



Agenda
Health & Human Development Committee
Meeting
St. Louis Board of Aldermen
Thursday, October 16, 2025 - 9:00 AM
Kennedy Room

President Megan Green
Alderwoman Pamela Boyd, Chair
Alderman Thomas Oldenburg, Vice Chair
Committee Members:
Alderwoman Sharon Tyus
Alderwoman Alisha Sonnier

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes of the Thursday, July 10, 2025, committee meeting

[IGNORE_NUMBERING]

IV. Board Bills for Review

(The committee will discuss the following and take public comment on the following).

Board Bill Number 78

Introduced by Alderwoman Anne Schweitzer

Cosponsor: Alderman Michael Browning

An ordinance updating the Forestry Division's regulations relating to weeds, native plants, and other vegetation in the City of St. Louis, containing definitions, reporting, abatement, enforcement, and severability provisions.

[IGNORE_NUMBERING]

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



Preliminary Minutes
Health and Human Development Committee Meeting
St. Louis Board of Aldermen
Thursday, July 10, 2025 – 9:00 am
Webinar

Alderwoman Pamela Boyd, Chair
Alderman Thomas Oldenburg, Vice Chair
Committee Members:
Alderwoman Sharon Tyus
Alderwoman Alisha Sonnier

Megan Green, President

Order of Business

I. Call to Order

The Chair called the meeting to order at 9:00 a.m.

II. Roll Call

The following members were present: Ms. Sonnier, and Chairwoman Boyd. **2 members were present. A quorum was not established.**

The following members joined the meeting while it was in progress making it 3 members and a quorum was established: Mr. Oldenburg

III. Approval of Minutes

Minutes of the Thursday, June 12, 2025 committee meeting.

The Chair entertained a motion to approve the minutes of the Thursday, June 12, 2025 committee meeting.

Mr. Oldenburg moved to approve the minutes of the Thursday, June 12, 2025, committee meeting.

Seconded by Ms. Boyd.

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll and the following votes were recorded:

The following members were present: Mr. Oldenburg, Ms. Sonnier, and Chairwoman Boyd. **3 Aye votes were cast.**

The following voted Aye:
None

The following voted No:

None.

The following voted Present:

None

The following Abstained:

None

The following members were present in the meeting but did not cast a vote:

A total of 3 votes were cast. The motion carried.

IV. Board Bills for Review

None

V. Resolutions for Review

None

VI. Committee Discussions

(The committee will discuss and take public comments on the following.)

Discussions Item Number 1

Animal Control

The committee will hold a discussion with representatives from the City Animal Control about stray dogs, staff patrols and various other animal control-related issues.

The Chair recognized Justin Hauser and Allison Parker with Animal Control to talk about animal control related issues.

Ms. Hauser provided a power point presentation and stated if anyone had question they would be happy to answer any questions.

Ms. Oldenburg asked about the contract between Care St. Louis and the Department of Health.

Justin stated the contract is to provide the shelter operations services.

Ms. Sonnier asked about the challenges they are facing with providing space for all the animals.

Justin stated they are in need of additional and the current space is not adequate for the needs of the city.

After no further comments from the committee, the chair opened the discussion up to the public.

Public Speakers

1. Rachel

After no further comments the discussion was ended.

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

None

IX. Excused Alderman

None

X. Adjournment

Having no other business to discuss, the Chair entertained a motion to adjourn the meeting.

Mr. Oldenburg moved to adjourn the meeting.

Seconded by Ms. Sonnier.

The motion was carried by unanimous consent.

The meeting adjourned at 9:45 a.m.

Minutes prepared by: Associate Clerk Rozlyn Smith

Minutes approved:

Summary
Board Bill Number 78
Introduced by Alderwoman Anne Schweitzer
October 3, 2025

An ordinance updating the Forestry Division's regulations relating to weeds, native plants, and other vegetation in the City of St. Louis; containing definitions, reporting, abatement, enforcement, and severability provisions.

**BOARD BILL NUMBER 78 INTRODUCED BY ALDERWOMAN ANNE SCHWEITZER
COSPONSOR: ALDERMAN MICHAEL BROWNING**

1 An ordinance updating the Forestry Division’s regulations relating to weeds, native plants, and
2 other vegetation in the City of St. Louis; containing definitions, reporting, abatement,
3 enforcement, and severability provisions.

4 **WHEREAS**, St. Louis City encourages the preservation, restoration, and management of native
5 plant communities and wildlife habitats within the City limits. The city recognizes that the use of
6 wildflowers and other native plants in home, school, corporate, municipal, or other managed
7 landscapes is economical, reduces maintenance, and effectively conserves water, soil, and other
8 elements of the natural community. Moreover, landscaping with native plants and the
9 preservation, restoration, and management of native plant communities and wildlife habitats may
10 preclude the introduction of pesticides, herbicides, fertilizers, and other pollutants into the
11 environment; and

12 **WHEREAS**, the City further acknowledges the need to enjoy and benefit from the biodiversity,
13 beauty, and practical values of natural landscapes, and seeks to assure that residents have the
14 freedom to employ varying degrees of natural landscaping as viable and desirable
15 alternatives to other conventional modes of landscaping; and

16 **WHEREAS**, the City seeks to encourage each property owner to create and sustain a condition
17 of ecological resiliency on their land. It is not the intent of this legislation to allow
18 vegetative areas to be unmanaged or overgrown in any way that may adversely affect the public
19 health or safety, or pose a threat to agricultural activity; and

20 **WHEREAS**, it is the express intent of this city that it shall be lawful to grow native

1 plants, including, but not limited to, ferns, grasses, forbs, aquatic plants, trees, and shrubs
2 in a landscape when these plants were obtained not in violation of local, state, or federal laws;
3 and

4 **WHEREAS**, Growth of weeds and other vegetation and the presence of debris on land in the
5 City of St. Louis are detrimental to and endanger the public health, safety, and welfare of the
6 residents of the City.

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

8 **SECTION ONE.** Repeal

9 **Ordinance Number 59860** is hereby repealed in its entirety, and in lieu thereof, a new
10 ordinance is hereby enacted as follows.

11 **SECTION TWO.** Purpose and Intent

12 The Board of Aldermen of the City of St. Louis finds and declares as follows:

13 A. Growth of unmanaged vegetation and the presence of debris on land in the City of St.
14 Louis are detrimental to and endanger the public health, safety, and welfare of the
15 residents of the City; and

16 B. Such growth of unmanaged vegetation and the presence of debris are a concern to the
17 residents of the City; and

18 C. Prevention and correction of such conditions are properly the duties and responsibilities
19 of property owners, but if the owner does not manage it then it shall be abated by the
20 City.

21 **SECTION THREE.** Definitions

22 A. “City” shall mean the City of St. Louis, Missouri.

- 1 B. “City Property” shall mean all real property which is owned, leased, or maintained by the
2 City, any part of any right-of-way within the City, including city-managed parks.
- 3 C. “Commissioner” shall mean the Commissioner of Forestry of the City of St. Louis.
- 4 D. “Chronic violation” shall mean the third or more confirmed violations of this Code on the
5 same property during a calendar year.
- 6 E. “Chronic violator” shall mean a property that qualifies as a chronic violation in the
7 current year or the prior year.
- 8 F. “Carriage Walk” shall mean a section of concrete in the tree lawn connecting the public
9 street to the public sidewalk.
- 10 G. “Department of Health” shall mean the designated employees of the Department of
11 Health and Hospitals of the City of St. Louis.
- 12 H. “Forestry Division” shall mean designated employees of the Forestry Division of the City
13 of St. Louis.
- 14 I. “Health Commissioner” shall mean the Health Commissioner of the City of St. Louis.
- 15 J. “Invasive Plant” shall mean a non-native vegetation species that grows aggressively in
16 the State of Missouri, as listed by the Missouri Department of Conservation and/or listed
17 in the annual Vegetation Memo.
- 18 K. “Managed natural landscape” shall mean planned, intentional, and maintained planting of
19 native and ornamental plants, including but not limited to rain gardens, meadow, prairie,
20 vegetation, and ornamental plantings. For purposes of this definition, the following words
21 and phrases shall have the following meanings:

- 1 a. “Meadow vegetation” shall mean grasses and flowering broad-leaf plants that are
2 native to the State of Missouri, and that are commonly found in meadow and
3 prairie plant communities, not including invasive plants, nuisance plants, or
4 noxious weeds, as defined in this section.
- 5 b. “Ornamental plants” shall mean grasses, perennials, annuals, and groundcovers
6 purposefully planted for aesthetic reasons.
- 7 c. “Rain garden” shall mean a native plant garden that is designed not only to
8 aesthetically improve properties but also to reduce the amount of stormwater and
9 accompanying pollutants from entering streams, lakes, rivers, and other bodies of
10 water.
- 11 L. “Native Plant” shall mean those plants, including but not limited to, grasses (including
12 prairie grasses), sedges, rushes, forbs (flowering broadleaf plants), vines, shrubs, ferns,
13 groundcovers, and trees that are native, as listed by the Missouri Department of
14 Conservation and/or listed in the annual Vegetation Memo.
- 15 M. “Noxious Weed” shall mean a vegetation species that is listed as a Missouri State
16 Noxious Weed by the United States Department of Agriculture and/or listed in the annual
17 Vegetation Memo.
- 18 N. “Nuisance Plant” shall mean toxic species known to cause death or severe allergic
19 reactions among a segment of the human population, such as Poison Hemlock, Poison
20 Ivy, and Ragweed, as listed by the Missouri Department of Conservation and/or listed in
21 the annual Vegetation Memo.
- 22 O. “Owner” shall mean a person owning or otherwise in legal control of property.

- 1 P. "Person" shall mean an individual person, corporation, association, or entity of any kind.
- 2 Q. "Shared Use Path" shall mean a multi-use path designed primarily for use by bicyclists,
3 pedestrians, and other authorized motorized and non-motorized users, for transportation
4 purposes, and that may also be used for recreation. Shared use paths are physically
5 separated from motor vehicle traffic by an open space or barrier and are either within the
6 highway or other public right-of-way.
- 7 R. "Sidewalk" shall mean the portion of the street between the curb line and the adjacent
8 property line, intended for the use of pedestrians.
- 9 S. "Sustenance Garden" shall mean a cultivated area dedicated to growing vegetables,
10 herbs, fruits, nuts, and seeds meant for human consumption.
- 11 T. "Tree Lawn" shall mean the area between the public sidewalk and public street that often
12 has trees or other vegetation that is part of the public right-of-way.
- 13 U. "Turf-grass lawn" shall mean a lawn comprised mostly of grasses commonly used in
14 regularly cut lawns or play areas intended to be maintained at a height of no more than
15 seven (7) inches.
- 16 V. "Right-of-Way" shall mean property located within and adjoining streets, roads, and
17 alleys within the City, which is owned, controlled, or maintained by the City, including
18 but not limited to areas commonly referred to as the "tree lawn" between the public
19 sidewalk and the public street.
- 20 W. "Unmanaged vegetation growth" shall mean an area not maintained in which any turf-
21 grass, hay, weeds, brush, or other vegetation has grown to a height of over seven (7)
22 inches or the presence of invasive, nuisance, or noxious plant vegetation as a result of the

1 absence of active cutting, mowing, or other maintenance. This definition shall not
2 include:

- 3 a. Sustenance Garden as defined in this section;
- 4 b. Managed natural landscape area(s) that is wholly contained within the parcel on
5 which it is planted and maintained;
- 6 c. Vegetation located on agricultural land;
- 7 d. Vegetation found on shoreland within 35 feet of the ordinary high-water mark.

8 X. "Non-Occupied Parcel" shall mean a parcel of land with no lawfully permitted occupant.

9 **SECTION FOUR. Reporting**

10 A. The Forestry Division shall annually report to the Health and Human Development
11 Committee or its successor the second week in January, presenting the Vegetation Memo.

12 a. Annual Vegetation Memo may include:

- 13 i. List of prohibited debris on lots and land;
- 14 ii. Methods the City will use during the year to abate weed and debris
15 nuisances;
- 16 iii. Abatement fee including equipment, labor costs, quantity of material used,
17 clerical costs, and other data appropriate to document the actual cost of the
18 abatement;
- 19 iv. Other information the Commissioner of Forestry deems necessary and
20 appropriate, including any Native Plants, Noxious Weeds, and Nuisance
21 Plants that are not on the Missouri Department of Conservation or United

1 States Department of Agriculture lists, and examples of native landscape
2 restorations and best practices for design and maintenance.

3 **SECTION FIVE. Public Nuisance and Responsibility of Property Owner**

4 A. All unmanaged vegetation growth or noxious weeds that have attained a height of seven
5 (7) inches or more growing or being upon any lot or land, including the tree lawn and
6 midpoint of the alley within the city, are hereby declared a public nuisance. Every owner,
7 occupant, or person in control of any lot or land, including the tree lawn and midpoint of
8 the alley within the City, shall cause such lot or land to be kept free from such noxious
9 weeds, invasive plants, or nuisance plants by methods approved by the Commissioner of
10 Forestry.

11 B. Managed natural landscapes may include plants and native grasses in excess of seven (7)
12 inches in height and which have gone to seed, but may not include any noxious weeds,
13 nuisance plants, or invasive plants, and must be maintained so as not to include
14 unintended vegetation.

15 a. Managed natural landscapes may not include any noxious weeds, nuisance plants,
16 or invasive plants, or any other plantings, which, due to location and manner of
17 growth, constitute a hazard to the public or may cause injury or damage to
18 persons or property.

19 b. Managed natural landscapes shall not include turf-grass lawns left unattended for
20 the purpose of returning to a natural state.

21 c. Managed natural landscapes on the right-of-way may not obstruct sight distance
22 for vehicular, bicycle, or pedestrian traffic as determined by the City.

- 1 d. All vegetation on private property shall be maintained so that no part thereof is
2 obstructing the public right-of-way, and must be trimmed or maintained in order
3 to allow at least eight (8) feet of vertical clearance for streets, sidewalks, and
4 shared use paths. Vegetation shall be cultivated so as not to intrude into the public
5 right-of-way in such a manner as to create a hazard for pedestrians using the
6 sidewalk or shared use path, with no vegetation no more than seven (7) inches
7 within six (6) inches from the public right-of-way.
- 8 e. Street light poles, public utility poles, traffic signals, and street signs of any type
9 shall be kept free of all climbing or creeping vegetation.
- 10 f. Managed natural landscapes in the tree lawn must adhere to the following
11 parameters and be maintained by the property owner:
- 12 i. In a four (4) feet radius from all fire hydrants, no vegetation shall attain a
13 height of seven (7) inches or more;
- 14 ii. Fifteen (15) feet from all intersections, crosswalks, and curb cuts, no
15 vegetation shall attain a height of seven (7) inches or more;
- 16 iii. All vegetation shall be no more than a height of seven (7) inches for six
17 (6) inches from the public right-of-way to ensure the public right-of-way
18 is clear, including carriage walks;
- 19 iv. All vegetation shall not attain a height greater than three (3) feet;
- 20 v. If no carriage walk is present, then there shall be no vegetation greater
21 than seven (7) inches for a continuous four (4) feet in width encompassing
22 the entirety of the tree lawn at least every ten (10) feet.

1 C. The city shall not be liable for damage to any vegetation planted, or to any property or
2 fixtures placed, in or upon the city right-of-way that results from work performed by the
3 city in the tree lawn or right-of-way.

4 D. The presence upon any lot or lands, other than properly licensed and operated salvage
5 yards, within the City of debris of any and all kinds and varieties included in the annual
6 Vegetation Memo or determined by the Commissioner of Forestry to be unhealthy,
7 unsanitary, or unsafe is hereby declared a public nuisance. It is the duty of every owner,
8 occupant, or person in control of any lot or land, including the tree lawn and midpoint of
9 alley within the City, to remove debris from such lot or land forthwith.

10 E. It shall be unlawful for any person, firm, or corporation to be in conflict with or in
11 violation of any of the provisions of any code relating to nuisances in the City of St.
12 Louis, as such codes exist at the time of the effective date of this ordinance and as such
13 codes may be amended in the future

14 **SECTION SIX. Abatement**

15 A. Whenever the Forestry Division determines that there has been a violation of Section
16 Five, notice shall be given to the owner or the person or persons responsible therefore in
17 the following manner:

18 a. Such notice shall:

19 i. Be in writing;

20 ii. Include a description of the lot or land;

21 iii. Include a statement of the violation(s) and the reason(s) the notice is being
22 issued;

- 1 iv. Include a correction order allowing up to ten (10) calendar days to abate
2 the nuisance; and
- 3 v. Inform the property owner of the right to appeal within thirty (30) days to
4 the Forestry Division, whose decision shall be final.
- 5 b. The notice shall be directed to the owner(s) of such lot or lands as recorded most
6 recently in the City of Saint Louis Assessor's Office. The notice shall be served in
7 one of the following ways:
- 8 i. Hand-delivered to the owner or owners; or
- 9 ii. Posting the notice in a conspicuous place in or about the lot or land
10 affected by such notice and shall be deemed served twenty-four (24) hours
11 after the posting thereof; or
- 12 iii. Mailing a copy of said notice by regular mail, postage prepaid, direct to
13 the owner(s) place of business or the address currently recorded in the
14 Assessor's Office of the City of Saint Louis, and shall be deemed served
15 twenty-four (24) hours after the mailing of the notice.
- 16 B. A non-occupied parcel shall only have to have one violation notice at the beginning of
17 the growing season to be abated.
- 18 C. If a condition is not abated within the time provided following the notice, the Forestry
19 Division may abate it, and the code official shall have the authority to issue an
20 administrative citation to any person responsible for the violation.
- 21 D. When debris is found that, in the judgment of the Commissioner, may constitute an
22 immediate danger to public health and safety, they shall notify the Department of Health,

1 which shall inspect the property. Pursuant to Article XIII Section 14-C (c) of the City
2 Charter, if the Department of Health, on such inspection, finds a nuisance and that its
3 continuance is a danger to the public health and safety, they may order the Forestry
4 Division to abate such nuisance as soon as practicable.

5 E. After abating any nuisance, the Forestry Division shall record the following: date of the
6 abatement, location of the abatement, condition abated, the amount of personnel time and
7 equipment, quantity of material used, clerical costs, other data appropriate to document
8 the actual cost of the abatement, and date(s) of notice.

9 F. The Forestry Division shall bill the owners of any property on which the City abates a
10 nuisance under this ordinance for the cost of such abatement and an administrative
11 citation fine of one hundred dollars (\$100) for unmanaged vegetation growth and five
12 hundred dollars (\$500) for debris.

13 a. The administrative citation fine for repeat violations of the same code provision
14 by the same person at the same property shall be subject to additional fines as the
15 code official deems appropriate, so long as any such fine is assessed 30 days or
16 more after the previous fine date unless the property is marked in chronic
17 violation or as a chronic violator, then each day after notice of a nuisance and the
18 correction period from this ordinance is unabated may be considered a separate
19 violation.

20 b. The administrative citation fine shall include the following information:

21 i. 1. The date of the violation or, if the date of the violation is unknown, then
22 the date the violation is identified;

- 1 a. The fine and fee shall be paid to the city within thirty days from the date of the
2 administrative citation.
- 3 b. The amount of the unpaid administrative citation fine may be certified by the
4 Forestry Division and submitted to the Office of the Comptroller for issuance of a
5 special tax bill, to be collected according to and in the same manner as real estate
6 taxes under, Chapter 71.285 RSMo.. These special tax bills may not be forgiven
7 except by the City Counselor, who shall, in writing, instruct the Forestry Division
8 to forgive such special tax bills or liens. Further, special tax bills shall be
9 permitted to be waived when ownership of said property for which the bill was
10 issued is accepted by the Land Reutilization Authority, Saint Louis Development
11 Corporation, or any other City agency.
- 12 c. Whenever the Forestry Division abates a nuisance under this ordinance, it shall be
13 certified by the Forestry Commissioner and added to the annual real estate tax bill
14 or sent to the office of the Comptroller to be included in a special tax bill.
- 15 K. Any recipient of an administrative citation may contest that there was a violation of the
16 code or that they are the responsible party by completing a Request for Administrative
17 Hearing petition and returning it to the Forestry Division, along with a non-refundable
18 filing fee of \$20.00, within thirty days from the date of the administrative citation.
- 19 a. A Request for Administrative Hearing petition may be obtained from the Forestry
20 Division
- 21 b. The person requesting the hearing shall be notified of the time and place set for
22 the hearing at least ten (10) days prior to the date of the hearing.

- 1 c. If the code official submits an additional written report concerning the
2 administrative citation to the hearing officer for consideration at the hearing, then
3 a copy of this report also shall be served on the person requesting the hearing at
4 least five (5) days prior to the date of the hearing. The Forestry Division shall
5 designate the hearing officer for the administrative hearing.
- 6 d. A hearing prior to the hearing officer shall be set for a date that is not less than
7 fifteen (15) days and not more than ninety (90) days from the date that the request
8 for hearing is filed in accordance with the provisions of this ordinance.
- 9 e. At the hearing, the party contesting the administrative citation shall be given the
10 opportunity to testify and to present evidence concerning the administrative
11 citation; The party contesting the administrative citation may be represented by
12 counsel at any hearing, though this is not a requirement.
- 13 f. The failure of any recipient of an administrative citation to appear at the
14 administrative citation hearing shall constitute a failure to exhaust their
15 administrative remedies.
- 16 g. The code violation notice, property record, and related documentation in the
17 proper form, or a copy thereof, shall be prima facie evidence of the municipal
18 code violation. The code official who issued the notice of violation need not be
19 present.
- 20 h. The hearing officer may continue the hearing and request additional information
21 from the code official or the recipient of the administrative citation prior to
22 issuing a written decision.

- 1 i. After considering all of the testimony and evidence submitted at the hearing, the
2 hearing officer shall issue a written decision to uphold or cancel the
3 administrative citation and shall list in the decision the reasons for that decision.
4 The decision of the hearing officer shall be considered the final decision.
- 5 j. If the hearing officer determines that the administrative citation should be upheld,
6 the hearing officer shall set forth in the decision a payment schedule for the fine.
- 7 k. If the hearing officer determines that the administrative citation should be
8 canceled and the fine was deposited with the city, then the city shall promptly
9 refund the amount of the deposited fine, together with interest at the average rate
10 earned on the city's portfolio for the period of time that the fine amount was held
11 by the city.
- 12 l. The recipient of the administrative citation shall be served with a copy of the
13 hearing officer's written decision.

14 **SECTION SEVEN. Enforcement**

- 15 A. Enforcement of this Ordinance shall be the joint responsibility of the Forestry Division,
16 the Health Department, Street Department, Building Division, and the Police Department.
17 The Forestry Division or Health Department may however, refer properties subject to this
18 ordinance to the Building Division if they believe the building may also have building
19 code violations.
- 20 B. This ordinance should not be construed in any way as in contravention of the duties and
21 powers of the Forestry Commissioner relative to the abatement of any matter which may

1 constitute a nuisance, and shall not negate or preclude the availability of any other
2 remedies for violation of any other City of St. Louis Ordinance that might be applicable.

3 **SECTION EIGHT. Severability**

4 If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or
5 unenforceable, the remainder hereof shall be valid in all other respects and continue to be
6 effective and each and every remaining provision hereof shall be valid and shall be enforced to
7 the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would
8 have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a
9 further subsequent change in applicable law that renders valid a provision of the Ordinance that
10 was previously held to be invalid or unenforceable, said provision shall thereupon be restored to
11 its full effect, be capable of enforcement without further action by the City, and shall thereafter
12 again be binding.

Ordinance 59860
COMMITTEE SUBSTITUTE
BOARD BILL NO. 550

An ordinance pertaining to certain public nuisances; containing legislative findings and declarations; repealing Ordinances 55662 and 57628; providing that the presence of certain weeds over seven inches high, other vegetation, and debris on land in the City of St. Louis are public nuisances; establishing procedures for the abatement of public nuisances in the form of weeds and debris; providing for notices to owners of property in the City of such abatement procedures; assessing the cost of abatements of such nuisances by the City against the owners of the property; providing that unpaid bills for such abatements may be referred to the City Counselor or a collection agency for collection; providing for interest on such bills; requiring that notice of properties on which three abatements of nuisances by the City hereunder have occurred within twelve months be given to the alderman of the ward in which the property is located; with a severability clause and an emergency clause.

WHEREAS, Article I Sec. 1(25) of the City Charter empowers the City in pertinent part "to define and prohibit, abate, suppress and prevent ... and regulate all acts, practices, conduct, ... uses of property and all other things whatsoever detrimental or liable to be detrimental to the health, morals, comfort, safety, convenience or welfare of the inhabitants of the city and all nuisances and causes thereof"; and

WHEREAS, Article XIII Sec. 14-C(c) of the City Charter authorizes the health commissioner to declare and abate nuisances as provided by the charter, law or ordinance.

WHEREAS, the growth of weeds and the presence of debris of land in the City of St. Louis are harmful to the public health, safety and welfare;

Now, Therefore

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

Section One. The Board of Aldermen of the City of St. Louis finds and declares as follows:

(a) Growths of weeds and other vegetation and the presence of debris on land in the City of St. Louis are detrimental to and endanger the public health, safety and welfare.

(b) Such growths of weeds and other vegetation and presence of debris are of increasing concern to citizens of the City despite extensive efforts by the City to prevent and correct such conditions.

(c) Prevention and correction of such conditions are properly the duties and responsibilities of property owners.

(d) The present ordinance provisions concerning such conditions do not provide an effective system for requiring prevention and correction of such conditions by property owners.

Section Two. As used in this ordinance;

Forestry Commissioner means the Forestry Commissioner of the City of St. Louis or his designated employee.

Health Commissioner means the Health Commissioner of the City of St. Louis or his designated employee.

Occupied means improved with a structure which is being used for any purpose.

Substantial value means having an apparent resale value of One Hundred Dollars or more.

Section Three. Ordinance 55662 and Ordinance 57628 are hereby repealed.

Section Four. Any ordinance or City Code provision to the contrary notwithstanding this ordinance shall govern proceedings for the abatement of nuisance conditions as defined herein.

Section Five. Russian, Canadian, or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, ironweed, poisonous plants or shrubs, and all other unattended vegetation and noxious weeds which have attained a height of seven inches or more growing or being upon any lot or lands within the City, and unattended growths of shrubs, trees, and seedlings, which in the opinion of the Commissioner of Forestry, are unsightly and which may impede the clearing of any lot or lands within the City contrary to the general purpose of this ordinance, are hereby declared a public nuisance. Every owner, occupant, or person in control of any lot or land within the City shall cause such lot or lands to be kept free from such noxious weeds and vegetation by destroying them, by cutting or spraying with a chemical compound approved by the United States Department of Agriculture and the United States Environmental Protection Agency for the destruction of weeds, or by digging under, or by any other method approved by the Commissioner of Forestry.

Section Six. Any public nuisance described in Section Five is hereby found and declared to be a nuisance the existence of which is plain and the continuance of which is a danger to public health.

Section Seven. The presence upon any lot or lands, other than properly licensed and operated salvage yards, within the City of debris of any and all kinds and varieties, including but not limited to weed cuttings, cut and fallen trees and shrubs, rubbish and trash of all kinds, lumber of all kinds not piled or stacked twelve inches off the ground, rocks or bricks of all kinds not piled or stacked twelve inches off the ground, tin, steel, parts of derelict cars or trucks, broken furniture, any flammable material which may endanger the public safety or any material which is

unhealthy, unsanitary or unsafe is hereby declared a public nuisance. It is the duty of every owner, occupant or person in control of any lot or land within the City to remove debris from such lot or land forthwith.

Section Eight. (a) The Forestry Commissioner shall prepare each year a written notice which shall:

(1) summarize the provisions of this ordinance;

(2) be accompanied by a copy of this ordinance;

(3) advise the property owners of the average length of time in which unattended weeds attain the height of seven inches, and the approximate dates between which such growth occurs;

(4) advise the property owners of the methods the City will use during the year to abate weed and debris nuisances and of the best available figures on the costs of such methods on a per square foot basis;

(5) contain such other information as the Forestry Commissioner deems necessary and appropriate.

(b) The Forestry Commissioner may mail the notice described in this Section by first class mail to any owner of property in the City between February 1 and March 31 of each year. The Forestry Commissioner shall mail a copy of such a notice to any property owner with respect to whose property abatement proceedings hereunder are initiated, and to each purchaser of property in the City of St. Louis as soon as possible after the purchase is reported in the St. Louis Daily Record. If the owner or person in control of such property is a non-resident of the City and has no business address in the City, such notice shall be deemed served at the end of such period after the mailing thereof as in the ordinary course of delivery of mail would be required for delivery of such notice.

(c) The Forestry Commissioner may cause a summary of the provisions of this ordinance to be published in each

daily newspaper of general circulation with its principal office in the City of St. Louis at least two times between February 1 and March 31 of any year.

Section Nine. Weed of debris nuisances may be abated immediately as follows:

(a) Nuisances described in Section Five, on properties whose owners have been served with notice under Section Eight (b) shall be abated by the Forestry Commissioner without further notice.

(b) When debris as described in Section Seven is found, which in the judgment of the Forestry Commissioner may constitute an immediate danger to the public health and safety, he shall notify the Health Commissioner who shall inspect the property. Pursuant to Article XIII Section 14-C (c) of the City Charter, if the Health Commissioner, on such inspection, finds that the existence of a nuisance is plain and that its continuance is a danger to the public health and safety, he may order the Forestry Commissioner to abate such nuisance as soon as practicable.

Section Ten. Except as provided in Section Nine, weed and debris nuisances shall be proceeded against as follows:

(a) If the Forestry Commissioner finds a weed nuisance, he shall give notice to the property owner as provided in subsection (d) of this section. If the condition has not been abated within the time provided in that subsection, the Forestry Commissioner shall abate it.

(b) If debris, not of substantial value, is found on vacant property, the Forestry Commissioner shall give notice to the property owner as provided in subsection (d) of this section. If the condition has not been abated within the time provided in that subsection, the Forestry Commissioner shall abate it.

(c) If debris is found on improved property, or if debris which appears to be of substantial value is found on any

property, the Forestry Commissioner, if the condition is not abated within five (5) days, shall notify the Health Commissioner, who shall inspect said property and notify the owner and occupant if different from the owner that he will conduct a hearing on the condition on the fifth day following the date of the notice (or, if such fifth day be a Saturday, Sunday, or holiday, on the next day after such fifth day which is not a Saturday, Sunday, or holiday). Such hearing shall be informal and shall not be postponed or continued. The property owner or occupant may testify. Immediately upon the conclusion of such hearing, the Health Commissioner shall determine whether the condition is a public nuisance as defined in Section Seven. If he so determines he shall order the condition abated within five days. If the condition is not abated within such five days, the Forestry Commissioner or such other City department or division as may be directed by the Health Commissioner shall abate it.

(d) any notice provided for by this Section shall specify the address of the property and the weed or debris condition existing on the property. Such notice shall be served:

By causing such notice to be delivered to the owner or other person in control; or

By mailing such notice, first class postage prepaid, to the property owner or other person in control of the property, either at his place of business or residence address in the City or elsewhere. Such notice shall be deemed served 24 hours after the mailing of such notice if it is directed to a business or residence address in the City of St. Louis. If the owner or person in control of such property is a non-resident of the City and has no business address in the City, such notice shall be deemed served at the end of such period after the mailing thereof as in the ordinary course of delivery of mail would be required for delivery of such notice.

If no mailing address can be determined for the owner or person in control of such property, a copy of such notice

shall be posted upon the lot or land in question; such posted notice shall be deemed served at the end of twenty-four hours after the posting thereof.

In giving any notice under this ordinance, any City official or employee shall proceed in a manner which is both consistent with this ordinance and which is reasonably calculated to cause actual notice to reach the property owner or person in control of the property.

Such notice if given pursuant to subsections (a) or (b) shall state that the weeds or debris must be removed, and that such removal must begin within two days after such notice is served and be completed within five days after such notice is served. If given pursuant to subsection (c), the notice shall state time, place, and purpose of the hearing.

Section Eleven. After abating any nuisance hereunder, the Forestry Commissioner or other City department or division which conducted such abatement shall record the following: date and location of abatement, condition abated, equipment, material and personnel used, the length of use of personnel and equipment, quantity of material used, such other data as is appropriate to document the actual cost of the abatement, including clerical costs, and the method and dates of service of notice hereunder.

Section Twelve: The Forestry Commissioner shall bill the owners of any property on which the City abates a nuisance under this ordinance for the cost of such abatement. Any such bill which is unpaid on November 15 of the year in which the abatement is made after it is mailed may be referred to the City Counselor or to a collection agency for collection and shall bear interest at the highest rate allowed by law.

Section Thirteen. The Forestry Commissioner shall notify the alderman of the ward in which any property is located on which the Forestry Commissioner or Health Commissioner abates any nuisance hereunder three times within a twelve month period.

Section Fourteen. Any violation of this ordinance shall be punishable by a fine of up to \$500, by imprisonment for up to 90 days, or by a combination of such fine and imprisonment. Each day a nuisance described in Section Five is unabated, or debris as described in Section Seven remains on property, after notice has been served pursuant to Sections Eight or Ten, is a separate violation.

Section Fifteen. Enforcement of this ordinance shall be the joint responsibility of the Forestry Commissioner, Health Commissioner, and police department, provided, however, that the Forestry Commissioner or Health Commissioner may refer properties subject to this ordinance to the Building Division if they believe building code violations also exist on such property.

Section Sixteen. The several sections and parts of sections or portions hereof shall be severable. In the event any part, section, or portion of this ordinance is found by a court of competent jurisdiction to be void, invalid, or unconstitutional, the remaining parts, sections or portions of this ordinance are intended to have legal effect and be valid unless the court finds the valid parts, sections or portions hereof are so essentially and inseparably connected with, and so dependent upon the void part, section or portion that it cannot be presumed that the Board of Aldermen would have enacted the valid parts, sections or portions without the void matter or unless the court finds that the valid parts, sections or portions, standing alone, are so incomplete as to be incapable of being executed in accordance with the legislative intent.

Section Seventeen. This being an ordinance necessary for the immediate preservation of the public health and safety, it is hereby declared to be an emergency ordinance pursuant to Article IV, Sections 19 and 20 of the City Charter, and it shall take effect immediately upon its approval by the Mayor.

Ordinance 57628
(B.B. No. 20 Sub.)

An ordinance repealing Section 245.070 of Ordinance Number 55662 and enacting a new Section 245.070 relating to weeds and debris and defining official duties, and collection procedures and containing an emergency clause.

Be it ordained by the City of St. Louis as follows:

Section One. Section 245.070 of Volume One of the Revised Code of the City of St. Louis relating to Assessment Against Property for weed and debris removal is hereby repealed.

Section Two: Section 245.070 of Volume One of the Revised Code of the City of St. Louis is hereby reenacted to be known as Section 245.070 of said Revised Code which shall be and read as follows:

**245.070—ASSESSMENT
AGAINST PROPERTY**

A. The Comptroller, upon a receipt or certificate from the Commissioner of Forestry of the cost of work done by him for the destruction of such noxious weeds or vegetation and removal of debris, shall then make out special tax bills for such work against the owner or owners of said land, and the charge shall be a special tax lien against the property on which said work has been done.

The Comptroller is hereby authorized to forward monthly said special tax bills to the owner of record of said property. Said tax bills shall be payable as billed. A late charge of Five Percent (5) per month shall be collected on all past due amounts not to exceed a late charge of Twenty-Five Percent (25) of the tax bill.

B. If said tax bills remain unpaid, then the Comptroller shall forward said unpaid bills to the Collector of Revenue for inclusion with the annual Real Estate Property Tax Bill, for their collection, subject to normal collection procedures.

C. All notices pursuant to Section 245.050 of this Chapter shall include the following statement:

If you fail to correct these violations the City of St. Louis will abate the nuisance described herein and a special tax bill will be charged against your property. Your failure to pay shall result in a lien and may cause foreclosure of your property for payment.

Said statement shall appear in bold type in the notice.

Section Three: This being an ordinance providing for public works or improvements, an emergency is hereby declared to exist within the meaning of Section Twenty of Article Four of the Charter of the City of St. Louis and this Ordinance shall become effective immediately upon passage and approval by the Mayor.

Approved: June 15, 1978.

and in addition thereto, when the Commissioner of Forestry, Police Officer or Health Commissioner ascertain that noxious weeds and vegetation as set forth in violation of Section 245.010 or debris and other materials as set forth in violation of Section 245.020 are situated on any lot within the City, the Commissioner of Forestry, Police Officer or Health Commissioner may cause a notice to be directed to the owner or other person in control of such lot or land that noxious weeds are growing thereon and must be destroyed by any of the methods set forth in Section 245.010 and that such destruction must be begun within two (2) days after such notice is served and completed within five (5) days after such notice. The notice to the owner or other person in control of such lot or land shall be served in any one of the following ways:

By causing said notice to be delivered to such owner, agent occupant or other person in control either in the City or elsewhere.

By posting a copy of such notice upon the lot or land in question, said notice to be deemed served at the end of 24 hours after the posting thereof.

By mailing such notice or copy thereof enclosed in a sealed envelope, postage prepaid, directed to such owner or other person in control of said land, either at his place of business or residence address in this City or elsewhere, said notice to be deemed served 24 hours after the mailing of said notice in case it is directed to the business or residence address of the owner or other person in control of said land in this City. Provided that if the said owner or owners or other person in control of said land be non-residents of the City and have no business addresses or offices in the City, then the said notice shall be deemed served at the end of such period after the mailing thereof as in the ordinary course of transmission of the mail by the United States Government would be required, for the receipt of said notice by the owner or owners or other person in control of said land at their place of residence or business.

245.060 — Abatement by the City — If the owner or other person in control of any lot or land mentioned in Section 245.010 or Section 245.020 fails to comply with such notice, the Commissioner of Forestry shall have the right to enter upon such property on which noxious weeds are growing or debris has accumulated, for the purpose of abating the public nuisance and may use any suitable means or assistance for the purpose of destroying such weeds and removing such debris as described in Section 245.010 and Section 245.020 either by the employees of the Division of Forestry, or by letting a contract for the work to be done by private persons, firms or corporations by the Commissioner of Forestry.

245.070 — Assessment Against Property — The Comptroller, upon a receipt or certificate from the Commissioner of Forestry of the cost of work done by him for the destruction of such noxious weeds or vegetation and removal of debris, shall then make out bills for such work against the owner or owners or other person in control of said land, and the charge shall be a lien against the property on which said work has been done. The City Counselor is empowered to take such action as may be necessary for the collection of such bills and the enforcement of such liens attached to the property as provided above. The amounts of such bills when collected shall be credited to general revenue.

Section Three. This passage of this ordinance being necessary for the immediate preservation of the public health and welfare it is hereby declared to be an emergency measure and shall become effective immediately upon its passage and approval by the Mayor.

Approved: July 6, 1970.

APPROVED: March 19, 1986