2,500) cubic feet of total volume of scrap tires and for indoor storage of tires and tire byproducts. These permits shall be enforced by the City of Saint Louis Fire Department. See Chapter 25.

105.6.43 Temporary membrane structures, tents and canopies. An operational permit is required to operate an

air-supported temporary membrane structure or a tent having an area in excess of one thousand (1,000) square feet. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 24.

Exceptions:

1. Tents used exclusively for recreational camping purposes.

2. Tents open on all sides which comply with all of the following:

   2.1 Individual tents having a maximum size of one thousand (1,000) square feet.

   2.2 The aggregate area of multiple tents placed side by side without a fire break clearance of ten (10) feet shall not exceed one thousand (1,000) square feet total.

   2.3 A minimum clearance of ten (10) feet to structures and other tents shall be provided.

105.6.44 Tire-rebuilding plants. An operational permit is required for the operation and maintenance of a tire-rebuilding plant. These permits shall be enforced by the City of Saint Louis Fire Department and the City of Saint Louis Health Department. See Chapter 25.

105.6.45 Waste handling. An operational permit is required for the operation of wrecking yards, junk yards and waste material-handling facilities. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

105.6.46 Wood products. An operational permit is required to store chips, hogged material, lumber or plywood in excess of two hundred (200) cubic feet. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit. See Chapter 19.

105.7 Required building permits. The fire official is authorized to issue building permits for work as set forth in Sections 105.7.1 through 105.7.14.

105.7.1 Automatic fire-extinguishing systems. A construction permit is required for installation of or modification to an automatic fire-extinguishing system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. These permits shall be enforced by the Division of Building and Inspection, Plumbing Inspection Section.

105.7.2 Battery systems. A permit is required to install stationary storage battery systems having a liquid capacity of more than fifty (50) gallons. These permits shall be enforced by the Division of Building and Inspection, Electrical Inspection Section.

105.7.3 Compressed gases. When the compressed gases in use or storage exceed the amounts listed in Table 105.6.8, a construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a compressed gas system. These permits shall be enforced by the City of Saint Louis Fire Department.

Exceptions:

1. Routine maintenance.

2. For emergency repair work performed on an emergency basis, application for permit shall be made within two (2) working days of commencement of work.

105.7.4 Cryogenic fluids. A construction permit is required for installation of or alteration to outdoor stationary cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.6.10. Maintenance performed in accordance with this code is not considered an alteration and does not require a construction permit. These permits shall be enforced by the City of Saint Louis Fire Department.

105.7.5 Fire alarm and detection systems and related equipment. A construction permit is required for installation or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. These permits shall be enforced by the Division of

Building and Inspection, Electrical Inspection Section.

105.7.6 Fire pumps and related equipment. A construction permit is required for installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers, and generators. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. These permits shall be enforced by the Division of Building and Inspection, Plumbing Inspection Section.

105.7.7 Flammable and combustible liquids. A construction permit it required:

1. To install, repair or modify a pipeline for the transportation of flammable or combustible liquids.

2. To install, construct or alter tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.

3. To install, alter, remove, abandon or otherwise dispose of a flammable or combustible liquid tank.

These permits shall be enforced by the City of Saint Louis Fire Department.

105.7.8 Hazardous materials. A construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a storage facility or other area regulated by Chapter 27 when the hazardous materials in use or storage exceed the amounts listed in Table 105.6.20. These permits shall be enforced by the City of Saint Louis Fire Department.

Exceptions:

1. Routine maintenance.

2. For emergency repair work performed on an emergency basis, application for permit shall be made within two (2) working days of commencement of work.

105.7.9 Industrial ovens. A construction permit is required for installation of industrial ovens covered by Chapter 21.

Exceptions:

1. Routine maintenance.

2. For repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

These permits shall be enforced by the City of Saint Louis Health Department.

105.7.10 LP-gas. A construction permit is required for installation of or modification to an LP-gas system. These permits shall be enforced by the City of Saint Louis Fire Department.

105.7.11 Private fire hydrants. A construction permit is required for the installation or modification of private fire hydrants. These permits shall be enforced by the Division of Building and Inspection, Plumbing Inspection Section.

105.7.12 Spraying or dipping. A construction permit is required to install or modify a spray room, dip tank or booth. These permits shall be enforced by the Division of Building and Inspection, Mechanical Inspection Section.

105.7.13 Standpipe system. A construction permit is required for the installation, modification or removal from service of a standpipe system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. These permits shall be enforced by the Division of Building and Inspection, Plumbing Inspection Section.

105.7.12 Temporary membrane structures, tents and canopies. A construction permit is required to erect an air-supported temporary membrane structure or a tent having an area in excess of 1,000 square feet. These permits shall be enforced by the Division of Building and Inspection, Fire Safety Unit.

Exceptions:

1. Tents used exclusively for recreational camping purposes.

2. Funeral tents and curtains or extensions attached thereto, when used for funeral services.

3. Tents and awnings open on all sides which comply with all of the following:

   3.1. Individual tents shall have a maximum size of one thousand (1,000) square feet.

   3.2. The aggregate area of multiple tents placed side by side without a fire break clearance of ten (10) feet shall not exceed one thousand (1,000) square feet total.

   3.3. A minimum clearance of ten (10) feet to structures and other tents shall be maintained.

SECTION 106
INSPECTIONS

106.1 Inspection authority. Construction or work for which a permit is required shall be subject to inspection by the building/fire official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the City of Saint Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building/fire official not the City of Saint Louis shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

106.2 Inspections. The fire official is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by approved agencies or individuals. All reports of inspections shall be prepared and submitted in writing for review and approval. Inspection reports must be certified by a responsible officer of such approved agency or by the responsible individual. The fire official is authorized to engage such expert opinion as deemed necessary to report upon unusual, detailed or complex technical issues subject to the approval of the governing body.

106.2.1 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the fire official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

106.3 Authority to enter. The fire official shall have the authority to enter at any reasonable hour any building, structure or premises in the City of Saint Louis for which a permit has been issued but has not received a certificate of occupancy in accordance with Section 104.3 to enforce the provisions of this code or any other code or ordinance of the City of Saint Louis. No person shall accompany a building official onto a premises in the performance of their duty unless otherwise invited onto said premises by the owner or the owner's representative.

For all other structures or premises, when the building official has reasonable cause to believe that a code violation exists, the building official is authorized to enter the building, structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the building official is authorized to pursue recourse as provided by law.

106.4 Concealed work. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the fire official shall have the authority to require that such work be exposed for inspection. Neither the fire official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

SECTION 107
MAINTENANCE

107.1 Maintenance of safeguards. Whenever of wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device,

equipment, system, condition, arrangement, level of protection, or any other feature shall thereafter be continuously maintained in accordance with this code and applicable reference standards.

107.2 Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.

107.2.1 Testing and inspection records. Required test and inspection records shall be available to the fire official at all times or such records as the fire official designates shall be filed with the fire official.

107.2.2 Reinspection and testing. When any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as achieve compliance with this code. The work or installation shall then be resubmitted to the fire official for inspection and testing.

107.3 Supervision. Maintenance and testing shall be under the supervision of a responsible person who shall ensure that such maintenance and testing are conducted at specified intervals in accordance with this code.

107.4 Rendering equipment inoperable. Portable or fixed fire-extinguishing systems or devices and fire-warning systems shall not be rendered inoperative or inaccessible except as necessary during emergencies, maintenance, repairs, alterations, drills or prescribed testing.

107.5 Owner/occupant responsibility. Correction and abatement of violations of this code shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

107.6 Overcrowding. Overcrowding or admittance of any person beyond the approved capacity of a building or portion thereof shall not be allowed. The fire official, upon finding any overcrowding conditions or obstructions in aisles, passageways or other means of egress, or upon finding any condition which constitutes a life safety hazard, shall be authorized to cause the event to be stopped until such condition or obstruction is corrected.

SECTION 108
MEANS OF APPEAL

108.1 General. Any person aggrieved by a decision of the fire official may appeal said decision to the Board of Building Appeals.

108.2 Appeals to stay proceedings; exceptions. Appeals shall stay all proceedings in furtherance of the action appealed from, unless the building official or fire official whichever shall be the case, certifies to the Board of Building Appeals, after the notice of appeal has been filed, that by reason of the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or property. Proceedings shall not be stayed other than by restraining order.

SECTION 109
VIOLATIONS

109.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code or any decision or order of the Board of Building Appeals.

109.2 Notice of violation. Whenever the fire official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire official is authorized to prepare a written notice of violation describing the condition deemed unsafe and, when compliance is not immediate, specifying a time for reinspection.

109.2.1 Service. The fire official is authorized to serve a notice of violation or order on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, use or occupancy of a building, structure or premises in violation of the provisions of this code, or in violation of a detail statement or construction documents approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. Such notice shall be permitted to be served by the United States mail. Posting of the premises shall also constitute notice. It shall be a violation of this code for any person to remove any such notice, lawfully posted pursuant to this code, unless otherwise ordered by the fire official.

109.2.2 Compliance with orders and notices. A notice of violation issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains.

109.2.3 Prosecution of violation. If the notice of violation is not complied with promptly, the fire official is authorized to request the legal counsel of the City of Saint Louis to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building, structure or premises in violation of the provisions of this code or of the order or direction made pursuant thereto.

109.3 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the fire official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section Four.

109.4 Abatement of violation. The imposition of penalties as set forth in Section Four shall not preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct business or use of a building or structure on or about any premises.

SECTION 110
UNSAFE BUILDINGS

110.1 General. If during the inspection of a premises, a building or structure or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the Division of Building and Inspection for any repairs, alterations, remodeling, removing or demolition required.

110.1.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

110.1.2 Structural hazards. When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire official shall immediately notify the building official in accordance with Section 110.1.

110.2 Evacuation. The fire official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire official or the fire department official in charge of the incident.

110.3 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the code official or fire department official in charge of the incident is authorized to abate summarily such hazardous conditions that are in violation of this code.

110.4 Abatement. The owner, operator, or occupant of a building or premises deemed unsafe by the fire official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition, or other approved corrective action.

SECTION 111
STOP WORK ORDER

111.1 Order. Whenever the fire official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the fire official is authorized to issue a stop work order.

111.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

111.3 Emergencies. When an emergency exists, the fire official shall not be required to give a written notice prior to stopping the

work.

111.4 Unlawful continuance. Any person who shall continue any work in or about the building, structure or premises after having been served with a stop work order, except such work as they are directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be subject to the penalties as set forth in Section Four. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION 112
SERVICE UTILITIES

112.1 Authority to disconnect service utilities. The fire official shall have the authority to authorize disconnection of utility service to the building, structure or system in order to safely execute emergency operations or to eliminate an immediate hazard. The fire official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action if not notified prior to disconnection. The owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION 113
FEES

113.1 General. No permit, certificate or inspection report, as required by the provisions of this code, shall be released or issued until the fees listed in this section have been paid to the City of Saint Louis, as collected by the fire official or designated representative; nor shall an amendment to a permit be released until the additional fees have been paid. In collecting said fees, the fire official is authorized to accept personal checks as payment; however, nonpayment by said checking account shall be considered as a violation of this code and is cause for suspension or revocation of permits, certificates or reports issued or released for such personal check payment. If a permit is suspended or revoked for nonpayment of a fee, or for insufficient funds, an additional twenty-five dollars ($25) shall be collected to cover administrative costs.

113.1.1 Payment of fees: A permit shall not be issued until the designated fees listed in Table 113.1 have been paid. The payment of these fees shall not relieve the applicant or holder of any permit from the payment of other fees or from obtaining other required permits which may be prescribed by ordinance such as building permits, Board of Public Service permits, plumbing permits, fees for water and sewer connections, electrical permits, or fees for other inspections and privileges.

113.1.2 Application fee. An application fee is an administrative charge made for processing permit applications and shall be the fee as listed in Table 113.1.

Table 113.1
PERMIT FEES AND REQUIREMENTS[a]

Section	Description	Permit Fee	Duration[b]
113.1.2	Application fee	$25.00	
609.4.1	Installation or alteration of any commercial kitchen hood suppression system.	$50.00	
3301.2	Explosives/blasting Storage, handling and use of blasting agents	$ 120.00	
3301.2	Fireworks (individual demonstration only.) To store (not to exceed 48 hours.) To discharge To transport One vehicle Other vehicles	 $50.00 $50.00 $30.00 $15.00	 per event per event

3401.4	Flammable and combustible liquids - storage, handling, use, processing Storage Vaults	$50.00[c]	2601.2
3401.4	Flammable and combustible liquids - tanks and equipment (per tank) To abandon, install or remove To repair any tank piping or pumps To clean	 $ 50.00 $ 40.00 $ 40.00	 as required as required as required
3801.2	Liquefied petroleum gases Any quantity for exhibits, demonstrations, picnics, and carnivals (for duration of event or performance applied for.) Bulk installation Use on construction site	 $50.00 $50.00[c] $100.00	 per event per vessel per heating season
2001.2	Organic coatings Use of more than one gallon per day	$50.00c	
2601.2	Welding or cutting Individual site City wide	 $40.00 $60.00	 each operation yearly

NOTE **a.** Notice to fire official and approval required prior to any event or occupancy.
b. All inspections are annual unless noted otherwise.
c. Initial Inspection only.

113.2 Final inspection and testing fees. Fees for the testing of underground storage tanks and piping and fire detection an d extinguishing equipment as required by this code are listed in Table 113.2.

Table 113.2
FEES FOR WITNESSING TESTS

Item	Fee for permit	Detail requirements See section	Remarks
To witness tests to determine leaking tanks and piping in underground storage tanks.	$100.00/Tank	2703-3404	Fee is based on time and equipment utilized in isolating leak and hazard.
To witness testing of fire pumps	$ 200.00	918.3	Acceptance testing
To conduct test for fire fighting foam equipment	$ 50.00	918.1.5	Acceptance testing
Final inspection of sprinkler or standpipe installation	$ 200.00	918.1.1 918.1.2	Acceptance testing
Final inspection of fire alarm or fire detection system 1-10 devices 11-20 devices 21-30 devices 31-above (per increment of 10 devices)	 $ 40.00 $ 60.00 $ 80.00 $ 20.00	918.1,4	Acceptance testing; Individual devices without annunciator panel.

Final inspection of fire alarm or fire detection systems	$ 200.00	918.1,4	Acceptance testing; Systems with annunciator panel.

113.3 Certificate of fitness or competency: All fees for certificates of fitness, registration or competency as required by Section 915.4, 916.4, 3301.3, 3310.6 or 3409.6.3 of this code shall be as specified by Table 113.3

Table 113.3
FEES FOR CERTIFICATE OF FITNESS, REGISTRATION OR COMPETENCY

Item	Fee for certificate	Duration of certificate	Detail requirement See section	Remarks
Certificate of fitness to maintain sprinkler and standpipe	$ 50.00	1 Year	916.4	
Certificate of Registration to sell, lease or service portable fire extinguishers	$ 60.00	1 Year	915.4	See also Section 915.6
Certificate of Registration to install or service flammable liquid tanks	$ 60.00	1 Year	3409.6.3	Underground storage systems, underground tanks & underground piping & valves for gasoline or other flammable liquids
Certificate of competency to discharge fireworks	$ 50.00	1 Year	3310.6	
Certificate of registration (Fireworks)	$ 60.00	1 Year	3301.3	Firms engaged in the business of offering for sale supervised fireworks displays.

113.4 Fees for inspections required by other city agencies: Fees for inspections, made by the code official which are required by other City Agencies or Departments, shall be paid by the applicant in the amount shown in Table 113.4.

Table 113.4
MISCELLANEOUS INSPECTION FEES

Item	Fee for Inspections
Hospitals, home for the aged, nursing homes[a]	$200.00
Nursery school and children's homes, day care centers and similar uses[a]	$200.00
Dance hall permits Initial Inspection[b]	$200.00
Annual Inspection[b]	$200.00

Notes: a. Inspections shall be performed by the Division of Building and Inspection, Inspection Section
b. Inspections shall be performed by the Division of Building and Inspection, Fire Safety Unit

113.5 Work started surcharge fees schedule. In case any work for which a fire permit is required by this code is substantially started or proceeded with prior to obtaining said permit, the total normal fees applicable shall be increased by the amount as listed in Table 113.4. The payment of said surcharge fee shall not relieve any persons from fully complying with the requirements of this code for performance or execution of the work, nor from other penalties prescribed by law.

Table 113.5
SCHEDULE FOR SURCHARGE
BUILDING PERMIT FEES

Building Permit Fee	Surcharge Fee
$ 0 TO $ 50	$ 30.00
$ 51 TO $ 200	$ 90.00
$ 201 TO $ 500	$ 240.00
$ 501 TO $ 2,000	$ 360.00
$ 2,001 TO $ 10,000	$ 480.00

113.6 Related fees. The payment of fees for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

113.7 Fees nonrefundable. The fee for a permit based upon an estimated cost that is higher than later claimed by the applicant shall not be a basis for refund. When construction does not occur, or only partially occurs, fees collected are not refundable.

Change Section 201.4 to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fuel Gas Code, International Mechanical Code or Uniform Plumbing Code, such terms shall have the meanings ascribed to them as in those codes.

Modify **SECTION 202 DEFINITIONS** *by the addition or changing of definitions to read as follows:*

FIRE OFFICIAL or FIRE CODE OFFICIAL. The Division of Building and Inspection, Fire Safety Unit of the City of Saint Louis, or a duly authorized representative.

LICENSED DESIGN PROFESSIONAL. An individual who is licensed to practice their respective design profession as defined by Chapter 327 of the Revised Statutes of the State of Missouri.

LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A licensed design professional engaged by the owner to review and coordinate certain aspects of the project, as determined by the building official, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents.

REGISTERED DESIGN PROFESSIONAL - same as LICENSED DESIGN PROFESSIONAL.

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE - same as LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

Add Sections 609.4, 609.4.1 and 609.5 to read as follows:

609.4 Permit required. A mechanical permit shall be obtained from the Division of Building and Inspection, Mechanical Inspection Section for the installation or alteration of a commercial kitchen hood system.

> **609.4.1 Permit required.** A permit shall be obtained from the building official prior to the installation or alteration of any commercial kitchen exhaust system or hood suppression system. Permit fees shall be as established in Table 113.1.

609.5 System discharge. When a commercial kitchen exhaust suppression system discharges, the commercial cooking appliances shall not be operated until the suppression system has been recharged and placed back in service. When the system is recharged, it shall be tested and inspected in accordance with the appropriate section of Chapter 6.

Change Section 903.5 to read as follows:

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Uniform Plumbing Code.

Change Section 907.5.2 to read as follows:

907.9.5 Maintenance, inspection and testing. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be forwarded to the fire official immediately upon completion of the tests and inspections.

Add Sections 907.9.6 and 907.9.7 to read as follows:

907.9.6 Central station supervision. All companies engaged in the business of offering sprinkler and fire detection system supervisory service shall, upon completion of inspection and test of sprinkler systems and fire detection systems under their contracts, forward to the fire official a written report of the results of such test and serviceability of such sprinkler systems and fire detection systems. Their reports shall contain but not be limited to the following information:

1. Name of company under contract
2. Address of company
3. Date of last inspection
4. Type of system
5. General service condition of system
6. In case of sprinkler systems, the number of supervised systems

907.9.7 Fees. A fee shall be assessed by the fire official to witness the acceptance test for sprinkler, standpipe, fire fighting foam and other special systems. Fees shall be paid in accordance with the fee schedule established in Table 113.2.

Change Section 912.5 to read as follows:

912.5 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Uniform Plumbing Code.

Add Sections 915 thru 919 to read as follows:

SECTION 915
SALE, LEASING, AND SERVICING OF PORTABLE
FIRE EXTINGUISHERS AND FIXED EXTINGUISHING SYSTEMS

915.1 General. The purpose of this section is to regulate the sale, leasing, and servicing of portable fire extinguishers and fixed extinguishing systems in the interest of safeguarding lives and property.

Exception: The activity of filling or charging a portable fire extinguisher prior to its initial sale by its manufacturer shall not be subject to this section. In addition, the licensing and registration provisions of this section shall not apply to any firm which services only its own fire extinguishers for its own use by maintaining its own fire extinguisher service facilities adequate for the purpose and utilizing its own personnel specially trained for such servicing.

915.2 Certificate of registration for firms installing or servicing portable fire extinguishers or fixed extinguishing systems. Each firm engaged in the business of servicing portable fire extinguishers or fixed extinguishing systems shall be required to have a Certificate of Registration issued by the fire official.

915.3 Approval of portable fire extinguishers. No portable fire extinguisher shall be sold or leased in the City of Saint Louis unless it is approved, labeled or listed by a testing laboratory which is approved by the fire official as qualified to test portable fire extinguishers.

915.4 Fees. All fees prescribed herein shall be charged at the rate prescribed in Table 113.3.

915.5 Penalties. Whoever shall do any of the acts as set forth in 919.5.1 and 919.5.2 shall be held in violation of this code, and shall, upon conviction thereof, be penalized as set forth in Section Four.

915.5.1 Misrepresentation. Having obtained or attempted to obtain a Certificate of Registration by fraudulent misrepresentation.

915.5.2 Violation of regulations. Installed or repaired portable fire extinguishers or fixed extinguishing systems contrary to the provisions of this section or the rules and regulations formulated and administered under the authority of this section.

915.6 Application for certificate of registration. Any firm that desires to engage in the business of installing or servicing portable fire extinguishers or fixed extinguishing systems shall make a written verified application to the fire official on forms provided for a Certificate of Registration. The application must be signed by the sole proprietor, or each partner, or by an officer of the corporation.

915.6.1 Liability. At the time of application for a Certificate of Registration to service portable fire extinguishers or fixed extinguishing systems, the applicant must furnish a certificate of insurance in an amount as determined by the fire official.

915.6.2 Issue. If the fire official finds after reviewing the applicant's record that the granting or renewing of a Certificate of Registration would not be contrary to public safety and welfare, the fire official shall issue or renew such Certificate of Registration authorizing the firm to engage in the business of installing and servicing portable fire extinguishers and fixed extinguishing systems, provided the requisite fee has been paid. The fire official shall give each Certificate of Registration an identifying number.

915.6.3 Renewal of certificate. Application for renewal of a Certificate of Registration shall be made annually in accordance with detailed procedures to be followed.

915.6.4 Revocation. After a hearing is conducted as hereinafter provided, the fire official may either refuse to issue or renew, or may suspend or revoke any Certificate of Registration for any of the following causes:

1. Violation - Any violation as listed in Section 915.5.

2. Misrepresentation - Having obtained or having attempted to obtain a Certificate of Registration by fraudulent misrepresentation.

3. Incompetency - Malpractice or incompetency in fire extinguisher sales or servicing.

4. False Advertising - Advertising fire extinguisher sale or servicing by means of knowingly false or deceptive statements.

5. Fee Not Paid - Failure to pay the original or annual renewal Certificate of Registration fee provided in these regulations.

6. Violation of Rules - Violation of any provision of this section as formulated and administered by the fire official or violation of any provision of these regulations.

915.6.5 Record. The fire official shall keep a list of the names, addresses and Certificate of Registration numbers issued to each firm under these regulations.

915.6.6 Public review. The record of all numbers of Certificates of Registration shall be available for review by any person desiring to review same.

915.7 Tagging of serviced portable fire extinguishers or fixed extinguishing systems required. When an employee under the supervision of a licensee services a portable fire extinguisher or fixed extinguishing system, a tag shall be affixed that at least states:

1. The month and year the service was performed.

2. The type of extinguisher or system serviced.

3. The name and license number of the licensee and the name and permit number of the apprentice, if any.

4. The name and Certificate of Registration number of the servicing firm.

915.7.1 Information When a person exempt from the licensing provision of this section services a portable fire extinguisher, a tag shall be affixed that at least states:

1. The month and year when the service was performed.

2. The type of extinguisher serviced.

3. The name and address of the person performing the service and the name and address of their employer.

4. The address of the premises within which the portable fire extinguisher is customarily located.

SECTION 916
SPRINKLER, STANDPIPE AND FIRE PUMP MAINTENANCE

916.1 Scope. The purpose of this section is to establish a sprinkler and standpipe system maintenance control in the interest of safeguarding lives and property.

916.2 Application. The provisions of this section shall apply to existing sprinkler and standpipe systems installed in buildings prior to the enactment of this code and to all new sprinkler systems hereafter installed.

916.3 Sprinkler, standpipe and fire pump maintenance and inspection. All sprinkler, standpipe and fire pump systems shall be inspected annually by a Sprinkler Fitter Contractor licensed by the City of Saint Louis, or by a Missouri licensed Professional Engineer with experience in sprinkler and standpipe systems, and a report shall be filed with the Division of Building and Inspection, Fire Safety Unit.

916.4 Fees. The owner or occupant is required to pay fees to the fire official in the amounts set forth in Table 113.3 for certification of fitness. Fees must be paid prior to certification.

SECTION 917
FIRE PROTECTION EQUIPMENT

917.1 Scope. Fire extinguishing, fire detection, firstaid fire fighting systems and devices required by the International Building Code shall be maintained in accordance with the provisions of this section.

917.2 Existing occupancies. Upon adoption of this code, the fire official shall make, or cause to be made, a survey of each existing business and industrial establishment, mercantile, educational and institutional occupancy, place of assembly, hotel, multifamily dwelling, and trailer camp to determine such fire detecting devices or extinguishing appliances which are necessary in or near boiler rooms; kitchens or restaurants, clubs or like establishments; storage rooms involving considerable combustible material; rooms in which hazardous manufacturing processes are involved; repair garages; and other places of a generally hazardous nature to provide for the safety of the public according to existing conditions and in accordance with the requirements of the International Building Code. Such devices or appliances may consist of automatic fire alarm systems, automatic sprinkler or water spray systems, standpipe and hose, fixed or portable fire extinguishers of a type suitable for the probable class of fire or suitable asbestos blankets, manual or automatic covers, or carbon dioxide or other special fire extinguishing systems. In special hazardous processes or storage, appliances of more than one type or special systems may be required.

917.3 Maintenance of equipment. Sprinkler systems, standpipe systems, fire, pumps, fire alarm systems, and other fire protective or extinguishing systems or appliances which have been installed in compliance with any permit or order, or because of any law or ordinance, shall be maintained in operative condition at all times, and it shall be unlawful for any owner or occupant to reduce the effectiveness of the protection so required; except that this shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary to make tests, repairs, alterations or additions. The fire official shall be notified before

such tests, repairs, alterations or additions are started and upon its completion, and shall be advised of the extent of such work for additional requirements. See Section 916 and Section 917.4.2.

917.4 Suppression, detection and alarm nuisance. It shall be the owner or occupant's responsibility to maintain suppression, detection and alarm systems in such operating condition so as not to cause unnecessary alarms being transmitted to the Fire Department. Remedies to correct this situation shall be accomplished as expediently as possible. Those alarms deemed unnecessary shall be assessed a service charge of one hundred dollars ($100.00) for each response.

917.4.1 Notification of sprinkler or fire alarm shutoff. Whenever a sprinkler or fire alarm system is to be shut-off for repairs, it shall be the owner or occupant's responsibility to determine that the service person performing such repairs has notified the Fire Department of the pending shutoff prior to shutting the system off. When a sprinkler system has central station supervision, the company providing this service shall also be notified of the shut-off. Failure to notify the Fire Department or the Central Station supervising company of sprinkler or fire alarm shutoff resulting in an unnecessary alarm being transmitted to the Fire Department will subject the owner or occupant to a service charge of one hundred dollars ($100.00) for each alarm received.

917.4.2 Maintaining sprinkler systems in abandoned or unoccupied buildings. It shall be the owner's responsibility to insure that all automatic sprinkler systems in any building being temporarily vacated or permanently abandoned be maintained in an operable condition at all times. And it shall be unlawful to shut down or in any manner reduce or impair the effectiveness of any sprinkler system, unless prior approval is granted by the fire official or until at such time as the building is in the process of being demolished. Any conditions as set forth by the fire official governing the shut down of sprinkler systems shall be strictly adhered to. It shall be the owner's responsibility to notify the fire official forty-eight (48) hours prior to vacating any building protected by an automatic sprinkler system. Any person, firm, agency or corporation violating any provision of this section or failing to comply with any written order issued by the fire official pertinent to maintaining sprinkler protection in abandoned or temporarily vacated buildings shall, upon conviction thereof, be penalized as set forth in Section Four.

917.5 Fees. The owner or occupant shall pay to the building official a fee for the witnessing of a fire pump test. Fees shall be paid according to the fees established in Table 113.2.

917.6 Periodic flow test. Fire pumps shall be subjected to a water flow test every two (2) years on or about the anniversary date of their last previous test. The test shall be conducted by a Sprinkler Fitter Contractor licensed by the City of Saint Louis, or by a Missouri licensed Professional Engineer. A report shall be filed with the Division of Building and Inspection, Fire Safety Unit.

SECTION 918
ACCEPTANCE INSPECTIONS

918.1 Scope. All sprinkler, standpipe, fire pumps, fire detection, fire alarm and foam system installations where required by the provisions of the International Building Code shall receive, upon completion, an acceptance inspection by the Division of Building and Inspection, Fire Safety Unit.

918.1.1 Sprinkler systems. The acceptance inspection of a sprinkler system shall determine that the system has been installed according to plans having received prior approval of the fire official and in conformity with the International Building Code. The Plumbing Inspection Section shall be present at the acceptance inspection.

918.1.2 Standpipe systems: The acceptance inspection of a standpipe system shall determine that the system has been installed according to plans having received prior approval of the fire official and in conformity to NFPA 14 and the International Building Code. The Plumbing Inspection Section shall be present at the acceptance inspection.

918.1.3 Fire Pumps: The acceptance inspection of fire pumps shall determine that the system has been installed according to plans having received prior approval of the fire official and in conformity to NFPA 20 and the International Building Code. The Plumbing Inspection Section shall be present at the acceptance inspection.

918.1.4 Fire detection systems: All fire detection systems and fire alarm systems shall be subject to an acceptance inspection and test upon their completion. The test shall be witnessed by the fire official or designated representative. The Electrical Inspection Section shall be present at the acceptance inspection.

918.1.5 Foam installations: All fire fighting foam installations where required to be installed by the International Building Code, NFPA 30 and all other applicable NFPA standards, shall be subject to a final acceptance inspection and test upon completion of the installation. The Plumbing Inspection Section shall be present at the acceptance inspection.

918.2 Tests. Tests for the fire detection systems shall be performed by a Communication or Electrical Contractor licensed by the City of Saint Louis, or by a Missouri licensed Professional Engineer with experience in such systems.

The tests for sprinkler, standpipe and foam systems shall by performed by a Sprinkler Fitter Contractor licensed by the City of Saint Louis, or by a Missouri licensed Professional Engineer with experience in sprinkler and standpipe systems. Test reports shall be filed with the Division of Building and Inspection, Fire Safety Unit.

918.3 Fees: A fee shall be assessed by the fire official for annual inspections and shall be paid according to the fees established in Table 113.2.

SECTION 919
DUCT EXTINGUISHING SYSTEM

919.1 General: All automatic fire extinguishing equipment for the protection of kitchen ranges and ducts shall be installed where required by the International Building Code and Section 609 of the International Fire Code.

919.2 Acceptance inspection. The installation of automatic fire extinguishing equipment for kitchen ranges and ducts shall be subject to an acceptance inspection by the Division of Building and Inspection, Mechanical Inspection Section.

919.3 Annual test. The duct extinguishing system shall be inspected annually by a Sprinkler Fitter Contractor licensed by the City of Saint Louis, and the annual fee paid. The test report shall be filed with the Division of Building and Inspection, Fire Safety Unit.

919.4 Fees. A fee shall be assessed by the fire official for all acceptance and annual inspections and shall be paid according to the fees established in Table 113.2.

919.5 Portable fire extinguishers. All cooking operations and all food preparation centers within any occupancy, except individual dwelling units, shall provide a sufficient number of portable fire extinguishers to afford adequate fire safety as determined by the fire official, but not less than one (1) unit. All extinguishers shall carry a minimum of ten B.C. rating and capacity and be compatible with the fire suppression systems extinguishing agent.

Change Section 2001.2 to read as follows:

2001.2 Permit. Permits shall be required as set forth in Sections 105.6. The fee for the manufacture of organic coatings shall be as set forth in Table 113.1.

Change Section 2211.2.3 to read as follows:

2211.2.3 Drainage and disposal of liquids and oil-soaked waste. Garage floor drains, where provided, shall drain to approved oil separators or traps, discharging to a sewer in accordance with the Uniform Plumbing Code. Contents of oil separators, traps and floor drainage systems shall be collected at sufficiently frequent intervals and removed from the premises to prevent oil from being carried into the sewers.

Change Section 2601.2 to read as follows:

2601.2 Permit. Permits shall be required as set forth in Sections 105.6. The fee for welding and other hot work shall be as set forth in Table 113.1.

Change Section 2704.2.2.6 to read as follows:

2704.2.2.6 Drainage system design. Drainage systems shall be in accordance with the Uniform Plumbing Code and all of the following:

1. The slope of floors to drains in indoor locations, or similar areas in outdoor locations shall not be less than 1 percent.

2. Drains from indoor storage areas shall be sized to carry the volume of the fire protection water as determined by the design density discharged from the automatic fire-extinguishing system over the minimum required system design area or area of the room or area of the room in which the storage is locate, whichever is smaller.

3. Drains from outdoor storage areas shall be sized to carry the volume of the fire flow and the volume of a 24-hour rainfall as determined by a 25-year storm.

4. Materials of construction for drainage systems shall be compatible with the materials stored.

5. Incompatible materials used in open systems shall be separated from each other in the drainage system.

6. Drains shall terminate in an approved location away from buildings, valves, means of egress, fire access roadways, adjoining property and storm drains.

Change Section 3301.2 to read as follows:

3301.2 Permit. Permits shall be required as set forth in Sections 105.6 and regulated in accordance with this section. The fee for explosive and fireworks shall be as set forth in Table 113.1.

Change Section 3301.2.1 to read as follows:

3301.2.1 Limits. The limits in which the storage of explosives, ammunition and blasting agents is prohibited, are hereby established as the entire City of Saint Louis.

Exception: Storage of smokeless propellant, black powder and small arms primers for personal use and not for resale in accordance with Section 3306.

Add Section 3308.1.1 to read as follows:

3308.1.1 Certification of registration. Each firm engaged in the business of offering for sale supervised fireworks displays for private or public amusement, shall be required to have a Certificate of Registration issued by the fire official.

Add section 3310 to read as follows:

SECTION 3310
CERTIFICATE OF COMPETENCY

3310.1 General. Each individual who engages in the activity of discharging fireworks for public or private amusement shall be required to have a Certificate of Competency issued by the fire official.

3310.2 Qualifications. An individual applying for a Certificate of Competency must be twentyone (21) years of age, be capable of reading, writing, speaking and understanding the English language and possessing at least two (2)years experience in the supervision of discharging fireworks displays. Proof of the experience will be required at the time of application.

3310.3 Examination. The applicant for a Certificate of Competency must satisfactorily pass a written or oral examination administered by the fire official or designated representative.

3310.4 Nontransferable. The Certificate of Competency shall be issued to the name of the applicant and is nontransferable.

3310.5 Insurance. The permittee shall furnish evidence of public liability and property damage insurance in amounts deemed adequate by the fire official.

3310.6 Fees. The fees for Certificate of Registration and for the Certificate of Competency shall be paid at the time of application in accordance with the fee schedule as set forth in Table 113.3.

Change Section 3401.4 to read as follows:

3401.4 Permit. Permits shall be required as set forth in Sections 105.6. The fee for flammable and combustible liquids shall be as set forth in Table 113.1.

Add sections 3407 thru 3409 to read as follows:

SECTION 3407
FLAMMABLE LIQUID STORAGE TANK INSTALLATION

3407.1 Scope. The installation, abandonment, repair, or removal of any underground or aboveground tank used for the storage of flammable liquids shall comply with the provisions of this code.

3407.2 Permit required. A permit shall be obtained from the fire official to install, abandon or remove any above or below ground tank used for the storage of flammable liquids without regard to class of liquids.

3407.3 Compliance with building code. The layout and field erection of flammable liquid tanks shall comply with the applicable requirements of the International Building Code.

3407.4 Installation. The installation of stationary or temporary tanks for the storage of flammable liquids on any site or location shall be installed within the requirements of the applicable standards of NFPA 30.

3407.5 Fire protection and control. The required fire protection shall be as specified in the International Building Code.

3407.6 Gasoline storage. All gasoline storage tanks shall be installed below ground and be vented as required by the International Building Code. Gasoline may be stored above ground in approved safety containers of not more than five hundred (500) gallons each subject to the approval of the fire official.

3407.7 Final inspection. All flammable liquid storage tanks shall be subject to a final inspection by the fire official or representative before filling tanks; in case of underground tanks, the final inspection shall take place before tanks are covered over.

> **3407.7.1 Responsibility.** It shall be the responsibility of the installer to notify the fire official fortyeight (48) hours before final inspection is requested.

3407.8 Abandonment or removal of tanks. The fire official shall be notified fortyeight (48) hours prior to the abandonment, cleaning or removal of a flammable liquid tank.

> **3407.8.1 Requirements.** The abandonment or removal of a flammable liquid tank shall comply with the applicable standards of NFPA 30.

3407.9 Leaking tanks. The fire official shall be notified immediately upon discovery of any leakage of product from a flammable liquid tank, connected piping or pumps.

3407.10 Test of tanks or piping. The owner or occupant shall, when required by the fire official, cause the testing of tanks, piping, pumps and related equipment, as so designated. Tests shall be performed according to procedures established by the fire official.

3407.10.1 Witnessing test. Whenever the fire official requires any tank, piping, pumps or related equipment to be tested the test shall be witnessed by the fire official or designated representative. The fire official shall be notified fortyeight hours (48) before each test is to begin.

3407.11 Inventory control records to be kept. Accurate inventory control records for the purpose of detecting leakage shall be maintained by the person in control of the premises of each underground storage facility. The person in control of such premises shall make all inventory control records available for inspection and checking by the fire official at all reasonable times and shall promptly report any abnormal loss of content to the fire official.

3407.12 Testing for leaks. Notwithstanding any of the requirements of this chapter for testing piping systems and underground storage tanks, the fire official may require testing of any such system when there are grounds to believe that a system may be leaking, including without limitation the failure to maintain inventory control records, or if inventory control records indicate a shortage of product or based upon visual detection of leakage. The fire official may, at any time when such leakage shall be apparent, close the entire facility and the facility shall remain closed until such time as the fire official has been furnished sufficient proof that the leakage which has caused the closing of the facility has been repaired. The fire official may at any time require the construction of intercepting holes or trenches to prevent the continuing migration of the contaminating liquid.

3407.13 Permits. A permit shall be obtained from the fire official to repair any tank, container or piping and pumps used for the storage and dispensing of flammable liquids.

3407.14 Removal of covering devices for inspection. At the time of periodic tests of piping systems, and at any other reasonable time when requested to do so by the fire official, dispenser panels, access covers and any other covering devices shall be removed to permit access for inspection. Any deficiencies which are causing the loss of product shall be immediately corrected.

3407.14.1 Observation well. An observation well shall be installed for each new tank location as determined by the fire official.

3407.14.2 Secondary containment. Secondary containment shall be required in new tank installations as determined by the fire official.

SECTION 3408
REPAIR OF LEAKING TANKS OR CONTAINERS

3408.1 Repairs. Before any tank, equipment or containers used for the storage or conveying of flammable liquids is repaired, the fire official shall be notified prior to commencement of work.

3408.1.1 Requirements. The repair of all equipment outlined in Section 3408.1 shall be done in strict compliance of requirements set forth by the fire official and NFPA 329 and NFPA 30.

3408.2 Requirements for installers of tanks and equipment. Only those companies and individuals duly certified by the fire official having met the requirements set forth in Section 3409 for such certification shall be engaged for the purpose of installation or repairing flammable liquid tanks and related equipment.

3408.3 Fees. A fee shall be assessed by the fire official for witnessing the testing of tanks and equipment. Fees shall be paid according to the fee schedule established in Table 113.2.

3408.4 Repair permit. A fee shall be assessed by the fire official for the repair, installation or abandonment of tanks and the repair of any tank, piping or pump as listed in Table 113.1

3408.5 Cleaning tanks. Before any flammable liquid tank is cleaned, a permit shall be obtained from the fire official and a fee paid as listed in Table 113.1.

SECTION 3409
CERTIFICATION OF FLAMMABLE LIQUID TANK INSTALLATIONS

3409.1 Scope. The purpose of this section is to regulate the installation, repair and testing of tanks and equipment used for the storage of flammable liquids in the interest of safeguarding lives and property.

3409.2 Registration of persons installing, repairing or testing flammable liquid storage tanks. Each firm engaged in the business of installing, repairing or testing flammable liquid storage tanks shall be required to have a Certificate of Registration issued by the fire official.

3409.3 Prohibition against installing, repairing or testing flammable liquid storage tanks by personnel from uncertified company. The only person under this section allowed to install, repair or test flammable liquid tanks is a person that holds a Certificate of Registration, or an employee, agent or servant of a firm that holds a Certificate of Registration.

3409.4 Applications and hearing on licenses, permits and certificates. Applications for Certificates hereunder shall be made pursuant to regulations adopted by the fire official as those regulations may from time to time be amended.

3409.5 Penalties. Whoever shall intentionally commit any acts as set forth in 3409.5.1 and 3409.5.2 shall be held in violation of this code, and shall, upon conviction thereof, be penalized as set forth in Section Four.

3409.5.1 Operating without certificate. No person shall engage in the business of installing, repairing or testing flammable liquid storage tanks without a current Certificate of Registration.

3409.5.2 Misrepresentation. No person shall obtain or attempt to obtain a Certificate of Registration by fraudulent misrepresentation.

3409.6 Application for certificate of registration. Any firm that desires to engage in the business of installing, repairing or testing flammable liquid storage tanks shall make a written verified application to the code official on forms provided for a Certificate of Registration, for each separate location or such firm where service is performed. The application must be signed by the sole proprietor, or each partner, or by an officer of the corporation.

3407.6.1 Review. If the fire official finds after reviewing the applicant's record that the granting or renewing of a Certificate of Registration would not be contrary to the public safety and welfare, the fire official shall issue or renew such Certificate of Registration authorizing the applicant to engage in the business of installing, repairing or testing flammable liquid storage tanks, provided the requisite fee(s) has/have been paid. The fire official shall give each Certificate of Registration an identifying number.

3409.6.2 Renewal of certificate. An application for renewal of a Certificate of Registration shall be made annually in accordance with detailed procedures to be followed.

3409.6.3 Fees. The original and annual renewal fee for Certificates of Registration issued pursuant to these regulations shall be paid according to the fee schedule established in Table 113.3.

3409.7 Revocation. The fire official shall conduct a hearing pursuant to the revocation of any Certificate of Registration. The fire official may then either refuse to renew, suspend or revoke the Certificate of Registration for any of the following causes:

1. Violation - Any violation as listed in Section 3409.5.

2. Misrepresentation - Having obtained or having attempted to obtain a Certificate of Registration by fraudulent misrepresentation.

3. Malpractice - Malpractice or incompetency.

4. Failure to Pay Fee - Failure to pay the original or annual renewal Certificate of Registration fee provided in these regulations.

5. Violation of any provision of the rules and regulations as formulated and administered by the fire official or violation of any provision of this section.

Change Sections 3801.2, 3801.2.1 and 3801.2.2 to read as follows:

3801.2 Permit. Permits shall be required as set forth in Sections 105.6 and 105.7. The fee for liquefied petroleum gases shall be as set forth in Table 113.1.

Distributors shall not fill an LP-gas container for which a permit is required unless a permit for installation has been issued for that location by the fire official.

3801.2.1 Bulk storage. Bulk storage of Liquid Petroleum Gas of more than one thousand (1,000) pounds (240 gallons equivalent water capacity) shall not be permitted within the City Limits.

3801.2.2 Recharging: No recharging and/or refilling of any Liquefied Petroleum Gas container shall be permitted within the City limits unless it is performed at a bulk storage transfer facility by a qualified operator of that facility.

Delete Chapter 46 in its entirety. - refer to International Existing Building Code.

Modify Chapter 47 by adding and changing the following:

IAPMO

International Association of Plumbing and Mechanical Officials
5001 E. Philadelphia Street
Ontario, CA 91761-2816

Standard reference number	Title	Referenced in code Section number
UPC-09	Uniform Plumbing Code	201.3,903.3.5,912.5,2211.2.3,2704.2.2.6

NFPA

National Fire Protection Association
1 Battery march Park
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code Section number
13-2010	Installation of Sprinkler Systems	902.3.1.1, 903.3.2, 903.3.5.1.1, 903.3.5.2, 904.11, 905.3.4, 907.7.3, 2301.1, 2304.2, Table 2306.2, 2306.9., 2307.2, 2307.2.1, 2308.2.2, 2308.2.2.1, 2308.4, 2310.1, 2501.1, 2804.1, 2806.5.7, 3404.3.3.9, Table 3404.3.6.3(7), 3404.3.7.5.1, 3404.3.8.4
13D-2010	Installation of Sprinkler Systems One- and Two-family Dwellings and manufactured Homes	903.3.1.3, 903.3.5.1
13R-2010	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height	903.34.1.2, 903.3.5.1.1, 903.3.5.1.2, 903.4
70-2011	National Electrical Code	603.1.3, 603.1.7,603.5.2,604.2.15.1,605.3,605.4,605.9, 606.16,904.3.1,907.1,909.11,909.12.1,909.16.3,1106.3.4, 1204.2.3,Table 1304.1,1404.7,1503.2.1,1503.2.1.1,1503.2.4,1503.2.5, 1504.9.4,,1604.5,1703.2,1803.7.1,1803.7.2,1803.7.3,1903.4,2004.1, 2205.4,2208.8.1.2.4,2209.2.3,2211.3.1,331.8.1.2.4,2403.12.6.1, 2404.15.7,2606.4,2703.7.3,3003.7.6,3003.8,3003.16.11,3003.1.6.4, 3203.6,3203.7.2,3403.1,Table 3403.1.1,3403.1.3,3404,2.8.12,3404.2.8.17, 3406.2.8,3503.1.5,3503.1.5.1,3507.1.10,3606.5.5,3606.5.6,3704.2.28
72-2010	National Fire Alarm Code	508.1.5, Table 901.6.1, 903.4.1, 904.3.5, 907.2, 907.2.6, 907.2.2.11, 907.2.13.2, 907.3, 907.4.3, 907.4.4, 907.6.2.1.2, 907.6.2.2, 907.7, 907.7.1, 907.7.2, 907.7.5, 907.8, 907.8.1, 907.8.2, 907.9, 907.9.2, 907.9.5, 1101.1, J103.1.4

SECTION FOUR.

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter, extend, repair, remove, demolish, use or occupy any building, structure or premises or equipment regulated by this code in violation of an approved construction document or directive of the code official or the Board of Building Appeals, or of a permit, license or certificate issued under the provisions of this code, shall, upon conviction thereof, be punished by a fine of not more than five hundred dollars ($500.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION FIVE.

In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions thereof, which are determined to be legal; and it shall be presumed that this code would have been passed without such illegal or invalid parts or provisions.

Any invalid part of this code shall be segregated from the remainder of the code by the court holding such part invalid, and the remainder shall remain effective.

SECTION SIX.

Nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section One of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION SEVEN.

This being an ordinance necessary for the immediate preservation of the public safety, it is hereby declared to be an emergency measure and shall become effective immediately upon its approval by the mayor.

SECTION EIGHT

It is the intent of the Board of Aldermen that Sections Two, Three and Four of this ordinance be codified in the Revised Code of the City of Saint Louis.

Approved: November 1, 2013

ORDINANCE #69601
Board Bill No. 194

An Ordinance, recommended by the Board of Public Service of the City of St. Louis (the "Board of Public Service"), establishing a public works and improvement project for the South Broadway Streetscape Project - Phase 2 involving various roadway infrastructure improvements and enhancements from Courtois Street to the existing bridge over the River Des Peres channel (the "South Broadway Streetscape Project – Phase 2"); authorizing and directing the City of St. Louis (the "City"), by and through its Board of Public Service, to let contracts and provide for the design, construction, materials, and equipment for the South Broadway Streetscape Project - Phase 2; authorizing the Board of Public Service to employ labor and consultants, pay salaries, fees and wages, acquire any and all said real and personal property rights and interests, in whole or in part, including easements (by lease, purchase, condemnation, or otherwise), as necessary for completion of the South Broadway Streetscape Project - Phase 2, and to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies as necessary for completion of the South Broadway Streetscape Project – Phase 2, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes; requiring that all work provided for herein shall be carried out in accordance with detailed plans and specifications adopted and approved by the Board of Public Service before bids are advertised therefor; directing that all construction contracts let by authority of this Ordinance provide for federal and state prevailing wage requirements, including prevailing wage holiday and overtime pay, and compliance with all applicable statutes of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended), the City Charter, City ordinances including the "Complete Streets Policy, " (City Ordinance 68663), when applicable, and the Revised Code of the City, as amended; requiring all specifications approved by the Board of Public Service and contracts let by authority of this Ordinance shall provide for: compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when superseded or prohibited by federal or state law or regulation; requiring that all contractor's shall comply with the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, by requiring enrollment and participation in a federal work authorization program and agreeing not to knowingly employ unauthorized aliens; requiring that all contractor's shall comply with the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, by providing a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees; requiring that all contractor's shall comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended, (Prompt Payment/Retainage), as applicable; requiring the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended; requiring compliance with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American); requiring all advertisements for bids pursuant to this Ordinance be subject to the provisions of Section 8.250 of the Revised Statutes of Missouri 2000, as amended; appropriating the total estimated cost of the South Broadway Streetscape Project – Phase 2 of One Million, Nine Hundred Eighty Thousand Dollars ($1,980,000.00) from various sources including the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21), and the One-Half Cent Ward Capital Improvement Fund; authorizing and directing the Comptroller of the City to draw

warrants from time to time and disburse funds appropriated by this Ordinance and to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.) upon the signature and certification of vouchers by the President of the Board of Public Service; and containing a public work emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby authorized a public works and improvement project for the South Broadway Streetscape Project - Phase 2 involving various roadway infrastructure improvements and enhancements from Courtois Street to the existing bridge over the River Des Peres channel (the "South Broadway Streetscape Project – Phase 2").

SECTION TWO. The City of St. Louis (the "City"), by and through its Board of Public Service (the "Board of Public Service"), is hereby authorized and directed to let contracts and provide for the design, construction, materials, and equipment, for the South Broadway Streetscape Project – Phase 2, to employ labor and consultants, pay salaries, fees and wages, to acquire any and all said real and personal property rights or interests, in whole or in part, including easements (by lease, purchase, condemnation, or otherwise) for the completion of the South Broadway Streetscape Project – Phase 2, to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes.

SECTION THREE. The work provided for herein shall be carried out in accordance with detailed plans and specifications to be adopted and approved by the Board of Public Service before bids are advertised therefor.

SECTION FOUR. All construction contracts let under authority of this Ordinance shall provide that no less than the prevailing hourly rate of wages in the City shall be paid, as determined in accordance with the Federal Davis-Bacon Act and by the Department of Labor and Industrial Relations of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended) for each craft or type of work needed in the actual labor on the jobs herein authorized, as well as the general prevailing rate of pay for legal holidays and overtime work shall be paid to all workers on the South Broadway Streetscape Project – Phase 2. All contracts let in connection with the construction provided for herein shall be subject to, and in conformance with all applicable statutes of the State of Missouri, the City Charter, City ordinances, and Revised Code of the City, as amended, including any applicable City codes, rules and regulations. All contracts let in connection with the construction provided for herein shall require contractor's enrollment and participation in a federal work authorization program and an affirmation that contractor does not knowingly employ unauthorized alien employees pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, require contractor provide a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees as required by the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, as applicable, require the contractor(s) to comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended (Prompt Payment/Retainage), require the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended, and require contractor(s) to comply with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American).

SECTION FIVE. All specifications approved by the Board of Public Service and contracts let under the authority of this Ordinance shall provide for compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when otherwise superseded or prohibited by federal or state law or regulation.

SECTION SIX. All advertisement for bids pursuant to this Ordinance shall be subject to Section 8.250 of the Revised Statutes of Missouri 2000, as amended.

SECTION SEVEN. The total estimated cost of the South Broadway Streetscape Project – Phase 2 is One Million, Nine Hundred Eighty Thousand Dollars ($1,980,000.00) of which the federal share is One Million, Five Hundred Eighty-four Thousand Dollars ($1,584,000.00) from the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21) to be appropriated from the Federal Aid to Urban Program Match Share Fund, also known as the Federal Aid to Urban Program Revolving Fund, established by Ordinance 56931, and the remaining local match share is Three Hundred Ninety-six Thousand Dollars ($396,000.00) to be appropriated from the One-Half Cent Ward Capital Improvement Fund. Said improvements shall be contracted and executed in parts as funds are accrued in the Match Share Fund and are adequate to pay the City's share of the cost.

SECTION EIGHT. The Comptroller of the City is hereby authorized and directed to draw warrants from time to time and disburse funds appropriated by this Ordinance and is further authorized and directed to receive and disburse grant funds in accordance

with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.), upon the signature and certification of vouchers by the President of the Board of Public Service. Reimbursement funds received shall be deposited into the Federal Aid to Urban Program Match Share Fund Ordinance 56931.

SECTION NINE. The Board of Public Service is hereby authorized to accept on behalf of the City monetary donations from other governmental agencies and others to assist in paying for the work authorized in this Ordinance. Funds received shall be deposited into the South Broadway Streetscape Project – Phase 2 Account.

SECTION TEN. This being an Ordinance providing for public work and improvement, it is hereby declared to be an emergency measure as defined in Article IV, Sections 19 and 20 of the City Charter and shall become effective immediately upon its passage and approval by the Mayor of the City.

SOUTH BROADWAY STREETSCAPE – PHASE 2
Courtois Street to River Des Peres Channel

Project Scope:

The South Broadway Streestscape – Phase 2 involves various roadway infrastructure and enhancements on South Broadway from Courtois Street to the River Des Peres Drainage Channel. Improvements involve replacement of the existing street lighting on both sides of the street with decorative lighting fixtures. Other work includes reconstruction of sidewalks, adjustment of curbs as required, new ADA complaint curb ramps and transit stops, enhanced pedestrian crosswalks, and the incorporation of modern pedhead-mounted accessible pedestrian signals at the intersections of Marceau and Davis. The area between the curb and sidewalk will be sodded and new trees will be planted. New street furniture including benches, trash receptacles, and fences will also be provided.

Approved: November 1, 2013

ORDINANCE #69602
Board Bill No. 195

An Ordinance, recommended by the Board of Public Service of the City of St. Louis (the "Board of Public Service"), establishing a public works and improvement project for the Newstead Avenue Improvements involving various roadway infrastructure improvements and enhancements from St. Louis Avenue to Natural Bridge Avenue (the "Newstead Avenue Improvement Project"); authorizing and directing the City of St. Louis (the "City"), by and through its Board of Public Service, to let contracts and provide for the design, construction, materials, and equipment for the Newstead Avenue Improvement Project; authorizing the Board of Public Service to employ labor and consultants, pay salaries, fees and wages, acquire any and all said real and personal property rights and interests, in whole or in part, including easements (by lease, purchase, condemnation, or otherwise), as necessary for completion of the Newstead Avenue Improvement Project, and to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies as necessary for completion of the Newstead Avenue Improvement Project, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes; requiring that all work provided for herein shall be carried out in accordance with detailed plans and specifications adopted and approved by the Board of Public Service before bids are advertised therefor; directing that all construction contracts let by authority of this Ordinance provide for federal and state prevailing wage requirements, including prevailing wage holiday and overtime pay, and compliance with all applicable statutes of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended), the City Charter, City ordinances including the "Complete Streets Policy, " (City Ordinance 68663), when applicable, and the Revised Code of the City, as amended; requiring all specifications approved by the Board of Public Service and contracts let by authority of this Ordinance shall provide for: compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when superseded or prohibited by federal or state law or regulation; requiring that all contractor's shall comply with the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, by requiring enrollment and participation in a federal work authorization program and agreeing not to knowingly employ unauthorized aliens; requiring that all contractor's shall comply with the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, by providing a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees; requiring that all contractor's shall comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended, (Prompt Payment/Retainage), as applicable; requiring the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended; requiring compliance with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product

Procurement Act – Buy American); requiring all advertisements for bids pursuant to this Ordinance be subject to the provisions of Section 8.250 of the Revised Statutes of Missouri 2000, as amended; appropriating the total estimated cost of the Newstead Avenue Improvement Project of One Million, Eight Hundred Fifty Thousand Dollars ($1,850,000.00) from various sources including the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21), and the One-Half Cent Ward Capital Improvement Fund; authorizing and directing the Comptroller of the City to draw warrants from time to time and disburse funds appropriated by this Ordinance and to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.) upon the signature and certification of vouchers by the President of the Board of Public Service; and containing a public work emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby authorized a public works and improvement project for the Newstead Avenue Improvement Project involving various roadway infrastructure improvements and enhancements from St. Louis Avenue to Natural Bridge Avenue (the "Newstead Avenue Improvement Project").

SECTION TWO. The City of St. Louis (the "City"), by and through its Board of Public Service (the "Board of Public Service"), is hereby authorized and directed to let contracts and provide for the design, construction, materials, and equipment, for the Newstead Avenue Improvement Project, to employ labor and consultants, pay salaries, fees and wages, to acquire any and all said real and personal property rights or interests, in whole or in part, including easements (by lease, purchase, condemnation, or otherwise) for the completion of the Newstead Avenue Improvement Project, to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes.

SECTION THREE. The work provided for herein shall be carried out in accordance with detailed plans and specifications to be adopted and approved by the Board of Public Service before bids are advertised therefor.

SECTION FOUR. All construction contracts let under authority of this Ordinance shall provide that no less than the prevailing hourly rate of wages in the City shall be paid, as determined in accordance with the Federal Davis-Bacon Act and by the Department of Labor and Industrial Relations of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended) for each craft or type of work needed in the actual labor on the jobs herein authorized, as well as the general prevailing rate of pay for legal holidays and overtime work shall be paid to all workers on the Newstead Avenue Improvement Project. All contracts let in connection with the construction provided for herein shall be subject to, and in conformance with all applicable statutes of the State of Missouri, the City Charter, City ordinances, and Revised Code of the City, as amended, including any applicable City codes, rules and regulations. All contracts let in connection with the construction provided for herein shall require contractor's enrollment and participation in a federal work authorization program and an affirmation that contractor does not knowingly employ unauthorized alien employees pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, require contractor provide a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees as required by the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, as applicable, require the contractor(s) to comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended (Prompt Payment/Retainage), require the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended, and require contractor(s) to comply with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American).

SECTION FIVE. All specifications approved by the Board of Public Service and contracts let under the authority of this Ordinance shall provide for compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when otherwise superseded or prohibited by federal or state law or regulation.

SECTION SIX. All advertisement for bids pursuant to this Ordinance shall be subject to Section 8.250 of the Revised Statutes of Missouri 2000, as amended.

SECTION SEVEN. The total estimated cost of the Newstead Avenue Improvement Project is One Million, Eight Hundred Fifty Thousand Dollars ($1,850,000.00) of which the federal share is One Million, Four Hundred Eighty Thousand Dollars ($1,480,000.00) from the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21) to be appropriated from the Federal Aid to Urban Program Match Share Fund, also known as the Federal Aid to Urban Program Revolving Fund, established by Ordinance 56931, and the remaining local match share is Three Hundred Seventy Thousand Dollars

($370,000.00) to be appropriated from the One-Half Cent Ward Capital Improvement Fund. Said improvements shall be contracted and executed in parts as funds are accrued in the Match Share Fund and are adequate to pay the City's share of the cost.

SECTION EIGHT. The Comptroller of the City is hereby authorized and directed to draw warrants from time to time and disburse funds appropriated by this Ordinance and is further authorized and directed to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.), upon the signature and certification of vouchers by the President of the Board of Public Service. Reimbursement funds received shall be deposited into the Federal Aid to Urban Program Match Share Fund Ordinance 56931.

SECTION NINE. The Board of Public Service is hereby authorized to accept on behalf of the City monetary donations from other governmental agencies and others to assist in paying for the work authorized in this Ordinance. Funds received shall be deposited into the Newstead Avenue Improvement Project. Account.

SECTION TEN. This being an Ordinance providing for public work and improvement, it is hereby declared to be an emergency measure as defined in Article IV, Sections 19 and 20 of the City Charter and shall become effective immediately upon its passage and approval by the Mayor of the City.

NEWSTEAD AVENUE IMPROVEMENTS
St. Louis Avenue to Natural Bridge Avenue

Project Scope:

The Newstead Avenue Improvement Project involves various roadway infrastructure and enhancements on Newstead Avenue from St. Louis Avenue to Natural Bridge Avenue. Improvements involve replacement of the existing street lighting on both sides of the street with decorative lighting fixtures. Other work includes asphalt mill and overlay, reconstruction of sidewalks, adjustment of curbs as required, fencing, and new ADA-complaint curb ramps and transit stops. New traffic signals, controllers, and modern pedhead-mounted accessible pedestrian signals will be installed at the intersection of St. Louis Avenue and Newstead Avenue. Also, new trees and a decorative hardscape feature will be constructed between the curb and sidewalk.

Approved: November 1, 2013

ORDINANCE #69603
Board Bill No. 196

An Ordinance, recommended by the Board of Public Service of the City of St. Louis (the "Board of Public Service"), establishing a public works and improvement project for the North Broadway Improvements involving various roadway infrastructure improvements and enhancements from Thrush Avenue to Walter Avenue (the "North Broadway Improvement Project"); authorizing and directing the City of St. Louis (the "City"), by and through its Board of Public Service, to let contracts and provide for the design, construction, materials, and equipment for the North Broadway Improvement Project; authorizing the Board of Public Service to employ labor and consultants, pay salaries, fees and wages, acquire any and all said real and personal property rights and interests, in whole or in part, including easements (by lease, purchase, condemnation, or otherwise), as necessary for completion of the North Broadway Improvement Project, and to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies as necessary for completion of the North Broadway Improvement Project, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes; requiring that all work provided for herein shall be carried out in accordance with detailed plans and specifications adopted and approved by the Board of Public Service before bids are advertised therefor; directing that all construction contracts let by authority of this Ordinance provide for federal and state prevailing wage requirements, including prevailing wage holiday and overtime pay, and compliance with all applicable statutes of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended), the City Charter, City ordinances including the "Complete Streets Policy, " (City Ordinance 68663), when applicable, and the Revised Code of the City, as amended; requiring all specifications approved by the Board of Public Service and contracts let by authority of this Ordinance shall provide for: compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when superseded or prohibited by federal or state law or regulation; requiring that all contractor's shall comply with the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, by requiring enrollment and participation in a federal work authorization program and agreeing not to knowingly employ unauthorized aliens; requiring that all contractor's shall comply with the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, by providing a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees;

requiring that all contractor's shall comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended, (Prompt Payment/Retainage), as applicable; requiring the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended; requiring compliance with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American); requiring all advertisements for bids pursuant to this Ordinance be subject to the provisions of Section 8.250 of the Revised Statutes of Missouri 2000, as amended; appropriating the total estimated cost of the North Broadway Improvement Project of Two Million, Six Hundred Fifty Thousand Dollars ($2,650,000.00) from various sources including the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21), and the One-Half Cent Ward Capital Improvement Fund; authorizing and directing the Comptroller of the City to draw warrants from time to time and disburse funds appropriated by this Ordinance and to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.) upon the signature and certification of vouchers by the President of the Board of Public Service; and containing a public work emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby authorized a public works and improvement project for the North Broadway Improvement Project involving various roadway infrastructure improvements and enhancements from Thrush Avenue to Walter Avenue (the "North Broadway Improvement Project").

SECTION TWO. The City of St. Louis (the "City"), by and through its Board of Public Service (the "Board of Public Service"), is hereby authorized and directed to let contracts and provide for the design, construction, materials, and equipment, for the North Broadway Improvement Project, to employ labor and consultants, pay salaries, fees and wages, to acquire any and all said real and personal property rights or interests, in whole or in part, including easements (by lease, purchase, condemnation, or otherwise) for the completion of the North Broadway Improvement Project, to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes.

SECTION THREE. The work provided for herein shall be carried out in accordance with detailed plans and specifications to be adopted and approved by the Board of Public Service before bids are advertised therefor.

SECTION FOUR. All construction contracts let under authority of this Ordinance shall provide that no less than the prevailing hourly rate of wages in the City shall be paid, as determined in accordance with the Federal Davis-Bacon Act and by the Department of Labor and Industrial Relations of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended) for each craft or type of work needed in the actual labor on the jobs herein authorized, as well as the general prevailing rate of pay for legal holidays and overtime work shall be paid to all workers on the North Broadway Improvement Project. All contracts let in connection with the construction provided for herein shall be subject to, and in conformance with all applicable statutes of the State of Missouri, the City Charter, City ordinances, and Revised Code of the City, as amended, including any applicable City codes, rules and regulations. All contracts let in connection with the construction provided for herein shall require contractor's enrollment and participation in a federal work authorization program and an affirmation that contractor does not knowingly employ unauthorized alien employees pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, require contractor provide a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees as required by the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, as applicable, require the contractor(s) to comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended (Prompt Payment/Retainage), require the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended, and require contractor(s) to comply with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American).

SECTION FIVE. All specifications approved by the Board of Public Service and contracts let under the authority of this Ordinance shall provide for compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when otherwise superseded or prohibited by federal or state law or regulation.

SECTION SIX. All advertisement for bids pursuant to this Ordinance shall be subject to Section 8.250 of the Revised Statutes of Missouri 2000, as amended.

SECTION SEVEN. The total estimated cost of the North Broadway Improvement Project is Two Million, Six Hundred Fifty Thousand Dollars ($2,650,000.00) of which the federal share is Two Million, One Hundred Twenty Thousand Dollars

($1,120,000.00) from the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21) to be appropriated from the Federal Aid to Urban Program Match Share Fund, also known as the Federal Aid to Urban Program Revolving Fund, established by Ordinance 56931, and the remaining local match share is Five Hundred Thirty Thousand Dollars ($530,000.00) to be appropriated from the One-Half Cent Ward Capital Improvement Fund. Said improvements shall be contracted and executed in parts as funds are accrued in the Match Share Fund and are adequate to pay the City's share of the cost.

SECTION EIGHT. The Comptroller of the City is hereby authorized and directed to draw warrants from time to time and disburse funds appropriated by this Ordinance and is further authorized and directed to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.), upon the signature and certification of vouchers by the President of the Board of Public Service. Reimbursement funds received shall be deposited into the Federal Aid to Urban Program Match Share Fund Ordinance 56931.

SECTION NINE. The Board of Public Service is hereby authorized to accept on behalf of the City monetary donations from other governmental agencies and others to assist in paying for the work authorized in this Ordinance. Funds received shall be deposited into the North Broadway Improvement Project Account.

SECTION TEN. This being an Ordinance providing for public work and improvement, it is hereby declared to be an emergency measure as defined in Article IV, Sections 19 and 20 of the City Charter and shall become effective immediately upon its passage and approval by the Mayor of the City.

NORTH BROADWAY IMPROVEMENTS
Thrush Avenue to Walter Avenue

Project Scope:

The goal of the North Broadway Improvement Project is to revitalize the historic Baden District by making the area more pedestrian and business friendly, as well as safer and more attractive. The project involves various roadway infrastructure and enhancements on North Broadway from Thrush Avenue to Walter Avenue.

Improvements involve raising and narrowing the roadway by reconstructing the sidewalk and curb infrastructure which will provide better and safer access into businesses. Traffic lanes will be reconfigured to one vehicle lane in each direction, a shared traffic center turn lane, and appropriate bicycle accommodations. Other enhancements include curb bump-outs, decorative lighting, pavement treatments, street furniture, signage, etc. Unique landscaping and street trees will be incorporated into the project. New traffic signals, controllers, and modern pedhead-mounted accessible pedestrian signals will be installed at two intersections along the project including Baden Avenue and Halls Ferry Road. Other work includes the construction of curb ramps and transit stops that will be fully ADA-compliant.

Approved: November 1, 2013

ORDINANCE #69604
Board Bill No. 197

An Ordinance, recommended by the Board of Public Service of the City of St. Louis (the "Board of Public Service"), establishing a public works project for the Traffic Management Enhancements – Phase 2 involving the purchase and installation of software and equipment upgrades to the City's Traffic Operation Center located at the Street Department on Hampton Avenue (the "Traffic Management Enhancement Project – Phase 2"); authorizing and directing the City of St. Louis (the "City"), by and through its Board of Public Service, to let contracts and provide for the design, construction, materials, and equipment for the Traffic Management Enhancement Project – Phase 2; authorizing the Board of Public Service to employ labor and consultants, pay salaries, fees and wages, as necessary for completion of the Traffic Management Enhancement Project – Phase 2, and to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies as necessary for completion of the Traffic Management Enhancement Project – Phase 2, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes; requiring that all work provided for herein shall be carried out in accordance with detailed plans and specifications adopted and approved by the Board of Public Service before bids are advertised therefor; directing that all construction contracts let by authority of this Ordinance provide for federal and state prevailing wage requirements, including prevailing wage holiday and overtime pay, and compliance with all applicable statutes of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended), the City Charter, City ordinances, and the Revised Code

of the City, as amended; requiring all specifications approved by the Board of Public Service and contracts let by authority of this Ordinance shall provide for: compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when superseded or prohibited by federal or state law or regulation; requiring that all contractor's shall comply with the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, by requiring enrollment and participation in a federal work authorization program and agreeing not to knowingly employ unauthorized aliens; requiring that all contractor's shall comply with the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, by providing a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees; requiring that all contractor's shall comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended, (Prompt Payment/Retainage), as applicable; requiring the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended; requiring compliance with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American); requiring all advertisements for bids pursuant to this Ordinance be subject to the provisions of Section 8.250 of the Revised Statutes of Missouri 2000, as amended; appropriating the total estimated cost of the Traffic Management Enhancement Project – Phase 2 of Seven Hundred Fifty Thousand Dollars ($750,000.00) from various sources including the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21), and the City Wide Account (Fund 1220); authorizing and directing the Comptroller of the City to draw warrants from time to time and disburse funds appropriated by this Ordinance and to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.) upon the signature and certification of vouchers by the President of the Board of Public Service; and containing a public work emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There is hereby authorized a public works and improvement project for the Traffic Management Enhancement Project – Phase 2 involving the purchase and installation of software and equipment upgrades to the City's Traffic Operation Center located at the Street Department on Hampton Avenue (the "Traffic Management Enhancement Project – Phase 2").

SECTION TWO. The City of St. Louis (the "City"), by and through its Board of Public Service (the "Board of Public Service"), is hereby authorized and directed to let contracts and provide for the design, construction, materials, and equipment, for the Traffic Management Enhancement Project – Phase 2, to employ labor and consultants, pay salaries, fees and wages, for the completion of the Traffic Management Enhancement Project – Phase 2, to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, and other governmental agencies, all in accordance with the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, et seq.), these agreements may include, but are not limited to, sections for: description of the work, material guarantees, estimated expenditure allocations, fund reversion authorization, applicable federal and state wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract advertising statutes.

SECTION THREE. The work provided for herein shall be carried out in accordance with detailed plans and specifications to be adopted and approved by the Board of Public Service before bids are advertised therefor.

SECTION FOUR. All construction contracts let under authority of this Ordinance shall provide that no less than the prevailing hourly rate of wages in the City shall be paid, as determined in accordance with the Federal Davis-Bacon Act and by the Department of Labor and Industrial Relations of the State of Missouri (Sections 290.210 through 290.340 of the Revised Statutes of Missouri 2000, as amended) for each craft or type of work needed in the actual labor on the jobs herein authorized, as well as the general prevailing rate of pay for legal holidays and overtime work shall be paid to all workers on the Traffic Management Enhancement Project – Phase 2. All contracts let in connection with the construction provided for herein shall be subject to, and in conformance with all applicable statutes of the State of Missouri, the City Charter, City ordinances, and Revised Code of the City, as amended, including any applicable City codes, rules and regulations. All contracts let in connection with the construction provided for herein shall require contractor's enrollment and participation in a federal work authorization program and an affirmation that contractor does not knowingly employ unauthorized alien employees pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri 2000, as amended, require contractor provide a ten-hour Occupational Safety and Health Administration construction safety program for their on-site employees as required by the provisions of Section 292.675 of the Revised Statutes of Missouri 2000, as amended, as applicable, require the contractor(s) to comply with the provisions of Section 34.057 of the Revised Statutes of Missouri 2000, as amended (Prompt Payment/Retainage), require the furnishing of a bond by every contractor on this public works project pursuant to the provisions of Section 107.170 of the Revised Statutes of Missouri 2000, as amended, and require contractor(s) to comply with Section 34.353 of the Revised Statutes of Missouri 2000, as amended (Domestic Product Procurement Act – Buy American).

SECTION FIVE. All specifications approved by the Board of Public Service and contracts let under the authority of this Ordinance shall provide for compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE/DBE utilization goals, except when otherwise superseded or prohibited by federal or state law or regulation.

SECTION SIX. All advertisement for bids pursuant to this Ordinance shall be subject to Section 8.250 of the Revised Statutes of Missouri 2000, as amended.

SECTION SEVEN. The total estimated cost of the Traffic Management Enhancement Project – Phase 2 is Seven Hundred Fifty Thousand Dollars ($750,000.00) of which the federal share is Six Hundred Thousand Dollars ($600,000.00) from the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21) to be appropriated from the Federal Aid to Urban Program Match Share Fund, also known as the Federal Aid to Urban Program Revolving Fund, established by Ordinance 56931, and the remaining local match share is One Hundred Fifty Thousand Dollars ($150,000.00) to be appropriated from the City Wide Account (Fund 1220). Said improvements shall be contracted and executed in parts as funds are accrued in the Match Share Fund and are adequate to pay the City's share of the cost.

SECTION EIGHT. The Comptroller of the City is hereby authorized and directed to draw warrants from time to time and disburse funds appropriated by this Ordinance and is further authorized and directed to receive and disburse grant funds in accordance with the Transportation Equity Act of the 21st Century (23 U.S.C. § 110, et seq.), upon the signature and certification of vouchers by the President of the Board of Public Service. Reimbursement funds received shall be deposited into the Federal Aid to Urban Program Match Share Fund Ordinance 56931.

SECTION NINE. The Board of Public Service is hereby authorized to accept on behalf of the City monetary donations from other governmental agencies and others to assist in paying for the work authorized in this Ordinance. Funds received shall be deposited into the Traffic Management Enhancement Project – Phase 2 Account.

SECTION TEN. This being an Ordinance providing for public work and improvement, it is hereby declared to be an emergency measure as defined in Article IV, Sections 19 and 20 of the City Charter and shall become effective immediately upon its passage and approval by the Mayor of the City.

TRAFFIC MANAGEMENT ENHANCEMENT PROJECT- PHASE 2

Project Scope:

The Traffic Management Enhancement Project – Phase 2 involves the purchase and installation of software and equipment upgrades to the City's Traffic Operation Center (TOC) located at the Street Department on Hampton Avenue. The existing central control system and server equipment have reached their life cycle and do not have compatibility with the industry's current operation system platforms or the technical support/updates from the manufacturer necessary to maintain reliable operation. The primary purpose of this upgrade is to restore reliable traffic management ability and software compatibility while maintaining the City's existing traffic signalization infrastructure. In addition, the new equipment and software will provide the City advanced features that will allow the ability to effectively manage traffic from within the TOC.

Approved: November 1, 2013

ORDINANCE #69605
Board Bill No. 3

AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE HAMPTON BERTHOLD COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE HAMPTON BERTHOLD COMMUNITY IMPROVEMENT DISTRICT, AND FINDING A PUBLIC PURPOSE FOR THE ESTABLISHMENT OF THE HAMPTON BERTHOLD COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, Mo. Rev. Stat. §67.1400 et seq. (the "CID Act") authorized the Board of Aldermen to approve the petitions of property owners to establish a Community Improvement District; and

WHEREAS, a petition has been filed with the City, requesting formation and establishment of the Hampton Berthold Community Improvement District, signed by authorized representatives of the owners of more than fifty percent by assessed value and per capita of the property located within the Hampton Berthold Community Improvement District (as revised, the "Petition"); and

WHEREAS, the Register of the City of St. Louis did review and determine that the Petition substantially complies with the requirements of the CID Act; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at _____ A.M. on _____, 2013 by the Board of Aldermen; and

WHEREAS, this Board of Aldermen hereby finds that the adoption of this Ordinance is in the best interest of the City of St. Louis and that the property owners of the Hampton Berthold Community Improvement District, as well as the City as a whole, will benefit from the establishment of the Hampton Berthold Community Improvement District.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE.

(a) A community improvement district, to be known as the "Hampton Berthold Community Improvement District" (hereinafter referred to as the "District"), is hereby established pursuant to the CID Act on certain real property to provide services, construct improvements, impose taxes and carry out other functions as set forth in the Petition, which is attached hereto as Appendix A and incorporated herein by this reference.

(b) The District boundaries are set forth in the map included in the Petition and are generally described as follows (and are more particularly described in the Petition):

A tract of land located in City Block 4591-W of the City of St. Louis, Missouri being more particularly described as follows:

> Beginning at the intersection of the north right-of-way line of Berthold Avenue, 60 feet wide with the east right-of-way line of Hampton Avenue, variable width; thence northerly along said east right-of-way line to its intersection with the southeastern right-of-way line of Clayton Avenue, 60 feet wide; thence northeasterly along said southeastern rightofway line and its direct northeasterly prolongation to the east right-of-way of Cairns Place, 50 feet wide; thence south along said east right-of-way line to its intersection with the north right-of-way line of a 15 feet wide alley; thence east along said north right-of-way line to its intersection with the direct northeasterly prolongation of the west line of a tract of land as conveyed to Hardees of St. Louis, by instrument recorded on 11/11/2011 as Daily No. 1111; thence south along said prolongation line, said west line to the south line of said Hardees of St. Louis tract; thence east along said south line of to the west right-of-way line of Oakview Place, 50 feet wide; thence south along said west right-of-way line to its intersection with the north right-of-way line of above said Berthold Avenue; thence west along said right-of-way line to the Point of Beginning, revised October 11, 2012.

SECTION TWO. The District is authorized by the Petition, in accordance with the CID Act to impose a tax upon retail sales within the District, to provide funds to accomplish any power, duty or purpose of the District.

SECTION THREE. The District is authorized by the CID Act, at any time, to issue obligations, or to enter into cooperative agreements as provided for in Sec. 67.1491.4 RSMo, with other entities with the authority to issue obligations, for the purpose of carrying out any of its powers, duties, or purposes. Such obligations shall be payable out of all, part or any combination of the revenues of the District and may be further secured by all or any part of any property or any interest in any property by mortgage or any other security interest granted. Such obligations shall be authorized by resolution of the District, and if issued by the District, shall bear such date or dates, and shall mature at such time or times, as the resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in such place or places, be subject to redemption as such resolution may provide and be sold at either public or private sale at such prices as the District shall determine subject to the provisions of Mo. Rev. Stat. §108.170. The District is also authorized to issue such obligations to refund, in whole or part, obligations previously issued by the District.

SECTION FOUR.

(a) Pursuant to the Petition, the District shall be in the form of a political subdivision of the State of Missouri, known as the Hampton Berthold Community Improvement District.

(b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the District shall be the same as the fiscal year for the City of St. Louis.

(c) No earlier than one hundred and eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, the District shall submit to the Board of Aldermen a proposed annual budget for the District, setting forth expected expenditures, revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if such comments are given, the Board of Aldermen shall provide such written comments no later than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements, but shall only be recommendations.

(d) The District shall hold an annual meeting and adopt an annual budget no later than thirty (30) days prior to the first day of each fiscal year.

SECTION FIVE. The District is authorized to use the funds of the District for any of the improvements, services or other activities authorized under the CID Act.

SECTION SIX. Pursuant to the CID Act, the District shall have all of the powers necessary to carry out and effectuate the purposes of the District and the CID Act as set forth in the CID Act, except as may be limited in the Petition.

SECTION SEVEN. The City of St. Louis hereby finds that the uses of the District proceeds as provided for in the Petition hereto will serve a public purpose by remediating blight and encouraging the redevelopment of real property within the District.

SECTION EIGHT. The District has been declared to be a "blighted" area as defined in Section 67.1401.2(3)(b) of the Act by the City's adoption of Ordinance No. 69379 (2013), which declared the District Property to be a "blighted area" under Chapter 99 of the Revised Statutes of Missouri, and such designation of blight is hereby reaffirmed.

SECTION NINE. Within one hundred twenty (120) days after the end of each fiscal year, the District shall submit a report to the Register of the City and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the board of the District during the fiscal year. The Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

SECTION TEN. The term for the existence of the District shall be as set forth in the Petition, as may be amended from time to time or as such term may be otherwise modified in accordance with the CID Act.

SECTION ELEVEN. Pursuant to the CID Act, the Board of Aldermen shall not decrease the level of publicly funded services in the District existing prior to the creation of the District or transfer the burden of providing the services to the District unless the services at the same time are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of the publicly funded services between areas included in the District and areas not so included.

SECTION TWELVE. The Register shall report in writing the creation of the Hampton Berthold Community Improvement District to the Missouri Department of Economic Development.

SECTION THIRTEEN. The Petition provides that the District shall be governed by a Board of Directors consisting of five individual directors (collectively the "Directors" and each a "Director"). Upon expiration of the terms of the initial Directors, successor Directors shall be appointed from a slate approved by the Directors and by the Mayor of the City with the consent of the Board of Aldermen, in accordance with the CID Act and the process and the qualifications set forth in the Petition.

Thomas Hennekes (four years)
Renee Hennekes (four years)
Kate Hennekes (two years)
Jan Nolting (two years)
James Drake (two years)

APPENDIX A
Hampton Berthold Community Improvement District
(Petition is on File in City Register's Office.)

Approved: November 6, 2013

ORDINANCE #69606
Board Bill No. 125

An ordinance authorizing and directing the Street Commissioner to take all necessary actions to honorarily designate the 4400 block of Cook Avenue as "Sylvia E. Miller Way."

WHEREAS, Sylvia E. Miller truly believed in exercising her rights and being fair to her fellow ma, especially the rights of children and the elderly; and

WHEREAS, Sylvia E. Miller was the organizer of League For Adequate Welfare (L.A.W.); and

WHEREAS, Sylvia E. Miller was a member of National Welfare Rights Organization (N.W.R.O.), Southside Welfare Rights Organization (S.W.R.O.), Co-Founder of Universal African American Peoples Organization (U.A.A.P.O.), Board Member of the Clara Muhammad School, and Board Member of Former U.S.E.D.C. Yeatman Union Sarah.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Pursuant to the provisions of Ordinance 68937, the 4400 block of Cook Avenue shall hereafter be honorarily designated as "Sylvia E. Miller Way." The Director of Streets shall erect an honorary street-name sign which sign shall read "Sylvia E. Miller Way."

Approved: November 6, 2013

ORDINANCE #69607
Board Bill No. 143
Committee Substitute

An ordinance designating the Iris as the official flower of the City of St. Louis; and containing an effective date clause.

WHEREAS, the City St. Louis was founded by Pierre de Laclède on February 15, 1764 during the reign of King Louis XV of France; and

WHEREAS, Laclède named his settlement, that he believed "might eventually become one of the finest cities in America," in honor of his King's patron saint, Louis IX of France – Saint Louis; and

WHEREAS, the "fleur-de-lis" is the symbol of said Saint Louis and is incorporated in the official flag of the City of St. Louis; and

WHEREAS, according to the Missouri Botanical Garden, the original "fleur-de-lis" is thought to be the European and African yellow water flag (Iris pseudacorus) that, according to one legend, helped save a 6th century French army from a larger hostile force that had it cornered in a river bend until the French king spotted the iris in the water and directed his army across this shallow ford in the river to safety; and

WHEREAS, the grateful king chose the Iris as the symbol of the royal family; and later, King Louis VII of France maintained the Iris as the royal symbol in the crusades and, at that time, the flower and symbol based on it became know as the "fleur-de-Louis," which evolved into "fleur-de-lis;" and

WHEREAS, conservation of Missouri native Iris through preservation of habitat, restoration and appropriate landscaping will contribute to the biodiversity and heritage of the St. Louis region: and

WHEREAS, the Honorable Francis G. Slay, Mayor, and Mr. Gary D. Bess, Director of Parks, Recreation and Forestry, of the City of St. Louis, Mr. John A. Karel, Director of Tower Grove Park, and Dr. Peter Wyse Jackson, President of the Missouri Botanical Garden, have jointly declared 2014 as the "Year of the Iris" in the St. Louis City Parks, Tower Grove Park and the Missouri Botanical Garden in honor of the 250th Anniversary of the City of St. Louis;

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

SECTION ONE. The Iris is hereby designated the official flower of the City of St. Louis.

SECTION TWO. Effective Date. This ordinance shall become effective on February 15, 2014, the date of the 250th Anniversary of the founding of the City of St. Louis by Pierre de Laclède.

Approved: November 6, 2013

ORDINANCE #69608
Board Bill No. 148

AN ORDINANCE APPROVING THE PETITION TO THE CITY OF ST. LOUIS, MISSOURI, FOR THE CREATION OF THE CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT SUBMITTED BY THE OWNERS OF CERTAIN REAL PROPERTY; ESTABLISHING THE CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; CONFIRMING THE PRIOR DETERMINATION THAT THE CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT IS A BLIGHTED AREA; FINDING A PUBLIC PURPOSE FOR THE ESTABLISHMENT OF THE CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT, DIRECTING THE CITY REGISTER TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, Mo. Rev. Stat. § 67.1401 et seq. (the "CID Act") authorizes the Board of Aldermen to approve the petition of the property owners to establish a Community Improvement District within the corporate boundaries of the City of St. Louis (the "City"); and

WHEREAS, a petition (the "Petition") signed by representatives of more than fifty percent per capita of all property owners within the proposed Carondelet Commons Community Improvement District and by property owners owning more than fifty percent by assessed value of the real property within the proposed Carondelet Commons Community Improvement District has been filed, requesting formation and establishment of the Carondelet Commons Community Improvement District; and

WHEREAS, the Register of the City of St. Louis (the "Register") did review and determine that the Petition substantially complies with the requirements of the CID Act; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at _____ _.m. on _____, 2013 by the Board of Aldermen; and

WHEREAS, the real property within the proposed Carondelet Commons Community Improvement District was found by the City to be "blighted" pursuant to Chapter 99 Mo. Rev. Stat. and was designated as such by Ordinance No. 69426 of the City of St. Louis; and

WHEREAS, this Board of Aldermen hereby finds that the adoption of this ordinance is in the best interest of the City of St. Louis and that the property owners of the Carondelet Commons Community Improvement District, as well as the City as a whole, will benefit from the establishment of the Carondelet Commons Community Improvement District.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

Section One:

(a) A community improvement district, to be known as the "Carondelet Commons Community Improvement District" (hereinafter referred to as the "District"), is hereby established pursuant to the CID Act on that real property identified in the map included in the Petition in Appendix A and legally described as follows:

A tract of land being Lots A, B, C and D of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260, 3262, and 3266 of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at the intersection of the southeastern right-of-way line of Broadway, 80 feet wide with the northeastern right-of-way line of the River Des Peres Drainage Works as established by City Ordinance No. 32986, said point also being the northwestern corner of above said Lot A ; thence along said southeastern right-of-way line, North 41 degrees 47 minutes 44 seconds East, 144.69 feet to the northern most corner of said Lot A; thence along the northern and eastern lines of above said Lot A and Lot B the following courses and

distances: South 49 degrees 53 minutes 00 seconds East, 120.05 feet; North 41 degrees 47 minutes 44 seconds East, 129.06 feet; South 49 degrees 53 minutes 00 seconds East, 202.57 feet; North 41 degrees 47 minutes 44 seconds East, 269.80 feet; South 49 degrees 46 minutes 00 seconds East, 585.32 feet and North 41 degrees 23 minutes 27 seconds East, 401.34 feet to the centerline of Catalan Street 50 feet wide, as vacated by Ordinance No. 57712; thence along said centerline North 49 degrees 53 minutes 00 seconds West, 196.39 to its intersection with the southeastern right-of-way line of Vulcan Street 60 feet wide; thence along said right-of-way line, North 41 degrees 49 minutes 38 seconds East, 25.01 feet and North 41 degrees 49 minutes 38 seconds East, 296.92 feet to southwestern right-of-way line of Espenschied Street, 40 feet wide; thence along last said southwestern right-of-way line the following courses and distances: South 49 degrees 53 minutes 00 seconds East, 654.21 feet; South 47 degrees 44 minutes 03 seconds East, 60.00 feet and South 49 degrees 53 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way line and its direct southwesterly prolongation thereof South 41 degrees 39 minutes 09 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan Street; thence along said southwestern right-of-way line, South 49 degrees 53 minutes 00 seconds East, 110.02 feet to the southeastern right-of-way line of the Missouri Pacific Rail Road, 50 feet wide; thence along said southeastern right-of-way line South 41 degrees 38 minutes 17 seconds West, 855.35 feet to the northern line of above said Lot D; thence along the northern lines of Lot D the following courses and distances: South 48 degrees 21 minutes 40 seconds East, 76.00 feet; North 41 degrees 38 minutes 17 seconds East, 208.94 feet; North 41 degrees 38 minutes 17 seconds East, 191.19 feet and North 48 degrees 50 minutes 21 seconds East, 462.43 feet to the southwestern right-of-way line of Catalan Street, 50 feet wide; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 474.43 feet to a point on the top of bank of the Mississippi River; thence along the top of said bank the following courses and distances: South 54 degrees 03 minutes 59 seconds West, 33.32 feet; South 81 degrees 39 minutes 46 seconds West, 79.84 feet; South 29 degrees 34 minutes 36 seconds West, 679.65 feet; South 54 degrees 27 minutes 18 seconds West, 122.70 feet; South 62 degrees 25 minutes 30 seconds West, 56.59 feet and North 74 degrees 33 minutes 45 seconds West, 11.41 feet to northeastern right-of-way line of above said River Des Peres; thence along said right-of-way line the following courses and distances: North 49 degrees 25 minutes 52 seconds West, 1648.75 feet; North 41 degrees 43 minutes 10 seconds East, 5.71 feet; North 49 degrees 24 minutes 03 seconds West, 328.01 feet; North 58 degrees 22 minutes 43 seconds West, 60.96 feet and North 49 degrees 24 minutes 13 seconds West, 648.57 feet to the Point of Beginning and containing 2,377,220 square feet or 54.573 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on July 30, 2013.

Section Two.

The District may, upon approval by the qualified voters of the District, impose a sales and use tax on all retail sales made in the District at a rate not to exceed one percent (1.0%) of such retail sales, as specifically authorized by the CID Act, to provide funds to accomplish any power, duty or purpose of the District. The District will not seek to submit to qualified voters any proposition for approval of a real property tax levy. The District does propose that a special assessment be imposed against real property within the boundaries of the District, allocated among the property by per square foot on each square foot of improvement ("Special Assessment Improvement") in an amount not to exceed forty cents per square foot ($0.40/sq. ft.) per year on each square foot of Special Assessment Improvement.

Section Three.

(a) Pursuant to the Petition, the District shall be in the form of a political subdivision, known as the Carondelet Commons Community Improvement District.

(b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the District shall be the same as the fiscal year for the City of St. Louis.

(c) No earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, the District shall submit to the Board of Aldermen a proposed annual budget for the District, setting forth expected expenditures, revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if such comments are given, the Board of Aldermen shall provide such written comments no later than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements, but shall only be recommendations.

(d) The District shall hold an annual meeting and adopt an annual budget no later than thirty (30) days prior to the first day of each fiscal year.

(e) The boundaries of the District, as identified in Section One above, are contiguous.

(f) The Board of Directors of the District shall be composed of five (5) members appointed by the Mayor of the City, with the consent of the City's Board of Aldermen to serve staggered terms, all in the manner and as provided in Mo. Rev. Stat. Section 67.1451.5 of the CID Act, provided that each director shall serve until such director's successor is appointed. Successive directors shall be appointed by the Mayor of the City, with consent of the Board of Aldermen. Successive directors shall be appointed to serve a term of four (4) years on the Board.

(g) The District shall have all the authority and powers granted to community improvement districts and political subdivisions under the CID Act including, without limitation, such additional powers as set forth in Section 67.1461.2 of the CID Act.

Section Four.

The District is authorized to use the funds of the District for any of the improvements, services or other activities authorized under the CID Act.

Section Five.

The City of St. Louis hereby finds that the uses of the District proceeds as provided for in the Petition attached hereto as Appendix A will serve a public purpose by remediating blight, providing for certain public improvements and encouraging redevelopment of real property within the District.

Section Six.

The City hereby confirms that it has previously determined that the District is a "blighted" area under Chapter 99 Mo. Rev. Stat. by Ordinance No. 69426 of the City of St. Louis Board of Aldermen, and therefore constitutes a "blighted area" pursuant to Section 67.1401.2(3)(b) of the CID Act.

Section Seven.

Within one hundred twenty (120) days after the end of each fiscal year, the District shall submit a report to the Register of the City of St. Louis and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the board of the District during the fiscal year. The Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the record of the Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

Section Eight.

The term for the existence of the District shall begin on the date this ordinance as enacted by the Board of Aldermen and shall continue for a maximum of thirty (30) years from the effective date of this Ordinance.

Section Nine.

Pursuant to the CID Act, the Board of Aldermen shall not decrease the level of publicly funded services in the District existing prior to the creation of the District or transfer the burden of providing the services to the District unless the services at the same time are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of the publicly funded services between areas included in the District and areas not so included.

Section Ten.

The Register shall report in writing the creation of the Carondelet Commons Community Improvement District to the Missouri Department of Economic Development.

Section Eleven.

The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance and to make ministerial alterations,

changes or additions to the foregoing documents herein approved, authorized and confirmed which they may approve and the execution of such action shall be conclusive evidence of such necessity or advisability.

Section Twelve.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate, distinct and independent provision of this ordinance, and such holding or holdings shall not affect the validity of the remaining portions of this ordinance.

APPENDIX A
Carondelet Commons Community Improvement District Petition
[Attached hereto.]

PETITION TO THE

CITY OF ST. LOUIS, MISSOURI

FOR THE CREATION OF THE

CARONDELET COMMONS

COMMUNITY IMPROVEMENT DISTRICT

August 15, 2013

PETITION FOR THE CREATION
OF THE
CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT

To the City of St. Louis, Missouri:

This Petition ("Petition") for the establishment of a community improvement district within a certain limited portion of the City of St. Louis, Missouri (the "City") is submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statues of Missouri, as amended (the "CID Act" or "Act").

As set forth herein, the persons and/or entities signing this Petition in accordance with the CID Act (the "Petitioners") do hereby petition and request that the governing body of the City (the "Board of Aldermen") hold a public hearing and approve and adopt the Petition as described herein and in accordance with the Act.
In support of this Petition and request, Petitioners state as follows:

1. **Name of District**. The name of the District shall be the "Carondelet Commons Community Improvement District" (the "District").

2. **Legal Description and Map of District Boundaries**. A legal description and boundary map of the proposed District are set forth as **Exhibit A**, attached hereto and incorporated herein by reference. The proposed District is located entirely within the corporate boundaries of the City. The proposed boundaries of the District are contiguous.

3. **Petitioners**. Based on the tax records of the St. Louis City Assessor's Office as of the date of filing this Petition, Petitioners:

   A. collectively own more than fifty percent (50%) by assessed value of the real property located within the boundaries of the District (the "District Property"); and

   B. collectively represent more than fifty percent (50%) per capita of all owners of the District Property.

4. **Total Assessed Value; Ownership**. According to the records of the St. Louis City Assessor's Office, as of the date of the Petition, the total assessed value of all real property located within the proposed District is approximately $1,233,300.00. Individual parcel ownership and assessed value information is as follows:

City of St. Louis, Missouri, Tax Parcel ID:	3248-00-0025-0
Property Address:	316 E. Catalan St.
Owner:	Green Street Carondelet Investors, LLC
Assessed Value:	$100,600.00
City of St. Louis, Missouri, Tax Parcel ID:	3259-00-0035-0
Property Address:	8718 S. Broadway
Owner:	Green Street Carondelet Investors, LLC
Assessed Value:	$185,800.00
City of St. Louis, Missouri, Tax Parcel ID:	3266-00-0035-0
Property Address:	638 E. Catalan St.
Owner:	The Land Reutilization Authority of the City of St. Louis, Missouri
Assessed Value:	$185,800.00
City of St. Louis, Missouri, Tax Parcel ID:	3266-00-0031-0
Property Address:	416 E. Catalan St.
Owner:	The Land Reutilization Authority of the City of St. Louis, Missouri
Assessed Value:	$734,000.00
City of St. Louis, Missouri, Tax Parcel ID:	3266-00-0020-0
Property Address:	600 E. Catalan St.
Owner:	Union Pacific Railroad Co.
Assessed Value:	$27,100.00

5. **Determination of Blight.** On March 13, 2013, the City adopted Ordinance No. 69426 determining that certain property, including the District Property, qualifies as a "blighted area" under Mo. Rev. Stat. Section 99.805 of the Real Property Tax Increment Allocation Redevelopment Act. As such, the City has previously determined that the District Property is a "blighted area" as defined in Mo. Rev. Stat. Section 67.1401.2(3)(b) of the CID Act

6. **Type of District; Board of Directors**. The proposed District shall be formed as a political subdivision of the State of Missouri.

The initial Board of Directors of the proposed District shall be composed of five (5) members appointed by the Mayor with the consent of the Board of Aldermen to serve staggered terms, all in the manner and as provided in MO. Rev. Stat. Section 67.1451.5 of the CID Act.

Upon expiration of the terms of the initial Directors, successor directors shall be appointed by the Mayor with the consent of the Board of Aldermen of the City by resolution based on a slate of candidates submitted to the Mayor by the District. Following submission of the slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the District submit an alternate slate. If an alternate slate is requested, the District shall within 60 days following receipt of the written request submit such an alternate slate to the Mayor. Following submission of the alternate slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the District submit a second alternate slate. The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the Board of Aldermen. Successor Directors shall be appointed to serve four (4) year terms on the Board.

7. **Sales Tax**. The proposed District may, upon approval by the qualified voters of the District, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to MO. Rev. Stat. Sections 144.010 to 144.525 (excepting such sales as set forth in the CID Act), at a rate not to exceed one percent (1.0%) of such retail sales to generate District revenue, pursuant to MO. Rev. Stat. Section 1545 of the CID Act.

8. **No Real Estate Tax**. Petitioners will not seek to submit to qualified voters any proposition for approval of a real property tax levy and therefore the maximum real property tax levy shall be zero.

9. **Special Assessments**. Pursuant to MO. Rev. Stat. Section 67.1521 of the CID Act, the District may, by resolution, impose a special assessment against real property within its boundaries, upon receipt of and in accordance with a petition signed by owners of property (a) collectively owning more than fifty percent (50%) by assessed value of the real property located within the boundaries of the District; and (b) collectively representing more than fifty percent (50%) per capita of the owners of all real property located within the boundaries of the District, allocated among the property by per square foot on each square foot of improvement ("Special Assessment Improvement") in an amount not to exceed forty cents per square foot ($0.40 / sq. ft.) per year on each square foot of Special Assessment Improvement.

The special assessment petition shall be in substantially the following form:

> The District shall be authorized to levy special assessments against real property benefitted within the District for the purpose of providing revenue for certain public improvements and services within the District (the "District Projects"), such special assessments to be levied against each tract, lot or parcel of real property within the District, each of which receives special benefit as a result of such service and/or projects, the costs of which shall be allocated among this property by per square foot on each square foot of improvement ("Special Assessment Improvement") in an amount not to exceed forty cents per square foot ($0.40 / sq. ft.) per year on each square foot of Special Assessment Improvement. Such special assessment shall commence upon substantial completion of the Special Assessment Improvement on such tract, lot or parcel of the real property within the District and shall be coterminous with the duration of the 10-year real property tax abatement previously authorized under Chapter 100 of the Revised Statutes of Missouri and referred to as "8750 S. Broadway and 326 Rear E. Catalan Area and Southeast Carondelet Area" for such tract, lot or parcel and expire simultaneously upon expiration of such coterminous 10-year real property tax abatement. All of the real property located within the District will receive special benefit from the District Projects.

The following tracts, lots or parcels of property located within the District, as the same may be divided and/or sub-divided and re-platted subsequent to the date of this Petition, will receive special benefit from the services and/or projects:

LOT	COMMON ADDRESS	LEGAL DESCRIPTION
A	8718 S. Broadway	A tract of land being Lot A of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260 and 3262 of the City of St. Louis, Missouri, as more particularly described in **Exhibit B** attached hereto.
B	316 E. Catalan St.	A tract of land being Lot B of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260 and 3262 of the City of St. Louis, Missouri, as more particularly described in **Exhibit B** attached hereto.
C	416 E. Catalan St.	A tract of land being Lot C of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260 and 3262 of the City of St. Louis, Missouri, as more particularly described in **Exhibit B** attached hereto.
D	638 E. Catalan St.	A tract of land being Lot D of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Block

		3266 of the City of St. Louis, Missouri, as more particularly described in **Exhibit B** attached hereto.
RIGHT OF WAY PRT OF VAC STS	600 E. Catalan St.	C.B. 3266 Catalan St, 50/75 FT X 1,245 FT, RIGHT OF WAY, PRT OF VAC STS

10. **No Limitations on Revenue Generation**. Petitioners do not seek limitations on the revenue generation of the District.

11. **No Limitations on Borrowing Capacity**. Petitioners do not seek limitations on the borrowing capacity of the District.

12. **No Other Limitations on District Powers**. The District will have all the authority and powers granted to community improvement districts and political subdivisions under the CID Act and as otherwise provided by law.

13. **Five-Year Plan**. A five-year plan for the proposed District includes assisting in the completion and funding of certain public improvements and services within the District (the "District Projects") and is set forth in **Exhibit C** attached hereto and incorporated herein by reference .

14. **Project Costs**. The estimated cost of the District Projects is Two Million Dollars ($2,000,000), exclusive of costs related to any authorized indebtedness of the District, including the issuance and repayment of obligations and interest thereon. District revenues will be used to repay any obligations issued in relation to the Projects.

15. **Life of the District**. The term of the District shall be for a period of thirty (30) years from the effective date of the City's ordinance establishing the District.

16. **Request for establishment**. Petitioners respectfully request that the proposed District be established pursuant to the CID Act.

17. **Petitioner Withdrawal Right Notice**. **THE SIGNATURES OF THE SIGNERS TO THIS PETITION MAY NOT BE WITHDRAWN LATER THAN SEVEN (7) DAYS AFTER THIS PETITION IS FILED WITH THE CITY CLERK**.

18. **Number, Gender, etc**. The terms used in this Petition, regardless of the number and gender in which they are used, shall be construed to include the other number (singular or plural), and other genders (masculine, feminine or neuter), as the context or sense of this Petition or any paragraph or clause may require.

19. **Severability**. If any provision of this Petition shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstance shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

Dated this 15th day of August, 2013.

[SIGNATURE PAGES FOLLOW]

Signature Page of Petition for Creation of the Carondelet Commons Community Improvement District

Name of Owner:	Green Street Carondelet Investors, LLC
Owner's Telephone Number:	(314) 726-2500
Owner's Mailing Address:	8451 Maryland, Suite 200, Clayton, Missouri 63105
Name of Signer:	Philip G. Hulse

State basis of legal authority to sign:	Signer is the Managing Member of Owner and is authorized under the Owner's Operating Agreement to sign this Petition on Owner's behalf.
Signer's Telephone Number:	(314) 726-2500
Signer's Mailing Address:	8451 Maryland, Suite 200, Clayton, Missouri 63105
Entity Type:	A limited liability company of the State of Missouri

OWNER'S PROPERTY WITHIN THE DISTRICT

Parcel Number	**Street Address**	**Assessed Value**
32480000250	316 E. Catalan	$100,600.00
32590000350	8718 S. Broadway	$185,800.00
Total Assessed Value		$286,400.00

By executing this Petition, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named above.

Green Street Carondelet Investors, LLC

By: _____
Name: Philip G. Hulse, Manager

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2013, before me appeared **Philip G. Hulse**, to me personally known, who, being by me duly sworn, did say that he is the Managing Member of Green Street Carondelet Investors, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, by authority of its members; and said Philip G. Hulse acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

_____
Notary Public

My commission expires:

Signature Page of Petition for Creation of the
Carondelet Commons Community Improvement District

Name of Owner:	The Land Reutilization Authority of the City of St. Louis, Missouri
Owner's Telephone Number:	(314) 657-3700
Owner's Mailing Address:	1520 Market Street, Suite 2000, St. Louis, Missouri 63103
Name of Signer:	Otis Williams
State basis of legal authority to sign:	Resolution No. 13-LRA-178 dated 6/26/13 of the Board of Commissioners of The Land Reutilization Authority of the City of St. Louis, Missouri
Signer's Telephone Number:	(314) 657-3700
Signer's Mailing Address:	1520 Market Street, Suite 2000, St. Louis, Missouri 63103
Entity Type:	A public corporation acting in a governmental capacity

OWNER'S PROPERTY WITHIN THE DISTRICT

Parcel Number	**Street Address**	**Assessed Value**
32660000350	638 E. Catalan	$185,800.00
32660000310	416 E. Catalan	$734,000.00

Total Assessed Value $919,800.00

By executing this Petition, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named above.

THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI

By: _____
Name: Otis Williams, Executive Director

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, 2013, before me appeared Otis Williams, to me personally known, who, being by me duly sworn, did say that he is the Executive Director of The Land Reutilization Authority of the City of St. Louis, Missouri, a public corporation acting in a governmental capacity, and that said instrument was signed on behalf of said public corporation, by authority of its Board of Commissioners; and said Rodney Crim acknowledged said instrument to be the free act and deed of said public corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

_____
Notary Public

My commission expires:

Exhibit A

Legal Description and Boundary Map
of the
Carondelet Commons Community Improvement District

CID PROPERTY DESCRIPTION
LOTS A, B, C & D of Carondelet Commons

A tract of land being Lots A, B, C and D of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260, 3262, and 3266 of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at the intersection of the southeastern right-of-way line of Broadway, 80 feet wide with the northeastern right-of-way line of the River Des Peres Drainage Works as established by City Ordinance No. 32986, said point also being the northwestern corner of above said Lot A ; thence along said southeastern right-of-way line, North 41 degrees 47 minutes 44 seconds East, 144.69 feet to the northern most corner of said Lot A; thence along the northern and eastern lines of above said Lot A and Lot B the following courses and distances: South 49 degrees 53 minutes 00 seconds East, 120.05 feet; North 41 degrees 47 minutes 44 seconds East, 129.06 feet; South 49 degrees 53 minutes 00 seconds East, 202.57 feet; North 41 degrees 47 minutes 44 seconds East, 269.80 feet; South 49 degrees 46 minutes 00 seconds East, 585.32 feet and North 41 degrees 23 minutes 27 seconds East, 401.34 feet to the centerline of Catalan Street 50 feet wide, as vacated by Ordinance No. 57712; thence along said centerline North 49 degrees 53 minutes 00 seconds West, 196.39 to its intersection with the southeastern right-of-way line of Vulcan Street 60 feet wide; thence along said right-of-way line, North 41 degrees 49 minutes 38 seconds East, 25.01 feet and North 41 degrees 49 minutes 38 seconds East, 296.92 feet to southwestern right-of-way line of Espenschied Street, 40 feet wide; thence along last said southwestern right-of-way line the following courses and distances: South 49 degrees 53 minutes 00 seconds East, 654.21 feet; South 47 degrees 44 minutes 03 seconds East, 60.00 feet and South 49 degrees 53 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way line and its direct southwesterly prolongation thereof South 41 degrees 39 minutes 09 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan Street; thence along said southwestern right-of-way line, South 49 degrees 53 minutes 00 seconds East, 110.02 feet to the southeastern right-of-way line of the Missouri Pacific Rail Road, 50 feet wide; thence along said southeastern right-of-way line South 41 degrees 38 minutes 17 seconds West, 855.35 feet to the northern line of above said Lot D; thence along the northern

lines of Lot D the following courses and distances: South 48 degrees 21 minutes 40 seconds East, 76.00 feet; North 41 degrees 38 minutes 17 seconds East, 208.94 feet; North 41 degrees 38 minutes 17 seconds East, 191.19 feet and North 48 degrees 50 minutes 21 seconds East, 462.43 feet to the southwestern right-of-way line of Catalan Street, 50 feet wide; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 474.43 feet to a point on the top of bank of the Mississippi River; thence along the top of said bank the following courses and distances: South 54 degrees 03 minutes 59 seconds West, 33.32 feet; South 81 degrees 39 minutes 46 seconds West, 79.84 feet; South 29 degrees 34 minutes 36 seconds West, 679.65 feet; South 54 degrees 27 minutes 18 seconds West, 122.70 feet; South 62 degrees 25 minutes 30 seconds West, 56.59 feet and North 74 degrees 33 minutes 45 seconds West, 11.41 feet to northeastern right-of-way line of above said River Des Peres; thence along said right-of-way line the following courses and distances: North 49 degrees 25 minutes 52 seconds West, 1648.75 feet; North 41 degrees 43 minutes 10 seconds East, 5.71 feet; North 49 degrees 24 minutes 03 seconds West, 328.01 feet; North 58 degrees 22 minutes 43 seconds West, 60.96 feet and North 49 degrees 24 minutes 13 seconds West, 648.57 feet to the Point of Beginning and containing 2,377,220 square feet or 54.573 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on July 30, 2013.

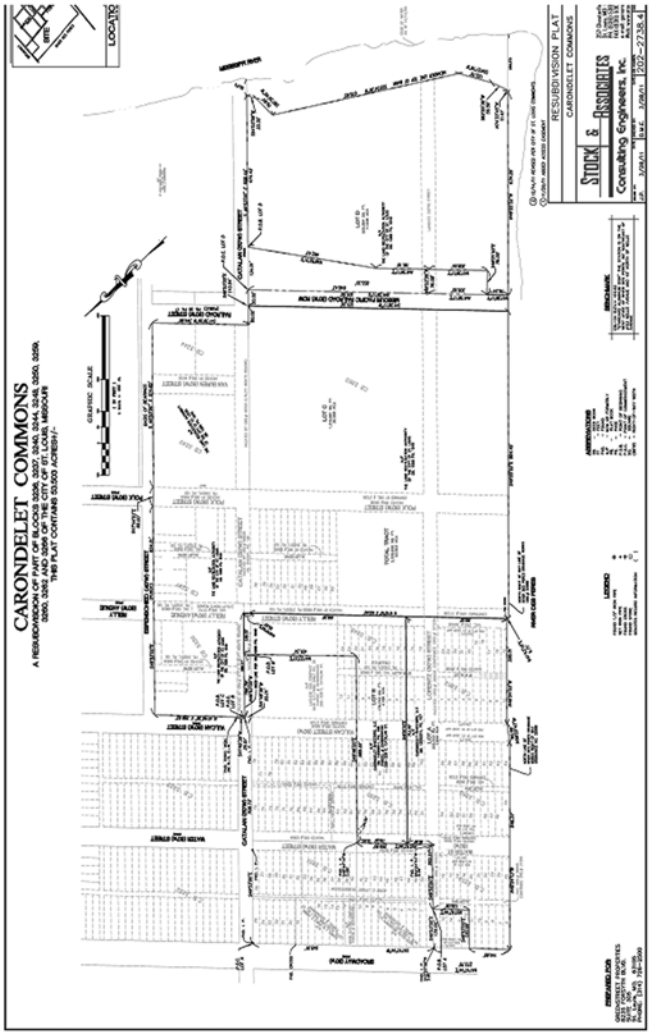


Exhibit B

PROPERTY DESCRIPTION

Lot A

A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of the City of St. Louis, Missouri, being more particularly described as follows:

Commencing at an Iron Pipe found at the Northwest corner of Lot 25 of John C. Ivory's Subdivision of Block 80 of Survey 3 of Carondelet Commons, said point also being the intersection of the south line of Catalan Street, 50 feet wide with the east line of Broadway, 80 feet wide; thence along said East line 645.00 feet to the center line of Lorentz Street, 50 feet wide, as vacated by City ordinance number 55531, said point also being located on the South line of a tract of land as conveyed to 8650 South Broadway LLC, by instrument recorded in Book 11092007, Page 159 of above said city records; thence along last said centerline and said south line, South 49 degrees 53 minutes 00 seconds East 120.05 to the POINT OF BEGINNING of the herein described tract; thence continuing along last described line South 49 degrees 53 minutes 00 seconds East 202.57 feet to the centerline of Water Street, 60 feet wide, as vacated by City Ordinance Number 50694, said point also being located on the east line of above said 8650 South Broadway LLC tract; thence along last said centerline and along said east line North 41 degrees 47 minutes 44 seconds East 89.99 feet; thence departing last described line South 49 degrees 51 minutes 10 seconds East 713.70 feet to the centerline of Reilly Street, 60 feet wide as vacated by City Ordinance 36608, said point also being located on the west line of a tract of land as conveyed to The Land Reutilization Authority of the City of St. Louis by instrument recorded in Book 1068, Page 1649 of the City of St. Louis Records; thence along last described line South 41 degrees 43 minutes 10 seconds West 362.53 feet to the North line of the River Des Peres Drainage Works as established by City Ordinance 32986; thence along the North line of the River Des Peres Drainage Works as established by City Ordinance 32986 to the East line of above said Broadway; thence along said east line North 41 degrees 47 minutes 44 seconds East 144.69 feet; thence departing last said east line South 49 degrees 53 minutes 00 seconds East 120.05 feet and North 41 degrees 47 minutes 44 seconds East 129.06 feet to the Point of Beginning and containing 333,333 square feet or 7.652 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 5, 2009.

Exhibit B

PROPERTY DESCRIPTION

Lot B

A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of the City of St. Louis, Missouri, being more particularly described as follows:

Commencing at an Iron Pipe found at the centerline of that part of Catalan Street, 50 feet wide as vacated by City Ordinance Number 46100; thence along said centerline South 49 degrees 53 minutes 00 seconds East 196.39 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said centerline South 49 degrees 53 minutes 00 seconds East 129.72 feet; thence leaving said centerline South 40 degrees 07 minutes 00 seconds West 25.00 feet to the South line of said Catalan Street as vacated by City Ordinance Number 46100, said point also being the centerline of Reilly Street, 60 feet wide, as vacated by City Ordinance Number 36608, said point also being located on the west line of a tract of land as conveyed to The Land Reutilization Authority of the City of St. Louis by instrument recorded in Book 1068, Page 1649 of the City of St. Louis Records; thence along last said centerline and along said west line South 41 degrees 43 minutes 10 seconds West 555.38 feet; thence departing last described line North 49 degrees 51 minutes 10 seconds West 713.70 feet to the centerline of Water Street, 60 feet wide as vacated by City Ordinance Number 50694, said point also being located on the west line of a tract of land as conveyed to 8650 South Broadway LLC, by instrument recorded in Book 11092007, Page 159 of above said records; thence along last said centerline and along said west line North 41 degrees 47 minutes 44 seconds East 179.80 feet; thence departing last described line the following courses and distances: South 49 degrees 46 minutes 00 seconds East 585.32 feet and North 41 degrees 23 minutes 27 seconds East 401.34 feet to the Point of Beginning and containing 179,742 square feet or 4.126 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 5, 2009.

Exhibit B

PROPERTY DESCRIPTION

LOT C

A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at an Iron Pipe found at the centerline of that part of Catalan Street, 50 feet wide as vacated by City Ordinance Number 57712; thence along the northern line of said vacation ordinance, North 41 degrees 49 minutes 38 seconds East, 25.01 feet to intersection of the northeastern right-of-way line of above said vacated Catalan Street with the southeastern right-of-way line of Vulcan Street, 60 feet wide; thence along said southeastern right-of-way line North 41 degrees 49 minutes 38 seconds East, 296.92 feet to southwestern right-of-way line of Espenschied Street, 40 feet wide; thence along last said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 654.21 feet; South 47 degrees 44 minutes 03 seconds East, 60.00 and South 49 degrees 53 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way line and its direct southwestern prolongation thereof South 41 degrees 39 minutes 09 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan Street; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 60.02 feet to its intersection with the northwestern right-of-way line of the Missouri Pacific Rail Road, 50 feet wide; thence along said northwestern right-of-way line South 41 degrees 38 minutes 17 seconds West, 931.20 feet to the northern right-of-way line of the River Des Peres, as established by Ordinance No. 32986; thence along said northern right-of-way line North 49 degrees 25 minutes 52 seconds West, 964.45 feet to the centerline of vacated Reilly Street, 60 feet wide, thence along said centerline North 41 degrees 43 minutes 10 seconds East, 923.62 feet to the southwestern right-of-way line of above said Catalan Street; thence North 40 degrees 07 minutes 00 seconds East, 25.00 feet to the centerline of said vacated Catalan Street; thence along said centerline North 49 degrees 53 minutes 00 seconds West, 326.11 feet to the Point of Beginning and containing 1,310,681 square feet or 30.089 acres more or less.

Exhibit B

PROPERTY DESCRIPTION

LOT D

A tract of land being located in City Block 3266 of the City of St. Louis, Missouri, being more particularly described as follows:

Commencing at the intersection of the southeastern line of the Missouri Pacific Rail Road Right-of-way, 50 feet wide with the southwestern right-of-way line of Catalan Street, 60 feet wide; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 134.01 feet to the POINT OF BEGINNING of the herein described tract: thence continuing along said southern right-of-way South 49 degrees 53 minutes 00 seconds East, 474.43 feet to a point on the top of bank of the Mississippi River; thence along the top of said bank the following courses and distances: South 54 degrees 03 minutes 59 seconds West, 33.32 feet; South 81 degrees 39 minutes 46 seconds West, 79.84 feet; South 29 degrees 34 minutes 36 seconds West, 679.65 feet; South 54 degrees 27 minutes 18 seconds West, 122.70 feet; South 62 degrees 25 minutes 30 seconds West, 56.59 feet and North 74 degrees 33 minutes 45 seconds West, 11.41 feet to the northern line of the River Des Peres, as established by Ordinance No. 32986; thence along said northern line North 49 degrees 25 minutes 52 seconds West, 634.29 feet to the southeastern right-of-way line of above said Missouri Pacific Rail Road; thence along said southeastern right-of-way line North 41 degrees 38 minutes 17 seconds East, 76.24 feet; thence departing last said southeastern right-of-way line the following courses and distances: South 48 degrees 21 minutes 40 seconds East, 76.00 feet; North 41 degrees 38 minutes 17 seconds East, 208.94 feet; North 41 degrees 38 minutes 17 seconds East, 191.19 feet and North 48 degrees 50 minutes 21 seconds East, 462.43 feet to the Point of Beginning and containing 506,894 square feet or 11.636 acres.

Exhibit C

Five-Year Plan
of the
Carondelet Commons Community Improvement District

The five-year plan for the District shall include, but is not necessarily limited to, the following:

A. Purposes of the District

The principal objective and purpose of the District is to provide a mechanism to finance the District Projects (as defined herein) which may include: (a) property acquisition and site preparation within the boundaries of the District; (b) eliminating blighted conditions in the District including, without limitation, demolishing, removing and/or constructing buildings and other improvements to eliminate blight, as provided in MO. Rev. Stat. Section 67.1461.2; (c) upgrade, install, or relocate public utilities/utility infrastructure, subject to any prior approvals, permits and/or licenses required by federal, state or local governmental authority; (c) re-surface, repair, replace or construct improvements to existing public parking facilities, traffic improvements, and related improvements; and (d) carry out all other permitted purposes under the Act (collectively, the "District Projects").

In addition, pursuant to MO. Rev. Stat. Section 67.1491, the District shall have the authority to pledge its revenues and/or to issue one or more notes or other obligations (as that term is used in Section 67.1401.2(10) of the CID Act) secured by tax revenues of the District ("CID Revenues"), the proceeds of said obligations to be used toward the payment of costs and fees of the District Projects and the costs of issuing the obligations. CID Revenues may also be used for the maintenance of improvements constructed or completed as part of the District Projects.

In addition to the above, the purposes of the District include, but are not limited to, the following:

1. Issuing notes, bonds or other obligations of the District ("District Obligations") to fund the cost of the District Projects or pledge District Revenues to repay notes, bonds or other obligations issued by the City of St. Louis, Missouri in connection with the Carondelet Coke Redevelopment Area (the TIF Obligations) issued to fund the cost of the District Projects;

2. Entering into contracts or other agreements in order to complete or cause completion of the District Projects;

3. Imposing a sales tax in accordance with the CID Act (the "District Sales Tax");

4. Imposing a Special Assessment in accordance with the CID Act; and

5. Exercising any authorized purpose of the District pursuant to and in accordance with the CID Act.

B. Services and Improvements

As part of, and as necessary for completion of, the District Projects, the District will cause the design and implementation of various improvements and services related thereto located within and benefiting the District. Such improvements and services related thereto may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services related thereto consist of all such improvements and services authorized under the Act, including, without limitation:

1. Construction, reconstruction, installation, repair and maintenance of all improvements permitted by the Act including, but not necessarily limited to, those necessary to eliminate blight (as provided in MO. Rev. Stat. Section 67.1461.2), landscaping, traffic or parking improvements, sidewalks, utilities, pedestrian or shopping malls and plazas, benches or other seating furniture, and lighting;

2. Demolition of existing improvements located within the District, pursuant to MO. Rev. Stat. Section 67.1461.1(15) and/or Section 67.1461.2;

3. Preparation and implementation of the District Projects;

4. Employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including, but not limited to, security personnel and security services;

5. Providing maintenance within the District; and

6. Providing community related improvements within the District.

C. Budget

It is anticipated that the completion of permanent improvements which are part of the District Projects as set forth above will be completed by the District over a period of approximately five (5) calendar years from the effective date of the City's ordinance establishing the District (the "Construction Period").

During the Construction Period, the District may apply CID Revenues to fund or otherwise reimburse costs and fees necessary to complete the District Projects, and to repay District Obligations. The total anticipated estimated cost of the District Projects is Two Million Dollars ($2,000,000) exclusive of costs related to any authorized indebtedness of the District, including the issuance and repayment of District Obligations and interest thereon. Additional costs related to the District regarding financing, professional fees and expenses, underwriting, and issuance costs and interest thereon related to District Obligations may also be incurred and included as part of the District's budget.

Following the Construction Period and through the term of existence of the District, CID Revenues may be applied, appropriated, or otherwise used to repay District Obligations including interest and other expenses related thereto (e.g. professional, underwriting and other issuance costs, to pay any administrative and/or other professional fees and expenses associated with administering the District and/or to pay for ongoing maintenance, security, marketing, or other permitted costs of the District incurred as part of the District Projects.

D. Powers

The District shall have the powers provided for in Section 67.1461 of the Act, subject to the limitations set forth in the Petition for establishment of the District.

E. Annual Benchmarks for the Five-Year Plan

YEAR 1 (2013):

- Creation of the District.
- Appointment of Board of Directors.
- Board authorizes imposition of District Sales Tax and Special Assessment.
- Approval of Development Agreement with the City.
- Commence construction of the District Projects.
- Issuance of District Obligations.

YEAR 2 (2014):

- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment
- Continue construction of the District Projects.
- Provide ongoing services, maintenance and security functions within the District.
- Issuance of obligations to refund the District Obligations.

YEAR 3 (2015):

- Continue/Complete construction of the District Projects.
- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment.
- Provide ongoing services, maintenance and security functions within the District.

YEAR 4 (2016):

- Continue/Complete construction of the District Projects.
- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment.
- Provide ongoing services, maintenance and security functions within the District.

YEAR 5 (2017):

- Complete construction of the District Projects.
- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment.
- Provide ongoing services, maintenance and security functions within the District.

Approved: November 6, 2013

ORDINANCE #69609
Board Bill No. 171

An ordinance approving a Redevelopment Plan for the 1008-1010 Locust St. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated August 27, 2013 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 1008-1010 Locust St.," dated August 27, 2013 consisting of a Title Page, a Table of Contents Page, and Seventeen (17) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the 1008-1010 Locust St. Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined
in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated August 27, 2013, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may not acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently unoccupied. If it should become occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBE’s and WBE’s established by the City;

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.

(e) To comply with the requirements of Ordinance No. 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single

local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions:

> If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be taxexempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.
>
> All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

ATTACHMENT "A"

THE 1008-1010 LOCUST ST. AREA
LEGAL DESCRIPTION

C.B. 0280 LOCUST ST
48 FT X 105 FT
JB LUCAS ADDN
BND W 134 FT E EL 11TH ST & PT VAC ALY

PARCEL # 0280-00-0025

ATTACHMENT "B"
Form: 10/18/13

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
1008-1010 LOCUST ST. REDEVELOPMENT AREA
PROJECT# 1787
AUGUST 27, 2013
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
1008-1010 LOCUST ST. REDEVELOPMENT AREA

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 1008-1010 Locust St. Redevelopment Area ("Area") encompasses approximately 0.12 acres in the Downtown neighborhood of the City of St. Louis ("City") and is located on the south side of Locust St. between N. 10th St. and N. 11th St.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibits "B", “C” and “D” ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 280.00. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (“Project Area Plan-Existing Uses and Conditions”) and enumerated in Exhibit “F” “Blighting Report”.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 10.4% unemployment rate for the City for the month of June, 2013. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied commercial building.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for commercial purposes.

Residential density for the surrounding neighborhoods is approximately 5.63 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "I" Central Business District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan (“Plan”) by reference.

6. FINDING OF BLIGHT

None of the property within the Area is occupied and the Area is in the conditions described in Exhibit “F”. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard

to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 et seq. RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial uses permitted in zones designated "I" Central Business District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2012) designates it as a Specialty Mixed-Use Area (SMUA).

3. PROPOSED ZONING

The proposed zoning for the Area is "I" Central Business District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2012). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are approximately 50 new full-time jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise,

including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The property in the Area shall be redeveloped such that it is an attractive residential and commercial asset to the surrounding neighborhood.

b. Urban Design Regulations

1.) **Rehabilitation** shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design. There shall be no barring, boarding, or covering of windows. All mechanical systems (HVAC, electrical of at least 200 amps, and plumbing) shall meet current building codes of the City.

2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.

3.) **New Exterior Materials** on facades of structures in the Area visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to building permit approval.

4.) **Architectural Details** on existing structures in the Area shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.

5.) **Roof Shapes** that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.

6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately two (2) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek up to ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for a period of up to the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year prior to the calendar year during which such urban redevelopment corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for up to the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such urban redevelopment corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for such period of up to the ten (10) years make a payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such corporation shall have acquired title to such property. If such property shall be tax-exempt because it is owned by the LCRA and leased to any such urban redevelopment corporation, then such corporation for a period of up to the first ten (10) years of the lease shall make payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year prior to the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement

with the LCRA. In no event shall such benefits extend beyond ten (10) years after any urban redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper (s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper (s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper (s), which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper (s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, to the proposed land uses, to the proposed zoning, to the urban design regulations, to the property disposition, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the PDA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional five (5) year periods unless before the commencement of any such five (5) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

THE 1008-1010 LOCUST ST. AREA
LEGAL DESCRIPTION

C.B. 0280 LOCUST ST
48 FT X 105 FT
JB LUCAS ADDN
BND W 134 FT E EL 11TH ST & PT VAC ALY

PARCEL # 0280-00-0025

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 02/08/08

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

BLIGHTING REPORT FOR THE
1008-1010 LOCUST ST. REDEVELOPMENT AREA

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, unsanitary or unsafe conditions, deterioration or inadequate site improvements, improper subdivision or absolute platting and conditions which endanger life or property by fire or other curses.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a sound, health safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Section 99.320(3) of the Missouri Revised Statute (2000) as amended.

Subject Property is: _____ vacant land _____ unoccupied residential
_____X_____ unoccupied/occupied commercial

Subject Property is: _____X_____ secured _____ unsecured

The subject property _____ has _____X_____ has not a predominance of defective or inadequate streets
If answer is yes, explain: _____

The subject property _____X_____ has _____ has not unsanitary or unsafe conditions
If answer is yes, explain: The property is unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard.

The subject property _____X_____ has _____ has not deterioration of site conditions
If answer is yes, explain: The property is unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients.

The subject property _____ has _____X_____ has not improper subdivision or absolute platting
If answer is yes, explain: _____

The subject property _____X_____ has _____ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The property is unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients.

The subject property _____ does _____X_____ does not retard the provision of housing accommodations
If answer is yes, explain: _____

The subject property _____X_____ does _____ does not constitute an economic liability
If answer is yes, explain: The property is unoccupied and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

The subject property _____ does _____X_____ does not constitute a social liability
If answer is yes, explain: _____

The subject property _____X_____ is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The property is unoccupied and subject illegal dumping, rat infestation, and fire.

The subject property _____X_____ is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The unoccupied property is significantly deteriorated, with the deteriorated site conditions listed above.

The subject property _____ is _____X_____ is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: _____

The subject property _____ is _____X_____ is not detrimental because of high density of population.
If answer is yes, explain: _____

The subject property _____ is _____X_____ is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: _____

The subject property _____X_____ has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: The unoccupied property is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

Approved: November 6, 2013

ORDINANCE NO. 69609 - EXHIBITS B, C & D

Exhibit B
Project Area Plan
1008-10 Locust St.
Existing Uses and Conditions
Unoccupied Commercial, Fair Condition
Project Area Boundary
Buildings
-1234 City Block Number

Exhibit C
Project Area Plan
1008-10 Locust St.
Proposed Land Uses
Commercial Use
Project Area Boundary
Buildings
-1234 City Block Number

Exhibit D
Project Area Plan
1008-10 Locust St.
Project Acquisition Map
1,2,3 Parcel Number
Project Area Boundary
Buildings
-1234 City Block Number