



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, January 24, 2011
7:30 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

1. CONSENT ORDINANCE READINGS

- a. Bill No. 5291 - An Ordinance Amending Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur, Regarding Liquor Licenses. Final Reading**

Summary: Ordinance updating liquor license application process to allow staff issuance of licenses after Police Department review.

2. CONSENT AGENDA

- a. Council Minutes dated January 10, 2011**

- b. Applebee's Liquor License**

Summary: New Liquor License for Applebee's Neighborhood Bar & Grill due to change in ownership.

- c. Bill No. 5291 - An Ordinance Amending Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur, Regarding Liquor Licenses. Final Passage**

Summary: Ordinance updating liquor license application process to allow staff issuance of licenses after Police Department review.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, January 24, 2011
7:30 PM

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable date January 19, 2011 in the amount of \$326,413.74 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

3. **Bill No. 5282 - An Ordinance Amending Chapter 405, The Zoning Ordinance, Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri By Adding Business Enterprise Center To The List Of Permitted Uses In The "CB" Core Business Zoning District, And Establishing Definition And Parking Requirements For Such Use. Final Reading and Passage**

Summary: The owners of 11628 Old Ballas Road have submitted a request for a text amendment to allow use of the property as a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices. The applicants believe that this use is unique, beyond the general use of an office space, and as such requires less parking than the City of Creve Coeur's Zoning Code requires for general office. Therefore, the applicant is also seeking a change to the off-street parking requirements; the current parking available on site conforms to the requested regulation. Deferred at the January 10, 2011 Council meeting.

4. **Bill No. 5285 - An Ordinance Of The City Of Creve Coeur, Missouri, Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri, Establishing The Olive/Center Parkway Community Improvement District ("CID") As A Political Subdivision And Making Certain Provisions Related Thereto. Final Reading and Passage**

Summary: Plaza Motors has proposed creation of the Olive/Center Parkway Community Improvement District to fund construction and maintenance of certain improvements within the District. Deferred at the January 10, 2011 Council Meeting.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, January 24, 2011
7:30 PM

- 5. Bill No. 5286 - An Ordinance Of The City Of Creve Coeur, Missouri, Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri, Establishing The Olive/New Ballas Community Improvement District ("CID") As A Political Subdivision And Making Certain Provisions Related Thereto. Final Reading and Passage**
Summary: Creation of the Olive/New Ballas Community Improvement District is proposed to fund the burial of utility lines between New Ballas Road and I-270 along Olive Boulevard. Deferred at the January 10, 2011 Council Meeting.
- 6. Bill No. 5287 - An Ordinance Amending The Zoning Code, Chapter 405, Of The Creve Coeur Code Of Ordinances, By Inserting New Language Allowing Used-Only Automotive Sales In The "GC" General Commercial And "CB" Core Business Districts On A Temporary Basis. Final Reading and Passage**
Summary: Automotive Dealers, (new or new and used) are permitted with conditions in "GC" General Commercial And "CB" Core Business districts. Reuther Automotive Group, L.L.C., has submitted an application requesting that used-only sales be allowed for a maximum of three years in the "CB" District. The Planning and Zoning Commission amended the request so this provision would cover all dealerships in the City.
- 7. Bill No. 5288 - An Ordinance To Amend The Saint Timothy's Episcopal Church Conditional Use Permit, Ordinance Number 2206, Allowing An 11,979 Square Foot Addition On Property Addressed As 808 N. Mason Road, In The "C" Single Family Residential Zoning District. Final Reading and Passage**
Summary: Chiodini Associates has submitted an application on behalf of St. Timothy's Episcopal Church to amend the Site Development Plan and Conditional Use Permit for an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, and entry plaza, as well as renovation of the existing educational center. The applicant is also seeking to move the existing entrance driveway from the south west corner to farther north along Mason Road with one entrance and two exit drives with a landscaped median. Additional parking will be built into the hillside at the southeast portion of the property, adding 24 parking spaces for a total of 132 parking spaces.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, January 24, 2011
7:30 PM

8. Bill No. 5289 - An Ordinance Accepting The Dedication Of The New Dautel Lane Right Of Way And Maintenance Of The Public Road Pavement Within Said Right Of Way; And Vacation Of The Existing Dautel Lane Right Of Way. Final Reading and Passage

Summary: Approval of this ordinance will accept the new Dautel Lane right-of-way within the city limits as public property and the city will assume the pavement maintenance responsibilities for the roadway. As a second piece of this ordinance, the existing Dautel Lane right-of-way will be vacated by the city. Both operations included in this ordinance were part of the project approvals for the Olive/Graeser TDD and the Walgreen's site development approval.

9. Bill No. 5290 - An Ordinance Amending Section 240.030 Of The Creve Coeur Code Of Ordinances Pertaining To Tappmeyer House Fees. Final Reading and Passage

Summary: The City Council originally approved rental fees for the Tappmeyer House at its March 22, 2010 meeting. As requested, staff has completed a review of fees and is recommending certain adjustment, to the fee schedule.

NEW BUSINESS

10. Bill No. 5292 - An Ordinance To Amend The City Code Of Ordinances Of The City Of Creve Coeur By Inserting New Regulations Allowing The Cultivation Of Native Grasses And Trees And Discouraging The Use Of Invasive And Exotic Plant Species In Chapter 14, Health And Sanitation, Chapter 26.5, Vegetation, Appendix B, Subdivision And Development Of Land And Appendix C, The Zoning Code. First Reading

Summary: The Recycling, Environment and Beautification Committee is recommending an ordinance change removing the provision preventing the growth of Japanese honeysuckle and also has several recommendations regarding honeysuckle education and removal.

11. Resolution No. 946 - A Resolution Authorizing the Payment of Pro-Rated Base Fee and 2011 Quarterly Utilization Fee for the West Central Dispatch Center in the Amount of \$127,610.

Summary: The City is a member of the West Central Dispatch Center. The proposed resolution authorizes payment for the first quarter of



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, January 24, 2011
7:30 PM

operation. The Center will begin handling dispatching effective March 1, 2011.

APPOINTMENTS

12. Appointment of Economic Development Commission Member

Summary: Filling one vacancy on Commission due to resignation.

BUSINESS FROM THE MAYOR and CITY COUNCIL

13. Olive TDD - You Paid for It Segment

Summary: Requested by Council Member Bryant. Deferred at the December 13, 2010 and January 10, 2011 Council Meetings

14. Rezoning and Site Plan Approvals

Summary: Requested for discussion by Council Member Bryant. Deferred at the January 10, 2011 Council Meeting.

BUSINESS FROM CITY ADMINISTRATOR

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 1/20/2011

Deborah Ryan, MRCC
City Clerk



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, January 10, 2011
7:00 PM**

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Council President Wang at the Creve Coeur Government Center, 300 North New Ballas Road on Monday, January 10, 2011.

PLEDGE OF ALLEGIANCE

Council President Wang led the Pledge of Allegiance.

INVOCATION

Council President Wang conveyed Mayor Dielmann's best wishes for the New Year and asked for a moment of silence in honor of Courtney Chambers, the Mayor's granddaughter, who tragically died at the age of 27.

ROLL CALL

The following members were in attendance:

Mr. Kreuter	Council Member Ward I
Mrs. Kistner	Council Member Ward I
Mrs. Nealey	Council Member Ward II
Mr. Wang	Council Member Ward II
Mr. Haddenhorst	Council Member Ward III
Ms. Bryant	Council Member Ward IV

* - Council Members Hoffman and Rhoades, and Mayor Dielmann were absent.

COMMENTS FROM THE GENERAL PUBLIC

Charlotte D'Alfonso resident of 128 Ladue Oaks stated she believe residents deserve an accurate picture of how their tax dollars are spent. Mrs. D'Alfonso stated she believes the propaganda endorsed by 6/8 council members claiming a tax was to maintain free trash service was incomplete and misleading. The true use of the sales tax was not specific to trash service and not 100% of the tax will be retained in Creve Coeur. Mrs. D'Alfonso stated she believes 6/10ths of a mile of Olive could be improved for less than 10 million dollars. To ask for more money for the same mile is unacceptable, irresponsible and an insult to the hard working tax payers. Mrs. D'Alfonso stated she believes conflicts of interest between our Council Members and the groups they represent are harmful to our city's reputation. Mrs. D'Alfonso stated for these reasons and many more, she is running for Ward III's upcoming two-year city council seat. Mrs. D'Alfonso stated she wants to be an advocate for our community members and want to ensure that our city continues to be financially sound, with high ethical standards and an excellent level of services. Mrs. D'Alfonso requested that the Council Members consider their



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

own beliefs and take into consideration what was just stated as they discussed the issues and votes before them tonight.

PUBLIC HEARING

To Propose amending the Zoning Code, Chapter 405, of the Creve Coeur Code of Ordinances, by inserting new language allowing used-only automotive sales in the “GC” General Commercial and “CB” Core Business Districts on a temporary basis.

A presentation was made by Paul Langdon, Community Development Director regarding the application.

A presentation was made by Bill Wyne, Attorney for Reuther Auto Dealer, and he suggested alternative language for the proposed bill.

David Caldwell spoke regarding this application.

There being no further comments, the City Attorney presented exhibits for the record and the public hearing was closed.

To propose amending the Saint Timothy's Episcopal Church Conditional Use Permit, Ordinance Number 2206, allowing an 11,979 square foot addition on property addressed as 808 N. Mason Road, in the "C" Single Family Residential Zoning District.

A presentation was made by Whitney Kelly, City Planner regarding the application.

A presentation was made by Christopher Chiodini, engineer for the applicant, regarding the application.

Jack Flemming, Director of St. Timothy's and Dr. Jaime Dodd of St. Andrews Academy spoke regarding this application.

There being no further comments, the City Attorney presented exhibits for the records and the public hearing was closed.

ACCEPTANCE OF AGENDA

Mark Perkins requested that Item 17A – Sunset Hills Clean Up Assistance be added under Business from City Administrator. Council Member Kistner stated that she intended to ask that Items 5 – Bill No. 5285 and 6 - Bill No. 5286 be deferred.

Council Member Kistner moved, seconded by Council Member Haddenhorst to accept the agenda as amended, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

Council Member Nealey – Aye
Council Member Haddenhorst – Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Kistner – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

However, the January 24, 2011 Council Meeting will begin at 7:30 p.m. due to an extended worksession.

PRESENTATION OF FY2010 AUDIT FOR CITY OF CREVE COEUR

Bob Aufferman of Hochschild, Bloom and Company LLP presented an overview of the FY2010 Audit. He commended the City's Finance Committee and officers. Mark Perkins stated that the Popular Financial Statements have been published in the City newsletter and all statements have been posted on the City website.

1. CONSENT AGENDA

Council Member Haddenhorst moved, seconded by Council Member Nealey to approve the consent agenda as presented:

a. Council Minutes dated December 13, 2010

b. C4 Competitive Courts and Conditioning Center has applied for a primary retail liquor license. The company currently leases space at the Creve Coeur Racquet Club, 12691 Conway Road, as a concession stand and would like to serve alcohol.

Council President Wang called the question to approve the Consent Agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Nealey – Aye
Council Member Haddenhorst – Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Kistner – Out of the room

The vote on the motion being 5 ayes, 0 nays, motion carried.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated January 5, 2011 in the amount of \$40,031.55 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

- 2. Bill No. 5282 - An Ordinance Amending Chapter 405, The Zoning Ordinance, Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri By Adding Business Enterprise Center To The List Of Permitted Uses In The "CB" Core Business Zoning District, And Establishing Definition And Parking Requirements For Such Use.**

Final Reading and Passage

City Clerk read Bill No. 5282 for the final time.

Council Member Bryant moved, seconded by Council Member Nealey to approve Bill No. 5282.

Carl Lumley stated as requested at the December 13, 2010 Council meeting there has been a change in the language to require any public retail use to meet zoning regulations independently.

Carol Schulman resident of 585 Coeur De Royale stated parking is an issue for this property. It has been an issue with the previous businesses that occupied this property. This location does not have enough parking and suggested the proposal be reduced for the number of offices for rent to cut down on parking requirements.

Bob Rubin resident of 539 Coeur De Royale and President of the Condo Association stated parking and enforcement are a huge problem with this property. Also suggested reducing the number of rentable office spaces to reduce on parking needs.

Stephen Kling, Jr. of Jenkins and Kling PC, Attorney for the applicant stated the property was already zoned CB and the applicant is requesting a text amendment for the use not for the parking. Property owner is agreeable to reduce the retail. There will only be one support staff/receptionist person so there won't be additional daily parking on premises in addition to the renters. Planning and Zoning has already tweaked the language and request. The property owner is trying to be proactive in coming to the City with the request and work on issues with this property.

Mr. Kent and Ms. Geller spoke about the matter.

Council Member Nealey stated the question is what we should do regarding the concern of the parking. Currently we don't have a good answer for the neighboring property owners.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

Stephen Kling, Jr. stated the property owner has agreed to post signage and notify directly to all renting tenants regarding the parking restrictions.

Council Member Kistner stated the staff memo in the packet suggested 66 parking spaces for this building.

Stephen Kling, Jr. stated under the current zoning and usages there are only 49 spaces required. This property has been used in this manner since 1976.

Paul Langdon stated when considering a development we can't plan for the unexpected and it would be difficult to enforce parking. The only direction to go is to reduce the space in the building for renting. If there is a parking issue later, we cannot come back and reduce it more.

Council Member Nealey stated the parking requirements are under the rehabilitation center/medical use.

Council Member Bryant asked what is currently in the building.

Paul Langdon stated it is vacant.

Council Member Bryant asked for how long.

Paul Langdon stated approximately three years.

Council Member Bryant stated the concern here is what is the trade off. To expect an owner to allow the building to remain vacant indefinitely is completely unreasonable and unfair. It sounds as if the previous use created some issues for the residents. They are concerned and fearful of this proposed use because it is the unknown.

Council Member Kreuter stated he wants to approve this bill but the problem is we need a mechanism in place to enforce parking or have some sort of recourse with the building owner if parking becomes an issue.

Council Member Nealey asked if the applicant would be amenable to a two-week deferral to work out details.

Stephen Kling, Jr. stated we are amenable to a deferral to work out an agreement.

Council Member Kreuter moved, seconded by Council Member Nealey to defer Bill No. 5282 until January 24, 2011, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye

Council Member Bryant – Aye

Council Member Wang – Aye

Council Member Haddenhorst – Aye



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

Council Member Nealey – Aye
Council Member Kreuter – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

3. Bill No. 5283 - An Ordinance repealing Ordinance Number 2193 and Number 4059 and approving a Master Sign Plan pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances for the CityPlace Campus located within the "CB" Core Business District. Final Reading and Passage

City Clerk read Bill No. 5283 for the final time.

Carl Lumley stated that the changes had been made to the Bill as requested by Council at the December 13, 2010 meeting, regarding integration of the sign into the wall.

Council Member Haddenhorst moved, seconded by Council Member Kreuter to approve Bill No. 5283, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Nealey – Aye
Council Member Haddenhorst – Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Kistner – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5283 becomes Ordinance No. 5169.

4. Bill No. 5284 - An Ordinance Approving A Final Subdivision Plat For The Re-Subdivision Of Parc Provence, City Of Creve Coeur, St. Louis Co., Missouri. Final Reading and Passage

City Clerk read Bill No. 5284 for the final time.

Council Member Kistner moved, seconded by Council Member Kreuter to approve Bill No. 5284, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Bryant – Aye
Council Member Wang – Aye
Council Member Haddenhorst – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5284 becomes Ordinance No. 5170.

Council Member Bryant stated she would like for the Council to keep in mind how the process works when discussing Item 16 later in the agenda.

5. Bill No. 5285 - An Ordinance Of The City Of Creve Coeur, Missouri, Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri, Establishing The Olive/Center Parkway Community Improvement District ("CID") As A Political Subdivision And Making Certain Provisions Related Thereto. Final Reading and Passage

Council Member Kreuter moved, seconded by Council Member Kistner to defer Bill Nos. 5285 and 5286 until January 24, 2011, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Bryant – Aye
Council Member Wang – Aye
Council Member Haddenhorst – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

6. Bill No. 5286 - An Ordinance Of The City Of Creve Coeur, Missouri, Pursuant To Sections 67.1401 Through 67.1571 Of The Revised Statutes Of Missouri, Establishing The Olive/New Ballas Community Improvement District ("CID") As A Political Subdivision And Making Certain Provisions Related Thereto. Final Reading and Passage

Deferred with Bill No. 5285 until January 24, 2011.

NEW BUSINESS

7. Bill No. 5287 - An Ordinance Amending The Zoning Code, Chapter 405, Of The Creve Coeur Code Of Ordinances, By Inserting New Language Allowing Used-Only Automotive Sales In The "GC" General Commercial And "CB" Core Business Districts On A Temporary Basis. First Reading

City Clerk read Bill No. 5287 for the first time.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

Council Member Kreuter stated he would like to see this proposed ordinance reworded and add more requirements such as, minimum number of service bays, requirements of a minimum square footage of a building, etc.

Carl Lumley stated a substantive change like that would require this proposed ordinance return to Planning and Zoning Commission for reconsideration.

Council Member Bryant suggested the Council consider the language Mr. Wyne proposed during the public hearing and put a limit on it for a period of twelve months.

Council Member Kreuter stated he would like to see a period of three years from the date of the franchise being terminated and that gives them another year.

Council Member Kistner stated she feels that Mr. Wyne's recommended language has more flexibility than she is comfortable with.

Paul Langdon asked Carl Lumley whether he is assuming the notion that a change of ownership does not amount to a change of use. So while the Reuthers may have an issue today it could be someone else who purchases the property next week.

Carl Lumley stated it would be a debatable point the way it is currently written. Certainly if there was a change in stock ownership it would still be the same dealer/entity, if it was truly a change in entity it would be a debatable point. It is not clear and not the concept of what was proposed that someone else could come in and take advantage of the situation.

Paul Langdon stated his concern is that someone else would come in and pick it up and take advantage of the situation. If the Council is not comfortable with what has been presented then really we are talking about allowing used cars sales to be a conditional use as a stand-alone operation. There are a ton of pitfalls here.

Council Member Bryant asked so the suggestion is to make the effective date based upon the franchise agreement termination as opposed to the amendment date and include a good cause extension date which leaves it up to Council discretion.

Paul Langdon stated correct.

8. Bill No. 5288 - An Ordinance To Amend The Saint Timothy's Episcopal Church Conditional Use Permit, Ordinance Number 2206, Allowing An 11,979 Square Foot Addition On Property Addressed As 808 N. Mason Road, In The "C" Single Family Residential Zoning District. First Reading

City Clerk read Bill No. 5288 for the first time.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

9. Bill No. 5289 - An Ordinance Accepting The Dedication Of The New Dautel Lane Right Of Way And Maintenance Of The Public Road Pavement Within Said Right Of Way; And Vacation Of The Existing Dautel Lane Right Of Way. First Reading

City Clerk read Bill No. 5289 for the first time. Mel Klearman asked about project status. Mr. Perkins responded.

10. Bill No. 5290 - An Ordinance Amending Section 240.030 Of The Creve Coeur Code Of Ordinances Pertaining To Tappmeyer House Fees. First Reading

City Clerk read Bill No. 5290 for the first time.

11. Bill No. 5291 - An Ordinance Amending Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur, Regarding Liquor Licenses. First Reading

City Clerk read Bill No. 5291 for the first time.

12. Resolution No. 945 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri, Authorizing The City Administrator To Execute A Contract With The Sidwell Company For GIS Services Related To The Recompilation Of The City's Parcel Map In The Amount Of \$59,400.

City Clerk read Resolution No. 945.

Council Member Kistner moved, seconded by Council Member Kreuter to approve Resolution No. 945, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Nealey – Aye
Council Member Haddenhorst – Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Kistner – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried

BUSINESS FROM THE MAYOR and CITY COUNCIL

13. Creve Coeur - Olivette Chamber of Commerce Business Person of the Year - 2010



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

Council Member Bryant submitted into the record a copy of the proclamation for 2010 Business Person of the Year, Stephen Kling, Jr, as presented to him by the City and Dr. Dodd's, Chamber President's speaking points of Mr. Kling's accomplishments. (Exhibit A)

14. Community Garden Update

Council Member Bryant stated there was a discussion several months ago but there was not a public statement with where we are in the process on this project.

Mark Perkins stated there was a memo included in the packet from the REB staff liaison indicating that the REB Committee supports the Community Garden but believes it is going to take more time to review resources necessary and not interested in pursuing for 2011 and will come back the following year with a feasibility study for this project.

15. Olive TDD - You Paid for It Segment

Council Member Bryant requested deferral of this item until January 24, 2011.

16. Rezoning and Site Plan Approvals

Council Member Bryant stated she would like to defer this issue as well but wanted the Council to keep in mind that this question emanated from the previous vote that was taken tonight on Parc Provence property.

BUSINESS FROM CITY ADMINISTRATOR

17. Transportation Development District Updates

Mark Perkins stated regarding the Olive/Graeser TDD construction schedule the developer is working to complete the road construction by the end of this month. With the weather and this time of year not certain if that will occur or not. We have collected \$49,000 in sales tax through seven months which is essentially on target for what the projections were for sales tax of the Graeser/Olive TDD which was in the low \$80,000 range for a twelve month period. Mr. Klearman indicated he intended to ask about project delays at the next TDD meeting.

Mark Perkins stated regarding the Olive Blvd TDD where we have been for the last several months is trying to complete an agreement for the West Oak supplemental TDD. This is pursuant to the 2007 supplemental financing plan that was adopted by the City and the other parties involved. One of the parties to this agreement is the owner of the West Oak Shopping Center which is Capitol Land and they did provide a redraft of that document to the City and Koman Group. The Koman Group is currently reviewing that document and we are awaiting their comments. There are impacts to the proposed changes more to the Koman Group than to the City so we are waiting for their review of that at this point in time.

* Council Member Kistner left the Council Chambers.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, January 10, 2011
7:00 PM

17A. Sunset Hills Clean Up Assistance

Mark Perkins stated the Village of Sunset Hills is looking for some assistance with man power and some equipment for a couple of days. Wanted to seek Council's approval to use the Street Department Employees and some city equipment to help out that community for a couple of days regarding tornado damage.

Council unanimously agreed to assist the Village of Sunset Hills.

Council Member Haddenhorst moved, seconded by Council Member Bryant to adjourn at 9:33 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Bryant – Aye
Council Member Wang – Aye
Council Member Haddenhorst – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye

The vote on the motion being 5 ayes and 0 nays, motion carried.

Deborah Ryan
City Clerk

Harold Dielmann
Mayor

CREVE COEUR
POLICE DEPARTMENT

LIQUOR LICENSE INVESTIGATION

RETAIL LIQUOR BY THE DRINK
SUNDAY BY THE DRINK

A. TYPE

B. BUSINESS NAME APPLEBEE'S NEIGHBORHOOD BAR & GRILL

C. LOCATION 11950 OLIVE
CREVE COEUR, MO. 63141

D. CORPORATE NAME MID RIVER RESTAURANTS, LLC

E. MANAGING OFFICER LORENE SAMSON
RESIDENCE: 59 SCENIC ACRES
BONNOTS MILL, MO. 65016
HOME PHONE: 573 619-7643
BUSINESS PHONE: 573 635-7166

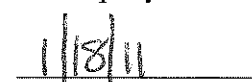
F. ON SITE MANAGER ANDREW PAUL KENDALL
RESIDENCE: 6331 FYLER AVE.
ST. LOUIS, MO. 63391
HOME PHONE: 314 852-3368
BUSINESS PHONE: 314 567-3252

G. INVESTIGATOR: DET. SGT. GARY LIVELY DSN 26
SUPERVISOR OF INVESTIGATIONS BUREAU

H. RECOMMENDATION: With regard to the above information and in accordance with City Ordinance Seciton 600, a pre-licensing investigation was conducted by the Police Department. This is a well established company that has operated within the city limits for a number of years. Recently, the company changed ownership and is now owned by Mid Rivers Restaurants, LLC d/b/a Applebee's Neighborhood Bar & Grill. This application includes a request to change the on-site management position. There appears to be no reason to deny issuance of a Liquor License for this company.

I. SUBMITTED BY:


Glenn A. Eidman
Chief of Police


Date

**AN ORDINANCE AMENDING CHAPTER 600 OF THE CODE OF
ORDINANCES OF THE CITY OF CREVE COEUR, REGARDING LIQUOR LICENSES.**

WHEREAS, the City Council has determined it to be in the best interest of the citizens of the City of Creve Coeur to update Chapter 600 of the Code of Ordinances of the City of Creve Coeur, regarding liquor licenses, for reasons of public safety and welfare; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, ST. LOUIS, MISSOURI THAT:

SECTION 1: Section 600.040, regarding prescription of liquor, is hereby repealed.

SECTION 2: Sections 600.120, 600.130, 600.150, 600.160, and 600.200 are hereby amended to read as follows:

SECTION 600.120: APPLICATION -- CONTENTS -- GENERALLY

A. Applications for a license, to include any new license, renewal license or transfer of an existing license, to sell or dispense intoxicating liquor, to include picnic licenses, shall be filed with the Finance Department on forms furnished by the Finance Department.

B. The application shall contain information sufficient to inform the City regarding the qualifications of the applicant. Each application shall be signed by the applicant. The signature of the applicant shall constitute an agreement that the applicant assumes responsibility for compliance with the provisions of the City ordinances and the laws of the State regulating the sale of intoxicating liquor. The applicant for any picnic license shall state the nature of the function, location, exact times and dates requested for said license.

C. If the applicant is a joint venture, partnership or group other than an incorporated entity, the application shall be made by all individuals who are members of such joint venture, partnership or group. If the applicant is a corporation, the application shall be submitted in the name of a managing officer of the entity for the benefit of the entity corporation. A corporate applicant shall state the names and addresses of its registered agent, manager, officers, directors and owners. Any time the named manager of a corporation ceases to act in such capacity, the corporation shall immediately apply to the City to transfer the license to the name of the new manager.

D. Every application for a license and every license issued under the provisions of this Chapter shall particularly describe the premises at which intoxicating liquor may be sold there under and such license shall not be deemed to authorize or permit the sale of intoxicating liquor at any place other than that described therein.

E. Licenses must be renewed annually. Licenses shall expire on the anniversary of issuance. Renewal applications should be filed on or before May 15 each year to minimize possibility of interruption of licensed status.

(R.O. 2008 §4-28; Ord. No. 3010 §1, 1-6-05)

SECTION 600.130: INVESTIGATION REQUIRED

- A. The Chief of Police shall supervise an investigation of the validity of the statements contained in each application for a license under this Chapter. The Police Department is not required to conduct an investigation of any person who has submitted an incomplete application packet.
- B. Upon conclusion of the investigation, the Chief of Police shall render a report on the application, which shall indicate a recommendation for approval or denial. Any recommendation for denial of the application shall include a justification based on the standards for approval and issuance.
- C. The Chief of Police shall present the report to the Finance Director and provide a copy to the City Administrator. The Finance Director may deny or issue the permit based thereon. If the Finance Director denies the application, the applicant can request reconsideration by the City Council. Upon approval of such application by a majority of such City Council, the Finance Director shall issue the applicant the requested license. (R.O. 2008 §4-29; Ord. No. 3010 §1, 1-6-05)

SECTION 600.150: LICENSE FEES, DESCRIPTION, IN LIEU OF, DISPOSITION, TIMES OF SALE

- A. License fees for the licenses required by this Article are hereby established as follows:

1. *Retail liquor by the drink license (including original package sales).* Issued for the sale of all kinds of intoxicating liquor at retail by the drink for consumption on the premises where sold and also allows the sale of intoxicating liquor in the original package as defined in this Chapter, regardless of where the intoxicating liquor is to be consumed, between the hours of 6:00 A.M. and 1:30 A.M. on weekdays and on Saturday from 6:00 A.M. until 1:30 A.M. on Sunday. Notwithstanding any other provisions of this Article, a "retail liquor by the drink" license may also be issued to the following types of establishments, to wit: Restaurant, restaurant-bar, microbrewery, amusement place, entertainment place, hotel, common eating or drinking area or caterer. The annual fee shall be four hundred fifty dollars (\$450.00).
2. *Sunday by drink license (including original package sales).* Issued for the sale of all kinds of intoxicating liquor at retail by the drink for consumption on the premises only between the hours of 9:00 A.M. and Midnight on Sunday and shall also allow the sale of intoxicating liquor in the original package as defined in this Chapter, regardless of where the intoxicating liquor is to be consumed. Only persons issued a "retail liquor by the drink license" may apply for this additional license. The annual fee shall be three hundred dollars (\$300.00).
3. *Original package license (not including Sunday sales).* Issued for the sale of all types of intoxicating liquors in the original package, not for consumption on the premises or for resale, from 6:00 A.M. on weekdays to the next day at 1:30 A.M. and on Saturday from 6:00 A.M. until 1:30 A.M. on Sunday. Notwithstanding any other provisions of this Article, an original package license (not including Sunday sales) may be issued to the following types of establishments: A drug store, a cigar and tobacco shop, a grocery store, a general merchandise store, a confectionery or delicatessen store. The annual fee shall be one hundred fifty dollars (\$150.00).

4. *Original package license (Sunday sales).* Issued for the sale of all types of intoxicating liquors in the original package, as defined in this Chapter, not for consumption on the premises or for resale, on Sunday between the hours of 9:00 A.M. and Midnight. Only persons having been issued a license for "original package (not including Sunday sales)" license may apply for this additional license. The annual fee shall be three hundred dollars (\$300.00).

5. *Consumption of intoxicating liquor on premises license.* Issued to any establishment where food, beverage or entertainment are sold or provided for compensation and where patrons are allowed to bring their own intoxicating liquor on the premises for consumption. The annual fee shall be ninety dollars (\$90.00).

6. *Picnic license.* Issued for the temporary sale of all kinds of intoxicating liquor at retail by the drink for consumption on the premises where sold by any church, school, civic, service, fraternal, veteran, political, charitable club or organization, or any entity with a temporary state sales license issued pursuant to Section 311.485 RSMo, between the hours of 11:00 A.M. and Midnight daily for sale at a picnic, bazaar, fair or similar gathering. Said permit shall be issued only for the day or days named therein and it shall not authorize the sale of the aforesaid beverages for more than seven (7) days by any said organization as described above in any fiscal year. The fee for this license shall be thirty-seven dollars fifty cents (\$37.50). If alcoholic beverages will not be sold and no permit under this Section is required, then a permit under [Section 405.480](#) shall be required.

7. *Wine and malt beverage tasting permit.* Issued to persons licensed to sell intoxicating liquor in the original package at retail for the purpose of conducting wine, malt beverage and distilled spirit tastings on the licensed premises from 6:00 A.M. on weekdays to the next day at 1:30 A.M. and on Saturday from 6:00 A.M. until 1:30 A.M. on Sunday. Nothing in this Section shall be construed to permit the licensee to sell wine, malt beverages or distilled spirits by the drink for on-premises consumption on the premises. The annual fee shall be thirty-seven dollars fifty cents (\$37.50).

B. *Disposition.* All fees collected pursuant to the provisions of this Article shall be accounted for and paid to the City Finance Department, as other funds collected are accounted and paid.

C. *In Lieu Of Certain Other Fees And Taxes.* The fees to be charged under this Article shall be taken in lieu of a merchant's license fee and ad valorem tax for stock and sales of intoxicating liquors, and the amount of sales thereof made by any license hereunder of the value of the stock of any intoxicating liquors of such licensee shall not be returned by such merchant for purposes of a merchant's license or ad valorem tax, nor shall such stock or sales be included in the computation of any merchant's license or ad valorem tax. (R.O. 2008 §4-31; Ord. No. 3010 §1, 1-6-05; Ord. No. 4029 §2, 6-26-06)

State Law References--Similar provisions, §§311.200(1)(3--4), 311.220, 311.293(2), 311.482, RSMo.

SECTION 600.160: RESTAURANT-BARS

Any restaurant-bar (for purpose of this Subsection meaning an establishment with a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on the premises) without an onsite brewery that serves

BILL NO. 5291

ORDINANCE NO _____

forty-five (45) or more different types of draft beer may sell thirty-two (32) fluid ounces or more of such beer for consumption by customers off the premises.

(R.O. 2008 §4-32; Ord. No. 3010 §1, 1-6-05; Ord. No. 5123 Exh. A, 2-22-10)

SECTION 600.200: REVOCATION

Wherever it has been shown to the Finance Director that a person under the provisions of this Chapter has not at all times kept an orderly place of business or has permitted on the licensed premises any disorderly conduct, breach of the peace or illegal conduct or practices; or that a person has violated any of the provisions of this Chapter or the Liquor Control Act of the State; or that a person has no license from the State's Supervisor of Control or St. Louis County; or that he/she has made a false affidavit in his/her application for a liquor license, the Finance Director after a hearing thereof shall be empowered to revoke the license of such a person giving ten (10) days' notice in writing thereof prior to the hearing thereon to the dealer or any person in charge of or employed in the place so licensed, stating the time, place, purpose and grounds therefor of such hearing and at such hearing the person may be represented by counsel and produce witnesses in his/her or its behalf. (R.O. 2008 §4-36; Ord. No. 3010 §1, 1-6-05)

SECTION 3: This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS _____ DAY OF _____ 2011

A.J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____ 2011

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

SECTION 600.010: LICENSES OFFERED

The City offers the following liquor licenses:

1. *Retail liquor by the drink license (including original package sales).* Retail liquor by the drink license may include licenses to a restaurant, restaurant-bar, microbrewery, amusement place, place of entertainment, hotel, common eating and drinking area or caterer. ([Section 600.150\(A\)\(1\)](#))
2. *Sunday by drink liquor license (including original package sales).* ([Section 600.150\(A\)\(2\)](#))
3. *Original package license (not including Sunday sales).* ([Section 600.150\(A\)\(3\)](#))
4. *Original package license (Sunday sales).* ([Section 600.150\(A\)\(4\)](#))
5. *Consumption of liquor on premises license.* ([Section 600.150\(A\)\(5\)](#))
6. *Picnic license.* ([Section 600.150\(A\)\(6\)](#))
7. *Wine and malt beverage tasting permit.* ([Section 600.150\(A\)\(7\)](#))
8. *Hotel controlled access liquor cabinet system.* ([Section 600.170](#))

(R.O. 2008 §4-0; Ord. No. 3010 §1, 1-6-05)

SECTION 600.020: DEFINITIONS

As used in this Chapter, the following terms shall have these meanings:

AMUSEMENT PLACE: Any establishment whose business building contains a square footage of at least six thousand (6,000) square feet and where games of skill commonly known as billiards, volleyball, indoor golf, bowling or soccer are usually played or has a dance floor of at least two thousand five hundred (2,500) square feet or any outdoor golf course with a minimum of nine (9) holes and which has annual gross receipts of at least one hundred thousand dollars (\$100,000.00) of which at least fifty thousand dollars (\$50,000.00) of such gross receipts is non-alcoholic sales.

CLOSED PLACE: A place where all doors are locked and where no patrons are in the place or about the premises and all refrigerators, cabinets, cases, boxes and taps from

which intoxicating liquor is dispensed are securely locked.

CLUB OR ORGANIZATION: Includes any organization, whether incorporated or not, of ten (10) or more members not formed for profit which maintains in the City any facilities for the benefit and convenience of its members.

COMMON EATING AND DRINKING AREAS: Those areas within a building or group of buildings designated for the eating of food and drinking of liquor sold at retail by establishments which do not provide areas within their premises for the consumption of food and liquor; where the costs of maintaining such area or areas are shared by the payment of common area maintenance charges as provided in the respective leases permitting the use of such areas or otherwise; and where the annual gross income from the sale of such prepared meals or food consumed in such common eating and drinking area is or is projected to be at least two hundred seventy-five thousand dollars (\$275,000.00).

CONTROLLED ACCESS LIQUOR CABINET SYSTEM: A system for the sale of intoxicating liquor in qualified packages or containers in the rooms provided for the overnight accommodation of transients guests in a qualified hotel by means of a controlled access liquor cabinet in accordance with Section 311.099, RSMo.

ENTERTAINMENT PLACE: Any establishment which has gross annual sales in excess of two hundred fifty thousand dollars (\$250,000.00) and the establishment has been in operation for at least one (1) year.

INTOXICATING LIQUOR: Includes alcohol for beverage purposes, alcoholic, spirituous, vinous, fermented, malt or other liquors or combinations of liquors, a part of which is spirituous, vinous or fermented and all preparations or mixtures for beverage purposes containing in excess of one-half of one percent (0.5%) of alcohol by volume.

MALT LIQUOR: Any beverage manufactured from pure hops or pure barley malt or wholesome grains or cereals and wholesome yeast and pure water, containing alcohol in excess of five percent (5%) by weight.

MICROBREWERY: A business whose primary activity is the brewing and selling of beer with an annual production of ten thousand (10,000) barrels or less.

ORIGINAL PACKAGE: Any package containing three (3) or more standard bottles or cans of malt liquor, fifty (50) milliliters (1.7 ounces) or more of spirituous liquors or one hundred (100) milliliters (3.4 ounces) of vinous liquors in the manufacturer's original container. A standard bottle or can of malt liquor is any bottle or can containing twelve (12) ounces or less.

PERSON: Includes any individual, association, joint stock company, syndicate, co-partnership, corporation, receiver, trustee, conservator or other officer appointed by any

State or Federal court.

PICNIC LICENSE: A temporary permit for the sale of intoxicating liquor for consumption on the premises where sold and may be issued to a church, school, civic, service, fraternal, veteran, political or charitable club or organization for the sale of such intoxicating liquor at a picnic, bazaar, fair or similar gathering.

PREMISES: Includes the entire building or that portion of any building in which a licensee hereunder has a place of business and any additional building or portion thereof used in connection therewith and the entire lot or lots, parcel or parcels of land on which said building are situated or which are used in connection with the sale or consumption of intoxicating liquor.

RESTAURANT-BAR: Any establishment having a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on such premises or which has an annual gross income of at least two hundred thousand dollars (\$200,000.00) from the sale of prepared meals or foods consumed on such premises.

SPIRITUOUS: Preparations or mixtures for beverage purposes that contain alcohol obtained by distillation, including brandy, rum, whiskey, gin and all other preparations or mixtures for beverage purposes of a like character and excluding all vinous, fermented or malt liquors.

VINOUS: Relating to wine.

WINE: Any vinous liquor produced by fermentation of juice of grapes, berries and other fruits or a preparation of certain vegetables by fermentation and containing alcohol not in excess of twenty-two percent (22%) by volume. (R.O. 2008 §4-1; Ord. No. 3010 §1, 1-6-05)

Cross Reference--Rules of construction and definitions generally, [§100.020](#).

State Law References--Similar provisions, §§311.030, 311.096, 311.097, 311.098, 311.102, 311.195, 311.290, 311.482, ~~312.010~~, RSMo.

SECTION 600.030: MINORS

A. Persons Eighteen Years Of Age Or Older May Sell Or Handle Liquor Or Beer, When.

1. Except as otherwise provided in this Section, no person under the age of twenty-one (21) years shall sell or assist in the sale or dispensing of intoxicating liquor.
2. In any place of business licensed in accordance with this Chapter, persons at least

eighteen (18) years of age may stock, arrange displays, operate the cash register or scanner connected to a cash register, accept payment for, and sack for carry-out intoxicating liquor. Delivery of intoxicating liquor away from the licensed business premises cannot be performed by anyone under the age of twenty-one (21) years. Any licensee who employs any person under the age of twenty-one (21) years, as authorized by this Subsection, shall, when at least fifty percent (50%) of the licensee's gross sales does not consist of non-alcoholic sales, have an employee twenty-one (21) years of age or older on the licensed premises during all hours of operation.

3. In any distillery, warehouse, wholesale distributorship or similar place of business which stores or distributes intoxicating liquor but which does not sell intoxicating liquor at retail, persons at least eighteen (18) years of age may be employed and their duties may include the handling of intoxicating liquor for all purposes except consumption, sale at retail or dispensing for consumption or sale at retail. Any wholesaler licensed pursuant to this Chapter may employ persons of at least eighteen (18) years of age to rotate, stock and arrange displays at retail establishments licensed to sell intoxicating liquor.

4. Persons eighteen (18) years of age or older may, when acting in the capacity of a waiter or waitress, accept payment for or serve intoxicating liquor in places of business which sell food for consumption on the premises if at least fifty percent (50%) of all sales in those places consists of food; provided that nothing in this Section shall authorize persons under twenty-one (21) years of age to mix or serve across the bar intoxicating beverages.

B. Sales To Minor--Exceptions.

1. No licensee, his/her employee, or any other person shall procure for, sell, vend, give away or otherwise supply any intoxicating liquor in any quantity whatsoever to any person under the age of twenty-one (21) years, except that this Section shall not apply to the parent or guardian of the minor nor to the supplying of intoxicating liquor to a person under the age of twenty-one (21) years for medical purposes only or to the administering of such intoxicating liquor to such person by a duly licensed physician. No person shall be denied a license or renewal of a license issued under this Chapter solely due to a conviction for unlawful sale or supply to a minor while serving in the capacity as an employee of a licensed establishment.

2. Any owner, occupant, or other person or legal entity with a lawful right to the exclusive use and enjoyment of any property who knowingly allows a person under the age of twenty-one (21) to drink or possess intoxicating liquor or knowingly fails to stop a person under the age of twenty-one (21) from drinking or possessing intoxicating liquor on such property, unless such person allowing the person under the age of twenty-one (21) to drink or possess intoxicating liquor is his/her parent or guardian, is guilty of an ordinance violation.

3. It shall be a defense to prosecution under this Subsection if:

a. The defendant is a licensed retailer, club, drinking establishment, or caterer or holds a temporary permit, or an employee thereof;

b. The defendant sold the intoxicating liquor to the minor with reasonable cause to believe that the minor was twenty-one (21) or more years of age; and

c. To purchase the intoxicating liquor, the person exhibited to the defendant a driver's license, Missouri non-driver's identification card, or other official or apparently official document, containing a photograph of the minor and purporting to establish that such minor was twenty-one (21) years of age and of the legal age for consumption of intoxicating liquor.

C. Misrepresentation Of Age By Minor To Obtain Liquor--Use Of Altered Driver's License, Passport Or I.D. Cards, Penalties.

1. No person under the age of twenty-one (21) years shall represent, for the purpose of purchasing, asking for or in any way receiving any intoxicating liquor, that he/she has attained the age of twenty-one (21) years, except in cases authorized by law.

2. In addition to Subsection (C)(1) of this Section, no person under the age of twenty-one (21) years shall use a reproduced, modified or altered chauffeur's license, motor vehicle operator's license, identification card issued by any uniformed service of the United States, passport or identification card established in Section 302.181, RSMo., for the purpose of purchasing, asking for or in any way receiving any intoxicating liquor.

D. Minors In Possession Of Intoxicating Liquor.

1. No person under the age of twenty-one (21) years, shall purchase or attempt to purchase, or have in his/her possession, any intoxicating liquor as defined in [Section 600.020](#) or, shall be visibly intoxicated as defined in Section 577.001, RSMo., or shall have a detectable blood alcohol content of more than two-hundredths of one percent (.02%) or more by weight of alcohol in such person's blood.

2. The provisions of this Subsection shall not apply to a student who:

a. Is eighteen (18) years of age or older;

b. Is enrolled in an accredited college or university and is a student in a culinary course;

c. Is required to taste, but not consume or imbibe, any beer, ale, porter, wine, or other similar malt or fermented beverage as part of the required curriculum; and

d. Tastes a beverage under Subsection (D)(2)(c) of this Section only for

instructional purposes during classes that are part of the curriculum of the accredited college or university.

The beverage must at all times remain in the possession and control of any authorized instructor of the college or university, who must be twenty-one (21) years of age or older. Nothing in this Subsection, may be construed to allow a student under the age of twenty-one (21) to receive any beer, ale, porter, wine or other similar malt or fermented beverage unless the beverage is delivered as part of the student's required curriculum and the beverage is used only for instructional purposes during classes conducted as part of the curriculum.

3. Any person under the age of twenty-one (21) years who purchases or attempts to purchase, or has in his or her possession, any intoxicating liquor, or who is visibly in an intoxicated condition as defined in Section 577.001, RSMo., shall be deemed to have given consent to a chemical test or tests of the person's breath, blood, saliva, or urine for the purpose of determining the alcohol or drug content of the person's blood. The implied consent to submit to the chemical tests listed in this Subsection shall be limited to not more than two (2) such tests arising from the same arrest, incident, or charge. Chemical analysis of the person's breath, blood, saliva, or urine shall be performed according to methods approved by the State Department of Health and Senior Services by licensed medical personnel or by a person possessing a valid permit issued by the State Department of Health and Senior Services for this purpose. The State Department of Health and Senior Services shall approve satisfactory techniques, devices, equipment, or methods to be considered valid and shall establish standards to ascertain the qualifications and competence of individuals to conduct analyses and to issue permits which shall be subject to termination or revocation by the State Department of Health and Senior Services. The person tested may have a physician, or a qualified technician, chemist, registered nurse, or other qualified person at the choosing and expense of the person to be tested, administer a test in addition to any administered at the direction of a Law Enforcement Officer. The failure or inability to obtain an additional test by a person shall not preclude the admission of evidence relating to the test taken at the direction of a Law Enforcement Officer. Upon the request of the person who is tested, full information concerning the test shall be made available to such person. "Full information" is limited to the following:

- a. The type of test administered and the procedures followed;
- b. The time of the collection of the blood or breath sample or urine analyzed;
- c. The numerical results of the test indicating the alcohol content of the blood and breath and urine;
- d. The type and status of any permit which was held by the person who performed the test;
- e. If the test was administered by means of a breath-testing instrument, the date

of performance of the most recent required maintenance of such instrument.

"Full information" does not include manuals, schematics, or software of the instrument used to test the person or any other material that is not in the actual possession of the State. Additionally, "full information" does not include information in the possession of the manufacturer of the test instrument.

SECTION 600.035: BURDEN OF PROOF ON VIOLATOR CONCERNING MANUFACTURER-SEALED CONTAINER

For purposes of determining violations and prosecution under this Chapter or any other rule or regulation of the Supervisor of Alcohol and Tobacco Control, a manufacturer-sealed container describing that there is intoxicating liquor therein need not be opened or the contents therein tested to verify that there is intoxicating liquor in such container. The alleged violator may allege that there was no intoxicating liquor in such container, but the burden of proof of such allegation is on such person, as it shall be presumed that such a sealed container describing that there is intoxicating liquor therein contains intoxicating liquor.

~~SECTION 600.040: DRUGGIST MAY SELL AND PHYSICIAN MAY PRESCRIBE LIQUOR~~

~~Any druggist may have in his/her possession intoxicating liquor purchased by him/her from a licensed vendor under a license pursuant to this Chapter or intoxicating liquor lawfully acquired at the place of acquisition, legally transported into this State, lawfully inspected, gauged and labeled as provided for by State law. Such intoxicating liquor is to be used in connection with the business of a druggist in compounding medicines, as a solvent or as a preserving. Nothing in this law shall prevent a regularly licensed druggist, after procuring a license in compliance with this law, from selling the intoxicating liquor in the original package. The original package may not be opened or consumed on the premises where sold. A physician may prescribe intoxicating liquor in accordance with his/her professional judgment for any patient at any time. Nothing in this Chapter shall be construed as preventing a druggist from selling intoxicating liquor to a person on prescription from a regularly licensed physician as above provided. (R.O. 2008 §4-4; Ord. No. 3010 §1, 1-6-05)~~

~~———State Law References—Similar provisions, §311.470, RSMo.~~

SECTION 600.050: CONSUMPTION PROHIBITED ON PREMISES LICENSED ONLY FOR RETAIL SALES IN ORIGINAL PACKAGE, EXCEPT WHEN LICENSED FOR TASTING

No intoxicating liquor shall be consumed on the premises covered by a license only to sell at retail in the original package and it shall be unlawful to consume or permit to be consumed intoxicating liquor on such premises or to open an original package on such

premises, except when a permit for tasting has been issued. (R.O. 2008 §4-5; Ord. No. 3010 §1, 1-6-05)

State Law Reference--Similar provisions, §311.200, RSMo.

SECTION 600.060: SIZE OF ORIGINAL PACKAGE RESTRICTED

No person licensed under the provisions of this Chapter to sell intoxicating liquor at retail in the original package not to be consumed on the premises where sold, shall sell any such intoxicating liquor in any package containing less than an original package as defined in this Article. (R.O. 2008 §4-6; Ord. No. 3010 §1, 1-6-05)

SECTION 600.070: TIMES OF SALE RESTRICTED -- CLOSED PLACE

A. No person having a license under this Chapter nor any employee or agent of such person shall sell, give away or permit the consumption of any intoxicating liquor to be done upon or about the premises in any quantity except at the times set out in [Section 600.150](#).

B. When January first (1st), March seventeenth (17th), July fourth (4th) or December thirty-first (31st) falls on Sunday, and on the Sundays prior to Memorial Day and Labor Day and on the Sunday on which the national championship game of the National Football League is played, commonly known as "Super Bowl Sunday", any person having a license to sell intoxicating liquor by the drink may be open for business and sell intoxicating liquor by the drink under the provisions of his/her license on that day from the time and until the time which would be lawful on another day of the week, notwithstanding any provisions of this Chapter to the contrary.

C. Any places licensed to sell intoxicating liquor by the drink shall be a closed place as defined herein during times for which the sale of intoxicating liquor is restricted. (R.O. 2008 §4-7; Ord. No. 3010 §1, 1-6-05)

State Law Reference--Similar provisions, §311.290, RSMo.

SECTION 600.080: PAYMENT WITH UNITED STATES CURRENCY AND DOUBLE ENDORSEMENT CHECKS RESTRICTED

No person holding a license to sell intoxicating liquor by the drink at retail or employee or agent thereof who accepts delivery of such beer or liquor at premises located within the corporate limits of the City shall make payment for such beer or liquor at premises located within the corporate limits of the City with United States currency or double endorsement checks at such location, provided however, that payment with United States currency shall be lawful and proper at the wholesale vendor's place of business. (R.O.

2008 §4-8; Ord. No. 3010 §1, 1-6-05)

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SECTION 600.090: LICENSE REQUIRED -- CATERERS EXEMPT

A. It shall be unlawful for any person to manufacture, sell or expose for sale intoxicating liquor, as herein defined, in any quantity, either for consumption on the premises where sold or in the original package and not for consumption on the premises where sold, except as provided in this Chapter, nor until the license fees herein provided have been fully paid and a State liquor license and a City liquor license have been issued for the premises. A separate license shall be required for each place of business.

B. Notwithstanding any other law to the contrary, any caterer who possesses a valid State and valid local liquor license from another City or County within the State need not obtain a separate liquor license from the City. (R.O. 2008 §4-26; Ord. No. 3010 §1, 1-6-05)

State Law Reference--Similar provisions, §311.050, ~~311.385(3)~~ RSMo.

SECTION 600.100: QUALIFICATIONS AND RESTRICTIONS GENERALLY

A. No person shall qualify for a license under this Chapter if that person or any partner, manager, officer, director or any individual owning ten percent (10%) or more of the stock or financial interest therein is not a person of good moral character or has been convicted of violating the provisions of any law applicable to the manufacture or sale of intoxicating liquor or non-intoxicating liquor since the ratification of the Twenty-First Amendment of the Constitution of the United States, nor shall a person qualify for an intoxicating liquor license if that person has made a false affidavit in his/her application for liquor license, nor shall a person qualify for an intoxicating liquor license unless that person is registered to vote in this State and has paid all taxes due for which he/she is liable to the State, County and municipality in which he/she resides and to the City.

B. No license shall be issued for the sale of intoxicating liquor in the original package not to be consumed on the premises where sold, except to a person engaged in and to be used in connection with the operation of one (1) or more of the following businesses, to wit: A drug store, a cigar and tobacco shop, a grocery store, a general merchandise store, a confectionery or delicatessen store or any business licensed to sell intoxicating liquor by the drink for consumption on the premises; nor shall any license be issued for the sale of intoxicating liquor not to be consumed on the premises where sold to any person who does not have and keep in his/her store a stock of goods having a value, according to invoices, of at least one thousand dollars (\$1,000.00), exclusive of fixtures and intoxicating liquors. (R.O. 2008 §4-27; Ord. No. 3010 §1, 1-6-05)

State Law References--Similar provisions, §§311.060(1), 311.080(1), 311.200(1), RSMo.; ~~authority to increase distance from schools and churches to three hundred feet §311.080(2), RSMo.~~

SECTION 600.110: SALES OF LIQUOR PROHIBITED NEAR SCHOOLS AND CHURCHES

A. No license shall be granted for the sale of intoxicating liquor, as defined in this Chapter, within three hundred (300) feet of any school, church or other building regularly used as a place of religious worship, unless the applicant for the license shall first obtain the consent in writing of the City Council, except that when a school, church or place of worship shall hereafter be established within three hundred (300) feet of any place of business licensed to sell intoxicating liquor, the license shall not be denied for this reason. Such consent shall not be granted until at least ten (10) days' written notice has been provided to all owners of property within three hundred (300) feet of the proposed licensed premises.

B. Subsection (A) of this Section shall not apply to a license issued by the Supervisor of Alcohol and Tobacco Control for the sale of intoxicating liquor pursuant to Section 311.218, RSMo., or to a license issued to any church, school, civic, service, fraternal, veteran, political, or charitable club or organization which has obtained an exemption from the payment of federal taxes.

C. Subsection (A) of this Section shall not apply to any premises holding a license issued before January 1, 2004, by the Supervisor of Alcohol and Tobacco Control for the sale of intoxicating liquor. To retain a license under this Subsection, the licensed premises shall not change license type, amend the legal description, or be without a liquor license for more than ninety (90) days.

State law references – Section 311.080 (2) RSMo.

SECTION 600.120: APPLICATION -- CONTENTS -- GENERALLY

A. Applications for a license, to include any new license, renewal license or transfer of an existing license, to sell or dispense intoxicating liquor, to include picnic licenses, shall be filed with the Finance Department~~City Clerk~~ on forms furnished by the Finance Department~~City Clerk~~. ~~The application forms shall be contained in a packet that includes an individual and business entity questionnaire, an on-site management questionnaire, a schedule of license fees, a release form and an application checklist.~~

B. The application shall contain information sufficient to inform the City regarding the qualifications of the applicant. Each application shall be signed by the applicant. The signature of the applicant shall constitute an agreement that the applicant assumes responsibility for compliance with the provisions of the City ordinances and the laws of the State regulating the sale of intoxicating liquor. ~~The applicant shall include as part of the application a copy of the application packet for State liquor license.~~ The applicant for any picnic license shall state the nature of the function, location, exact times and dates requested for said license.

C. If the applicant is a joint venture, partnership or group other than an incorporated entity, the application shall be made by all individuals who are members of such joint venture, partnership or group. If the applicant is a corporation, the application shall be submitted in the name of a managing officer of the entity for the benefit of the entity corporation. A corporate applicant shall state the names and addresses of its registered agent, manager, officers, directors and owners. Any time the named manager of a corporation ceases to act in such capacity, the corporation shall immediately apply to the City to transfer the license to the name of the new manager.

D. Every application for a license and every license issued under the provisions of this Chapter shall particularly describe the premises at which intoxicating liquor may be sold thereunder and such license shall not be deemed to authorize or permit the sale of intoxicating liquor at any place other than that described therein.

E. Licenses must be renewed annually. Licenses shall expire on the anniversary of issuance. Renewal applications should be filed on or before May 15 of each year to minimize possibility of interruption of licensed status.

(R.O. 2008 §4-28; Ord. No. 3010 §1, 1-6-05)

SECTION 600.130: INVESTIGATION REQUIRED

A. The Chief of Police shall supervise an investigation of the validity of the statements contained in each application for a license under this Chapter. ~~Applications shall be made at least twenty-one (21) days prior to the date that the applicant desires to commence selling or dispensing intoxicating liquor or at least twenty-one (21) days prior to the date of the event requiring issuance of a picnic license, to allow for a report on the application by the Police Department.~~ The Police Department is not required to conduct an investigation of any person who has submitted an incomplete application packet.

B. Upon conclusion of the investigation, the Chief of Police shall render a report on the application, which shall indicate a recommendation for approval or denial. Any recommendation for denial of the application shall include a justification based on the standards for approval and issuance.

C. The Chief of Police shall present the report to the Finance Director, and provide a copy to the City Administrator. The Finance Director may deny or issue the permit based thereon. If the Finance Director denies the application, the applicant can request reconsideration by the City Council. make arrangements for an application to be presented to the City Council at the next regular or special meeting thereof after issuance of the report. Upon approval of such application by a majority of such City Council, ~~and upon the payment of the license fee herein provided,~~ the ~~Finance Director~~ City Clerk shall issue the applicant the requested license. (R.O. 2008 §4-29; Ord. No. 3010 §1, 1-6-05)

SECTION 600.140: STANDARDS FOR APPROVAL OF LICENSE -- GENERALLY

The City shall not issue a license to any applicant who:

1. Does not receive a favorable recommendation from the Chief of Police, or
2. Is not of good moral character, registered to vote in the State and current on all taxes for which he/she is liable in the State, County, City or municipality in which he/she resides and the City, or
3. Is not at least twenty-one (21) years of age, or
4. Has been convicted, since the ratification of the Twenty-First Amendment to the Constitution of the United States, of violating the provisions of any law applicable to the sale or manufacture of intoxicating liquor or non-intoxicating liquor, or employs someone convicted of violating such law, or
5. Has had a prior revocation of a license or employs any person whose license has been revoked, or
6. Has been individually or as an officer, director or shareholder of a corporate applicant been convicted of a felony or any laws of the United States or any State involving the distribution, sale or possession of any controlled substance or dangerous drug, or
7. Makes a false statement or material facts or by deliberate omission is untruthful in the application for a license or renewal license, or
8. Does not comply with all provisions of the State law and with all other ordinances and regulations of the City related to the terms of the license. (R.O. 2008 §4-30; Ord. No. 3010 §1, 1-6-05)

SECTION 600.150: LICENSE FEES, DESCRIPTION, IN LIEU OF, DISPOSITION, TIMES OF SALE

A. License fees for the licenses required by this Article are hereby established as follows:

1. *Retail liquor by the drink license (including original package sales).* Issued for the sale of all kinds of intoxicating liquor at retail by the drink for consumption on the premises where sold and also allows the sale of intoxicating liquor in the original package as defined in this Chapter, regardless of where the intoxicating liquor is to be consumed, between the hours of 6:00 A.M. and 1:30 A.M. on weekdays and on Saturday from 6:00 A.M. until 1:30 A.M. on Sunday. Notwithstanding any other provisions of this Article, a "retail liquor by the drink" license may also be issued to the following types of establishments, to wit: Restaurant, restaurant-bar, microbrewery, amusement place,

entertainment place, hotel, common eating or drinking area or caterer. The annual fee shall be four hundred fifty dollars (\$450.00).

2. *Sunday by drink license (including original package sales).* Issued for the sale of all kinds of intoxicating liquor at retail by the drink for consumption on the premises only between the hours of 9:00 A.M. and Midnight on Sunday and shall also allow the sale of intoxicating liquor in the original package as defined in this Chapter, regardless of where the intoxicating liquor is to be consumed. Only persons issued a "retail liquor by the drink license" may apply for this additional license. The annual fee shall be three hundred dollars (\$300.00).

3. *Original package license (not including Sunday sales).* Issued for the sale of all types of intoxicating liquors in the original package, not for consumption on the premises nor for resale, from 6:00 A.M. on weekdays to the next day at 1:30 A.M. and on Saturday from 6:00 A.M. until 1:30 A.M. on Sunday. Notwithstanding any other provisions of this Article, an original package license (not including Sunday sales) may be issued to the following types of establishments: A drug store, a cigar and tobacco shop, a grocery store, a general merchandise store, a confectionery or delicatessen store. The annual fee shall be one hundred fifty dollars (\$150.00).

4. *Original package license (Sunday sales).* Issued for the sale of all types of intoxicating liquors in the original package, as defined in this Chapter, not for consumption on the premises nor for resale, on Sunday between the hours of 9:00 A.M. and Midnight. Only persons having been issued a license for "original package (not including Sunday sales)" license may apply for this additional license. The annual fee shall be three hundred dollars (\$300.00).

5. *Consumption of intoxicating liquor on premises license.* Issued to any establishment where food, beverage or entertainment are sold or provided for compensation and where patrons are allowed to bring their own intoxicating liquor on the premises for consumption. The annual fee shall be ninety dollars (\$90.00).

6. *Picnic license.* Issued for the temporary sale of all kinds of intoxicating liquor at retail by the drink for consumption on the premises where sold by any church, school, civic, service, fraternal, veteran, political, charitable club or organization, or any entity with a temporary state sales license issued pursuant to Section 311.485 RSMo, between the hours of 11:00 A.M. and Midnight daily for sale at a picnic, bazaar, fair or similar gathering. Said permit shall be issued only for the day or days named therein and it shall not authorize the sale of the aforesaid beverages for more than seven (7) days by any said organization as described above in any fiscal year. The fee for this license shall be thirty-seven dollars fifty cents (\$37.50). If alcoholic beverages will not be sold and no permit under this Section is required, then a permit under [Section 405.480](#) shall be required.

7. *Wine and malt beverage tasting permit.* Issued to persons licensed to sell intoxicating liquor in the original package at retail for the purpose of conducting wine, malt beverage and distilled spirit tastings on the licensed premises from 6:00 A.M. on

weekdays to the next day at 1:30 A.M. and on Saturday from 6:00 A.M. until 1:30 A.M. on Sunday. Nothing in this Section shall be construed to permit the licensee to sell wine, malt beverages or distilled spirits by the drink for on-premises consumption on the premises. The annual fee shall be thirty-seven dollars fifty cents (\$37.50).

B. *Disposition.* All fees collected ~~by the City Clerk~~ pursuant to the provisions of this Article shall be accounted for and paid to the City Finance ~~Department~~Director, as other funds collected are accounted and paid.

C. *In Lieu Of Certain Other Fees And Taxes.* The fees to be charged under this Article shall be taken in lieu of a merchant's license fee and ad valorem tax for stock and sales of intoxicating liquors, and the amount of sales thereof made by any license hereunder of the value of the stock of any intoxicating liquors of such licensee shall not be returned by such merchant for purposes of a merchant's license or ad valorem tax, nor shall such stock or sales be included in the computation of any merchant's license or ad valorem tax. (R.O. 2008 §4-31; Ord. No. 3010 §1, 1-6-05; Ord. No. 4029 §2, 6-26-06)

State Law References--Similar provisions, §§311.200(1)(3--4), 311.220, 311.293(2), 311.482, RSMo.

SECTION 600.160: RESTAURANT-BARS

~~A.—Any new restaurant bar having been in operation for less than ninety (90) days may be issued a temporary license to sell intoxicating liquor by the drink at retail for consumption on the premises between the hours of 9:00 A.M. and Midnight on Sunday for a period not to exceed ninety (90) days.~~

~~B.—Any existing restaurant bar that does not currently possess a license issued under this Chapter but possesses the qualifications required by this Chapter, and who now or hereafter meets the requirements of and complies with the provisions of this Chapter, may apply to the City Clerk for a license. The City Clerk may issue a temporary license, for a period not to exceed ninety (90) days, to sell intoxicating liquor by the drink at retail for consumption on the premises between the hours of 9:00 A.M. and Midnight on Sunday.~~

~~C.—All other provisions pertaining to liquor licenses shall be in effect for the term of the temporary license. If a person holding a license under this Section fails to comply with all provisions of the State law and with all other ordinances and regulations of the City relating to the sale of liquor, then the City may revoke or amend the temporary license on twenty-four (24) hours' written notice.~~

~~D.~~—Any restaurant-bar (for purpose of this Subsection meaning an establishment with a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on the premises) without an onsite brewery that serves forty-five (45) or more different types of draft beer may sell thirty-two (32) fluid ounces or more of such beer for consumption by customers off the premises.

~~E.~~—~~The fee for a temporary permit pursuant to this Section is thirty-seven dollars fifty cents (\$37.50).~~ (R.O. 2008 §4-32; Ord. No. 3010 §1, 1-6-05; Ord. No. 5123 Exh. A, 2-22-10)

SECTION 600.170: HOTEL CONTROLLED ACCESS LIQUOR CABINET SYSTEM

Any hotel having at least forty (40) rooms for the overnight accommodation of transient guests and that operates a restaurant on the premises that complies with all provisions regarding annual gross food sales as stated in Section 311.099, RSMo., and has a current "retail liquor by the drink" license issued by the State and the City is authorized to provide a controlled access liquor cabinet system in accordance with the provisions of Section 311.099, RSMo. (R.O. 2008 §4-33; Ord. No. 3010 §1, 1-6-05)

SECTION 600.180: LICENSES NOT TRANSFERABLE -- EXCEPTIONS

A. No license issued under this Chapter shall be transferable or assignable except as herein provided. In the event of the death of the licensee, the widow or widower or the next of kin of such deceased licensee, who shall meet the other requirements of this Article, may make application and the City Clerk may transfer such license to permit the operation of the business of the deceased for the remainder of the period for which a business fee has been paid by the deceased.

B. Whenever one (1) or more members withdraws from a partnership or joint venture, the City Clerk, upon being requested, shall permit the remaining partners or joint venturers, originally licensed, to continue to operate for the remainder of the period for which the license fee has been paid without obtaining a new license. (R.O. 2008 §4-34; Ord. No. 3010 §1, 1-6-05)

State Law Reference--Similar provisions, §311.250, RSMo.

SECTION 600.190: POSTING

All licenses issued pursuant to the provisions of this Article shall be kept conspicuously posted for public viewing in the place for which such license was issued. (R.O. 2008 §4-35; Ord. No. 3010 §1, 1-6-05)

SECTION 600.200: REVOCATION

Wherever it has been shown to the ~~Finance Director~~City Council that a person under the provisions of this Chapter has not at all times kept an orderly place of business or has permitted on the licensed premises any disorderly conduct, breach of the peace or illegal conduct or practices; or that a person has violated any of the provisions of this Chapter or the Liquor Control Act of the State; or that a person has no license from the State's Supervisor of Control or St. Louis County; or that he/she has made a false affidavit in his/her application for a liquor license, the ~~Finance Director~~City Council after a hearing thereof shall be empowered to revoke the license of such a person giving ten (10) days' notice in writing thereof prior to the hearing thereon to the dealer or any person in charge of or employed in the place so licensed, stating the time, place, purpose and grounds therefor of such hearing and at such hearing the person may be represented by counsel and produce witnesses in his/her or its behalf. (R.O. 2008 §4-36; Ord. No. 3010 §1, 1-6-05)

SECTION 600.210: ENFORCEMENT OF CHAPTER

It shall be the duty of the Police of the City to see that the provisions of this Chapter and of other ordinances of the City in regard to the sale of intoxicating liquor are obeyed and to report to the Chief of Police any place where intoxicating liquor is sold which is not kept in an orderly manner or in violation of any of the provisions of this Chapter or any person selling intoxicating liquor in the City without a license. (R.O. 2008 §4-37; Ord. No. 3010 §1, 1-6-05)



Application For Liquor License NOTE: This

Application must be completed in full and submitted with applicable fees and attachments to the Finance Department.

Type of License Requested: A full license or a separate license for each of the following classes of sale must be obtained

- ☐ *RETAIL LIQUOR BY THE DRINK (Excluding Sunday)* – Retail sales of all intoxicating liquor and original package for consumption on the premises where sold (includes hotel controlled access cabinets). \$450.00
- ☐ *SUNDAY BY THE DRINK LICENSE*- Retail Sunday sales of all intoxicating liquor and original package for consumption on the premises where sold (includes hotel controlled access cabinets). \$300.00
- ☐ *ORIGINAL PACKAGE LIQUOR LICENSE (Excluding Sunday)* – Retail sales not for consumption on the premises, sold direct to the consumer, but not for resale. \$150.00
- ☐ *SUNDAY ORIGINAL PACKAGE LICENSE*- Retail Sunday sales of intoxicating liquor, not for consumption on the premises, sold direct to the consumer, but not for resale. \$300.00
- ☐ *CONSUMPTION OF INTOXICATING LIQUOR ON PREMISES*- Permits a person operating a business where food, beverages, entertainment and/or use of the facility are provided for compensation to allow others who use such premises to bring in own intoxicating liquor. \$90.00
- ☐ *WINE AND MALT BEVERAGE TASTING ON PREMISES*- Permits a person licensed to sell intoxicating liquor in the original package at retail to conduct wine, malt beverage and distilled spirit tastings on the license premises. \$37.50
- ☐ *PICNIC LICENSE (7 days only)*-Liquor by the drink for consumption on the premises where sold. Issued to any church, school, civic, service, fraternal, veteran, political, charitable club or organization for the sale at a picnic, bazaar, fair or similar gathering. \$37.50

**Event Dates: _____



CITY OF CREVE COEUR LIQUOR LICENSE REQUIREMENTS

ALL APPLICATIONS MUST BE ACCOMPANIED BY THE FOLLOWING:

- ☐ City of Creve Coeur Liquor License Application. To include:
 - ☐ A completed, typed questionnaire on Corporate Officers or Partners and hired individual to be the On Site manager.
 - ☐ Passport size photograph of Corporate or Managing Partner and hired individual to be the On Site Manager.
 - ☐ Two completed fingerprint cards for each applicant. Applicants can be fingerprinted at the Missouri State Highway Patrol or the Creve Coeur Police Records Department. For Creve Coeur Records appointment and fee information call 314-872-2528.
- ☐ Photograph of the Establishment.
- ☐ A "Certified" Check, warrant, voucher or money order payable to the "State of Missouri-Criminal Records System" in the amount of \$20.00.

In addition, it must be understood that:

1. Any change in on site managers will necessitate a new on-site management questionnaire. INITIAL HERE _____
2. Any change in ownership, either privately or corporately, will necessitate re-application and identifying of key personnel. INITIAL HERE _____
3. License must be renewed annually, by May 15. INITIAL HERE _____

The Corporate application will be made by the managing officers of said corporation.

Allow 14 working days from the date application is received by the assigned investigator for the application to be investigated and processed by the Police Department.

***NOTE: Once your Creve Coeur Liquor License has been issued you must obtain liquor licenses from the State of Missouri and St. Louis County.

Date received by Investigator _____ Day _____ Month _____ Year

Minimum Return Date _____ Day _____ Month _____ Year

Investigator Assigned _____ DSN _____



CITY OF CREVE COEUR LICENSE APPLICATION

TYPE OF LICENSE: ☐ NEW ☐ RENEWAL

BUSINESS IS OWNED BY: ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION

NAME OF COMPANY: _____

ADDRESS OF COMPANY: _____

D/B/A: _____

ADDRESS: _____ CREVE COEUR, MO 63141

NAME OF ON SITE MANAGER/MANAGING PARTNER: _____

DATE OF BIRTH: _____ PLACE OF BIRTH: _____ SSN: _____

DRIVERS LICENSE NUMBER: _____ RACE: _____ SEX: _____

ARE YOU A U.S. CITIZEN: ☐ YES ☐ NO

REGISTERED VOTER: PRECINCT NO. _____ OF _____ TOWNSHIP IN _____ COUNTY, MO

MARITAL STATUS: ☐ SINGLE ☐ MARRIED ☐ DIVORCED ☐ SEPARATED

ADDRESS: _____

HOME PHONE: _____ BUSINESS PHONE: _____

SPOUSE OR FORMER SPOUSE NAME: _____

APPLICANT ADDRESS FOR PREVIOUS FIVE (5) YEARS:

1. _____ FROM: _____ TO: _____
2. _____ FROM: _____ TO: _____
3. _____ FROM: _____ TO: _____
4. _____ FROM: _____ TO: _____

5. _____ FROM: _____ TO: _____

PERSONAL REFERENCES:

	NAME	ADDRESS	PHONE	YEARS
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

BUSINESS REFERENCES:

	NAME & BUSINESS	ADDRESS	PHONE	YEARS
1.	_____	_____	_____	_____
	_____	_____	_____	_____
2.	_____	_____	_____	_____
	_____	_____	_____	_____
3.	_____	_____	_____	_____
	_____	_____	_____	_____

Have you ever been an owner or officer in a corporation or a manager of an establishment that has had their liquor license suspended or revoked due to violation of Federal, State, County or Municipal Ordinances?

☐ YES ☐ NO

If YES, explain fully: _____

Have you or any partner ever been arrested or indicted for violation of any Federal, State or Municipal Law or Ordinance? List all occurrences, dates, charges and agencies.

1. _____
2. _____
3. _____

***If you are CORPORATE or MANAGING PARTNER to be licensed, list names and address of all partners or corporate officers. Attach more pages if needed.

1. Name _____ Title _____
Address _____ SSN _____
Home Phone _____ Business Phone _____

DOB _____ POB _____ Race _____ Sex _____

2. Name _____ Title _____

Address _____ SSN _____

Home Phone _____ Business Phone _____

DOB _____ POB _____ Race _____ Sex _____

3. Name _____ Title _____

Address _____ SSN _____

Home Phone _____ Business Phone _____

DOB _____ POB _____ Race _____ Sex _____

***If you are ON-SITE MANAGEMENT, start with your present or last job and list all places you have worked for the past ten years. Attach more pages if needed.

1. _____
EMPLOYER PHONE # DATES EMPLOYED SUPERVISOR

ADDRESS REASON LEFT

2. _____
EMPLOYER PHONE # DATES EMPLOYED SUPERVISOR

ADDRESS REASON LEFT

3. _____
EMPLOYER PHONE # DATES EMPLOYED SUPERVISOR

ADDRESS REASON LEFT

4. _____
EMPLOYER PHONE # DATES EMPLOYED SUPERVISOR

ADDRESS REASON LEFT

5. _____
EMPLOYER PHONE # DATES EMPLOYED SUPERVISOR

ADDRESS REASON LEFT



RELEASE

I understand that by signing the foregoing application I authorize the Creve Coeur Police Department to complete a background investigation about me. I authorize any member of the Creve Coeur Police Department to make inspections of the establishment identified herein for the determining of compliance with the laws and ordinances of the State of Missouri, St. Louis County and the City of Creve Coeur.

I understand that as part of this application I am authorizing the Creve Coeur Police Department to take my fingerprints and have them analyzed by the appropriate agencies for prior or current criminal information.

I understand and agree that if any statements or answers in this application are untrue or if I fail to abide by all the terms and provisions of the Creve Coeur Code of Ordinances or any amendments thereto, any license issued upon this application may be suspended or revoked.

Dated this _____ day of _____, 20____.

Applicant Signature

State of Missouri)
)
County of St. Louis)

_____ of lawful age, being first duly sworn upon Oath,
states that he/she has read the foregoing application and fully understands the same, and that the
answers contained therein are true.

Applicant Signature

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

seal

DRAFT



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: January 18, 2011

TO: Mark Perkins, City Administrator

FROM: Chief Glenn Eidman

SUBJECT: Bill No. 5291-Liquor License Applications

The Police Department working in conjunction with the City Clerk, the Finance Department and the City Attorney proposed changes to the current liquor license process, application and ordinance.

Currently, the process has been somewhat convoluted and confusing to the applicant. The Police Department and City Clerk saw an opportunity to streamline the process and enhance the ability to move the application process in a more centralized fashion.

The changes involve the following:

- 1) Section 600.130: the Chief of Police shall present the completed report (background check) to the Finance Director and provide a copy to the City Administrator. Formally, all liquor license applications went to the City Council for approval. The change will entail submitting the completed application to the Finance Director, if denied the applicant can request the City Council to consider for issuance.
- 2) Section 600.150: B. -all fees collected for the liquor application now goes to the City Finance Department. This will allow the centralization of the process for the applicant, no longer requiring them to go to Finance, the Police department, and the former ordinance required the City Clerk to collect the funds.
- 3) Section 600.160: B.-There is no longer a provision for a temporary license as the State Statute has changed.
- 4) Section 600.200: Revocation-this responsibility was on the part of the City Council, which has now become the Finance Director who shall be responsible.

Additionally, a brochure is been created to answer questions, give guidance, and ensure a simpler process for the applicant. The changes should increase the efficiency and timeliness of the process for everyone involved.

Chief Glenn Eidman



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: January 24, 2011

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills paid dated January 19, 2011, in the amount of \$326,392.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

NO DEPARTMENT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00066	1		188082	28-Dec-10	FROESEL OIL	UNLEADED GAS FOR GARAGE	01-00-00-1651	21,733.34
00080	0		9519134	07-Jan-11	DIERBERGS	FEMININE SANITARY PADS	01-00-00-2410	6.48
00092	13		23105	12-Jan-11	ST LOUIS COUNTY JUSTICE SERVICES	HOUSING FOR MICHAEL MARCUS	01-00-00-2410	150.00
00494	1	P001112	0165657	29-Dec-10	OKLAHOMA POLICE SUPPLY	2 2000/CS FN SS195 LF 5.7X28	01-00-00-2411	1,590.00
01445	0		119730	07-Jan-11	JOHN E. REID AND ASSOCIATES INC.	CLASS FOR SGT MCCRARY/WILLIAMS	01-00-00-2414	400.00
01446	0		01112011	11-Jan-11	KOBUSCH, MARGARET W	REFUND DOG PARK OVERPAYMENT	01-00-00-4415	15.00
00084	2		3898165813	04-Jan-11	COCA-COLA	SODA FOR GARAGE	01-00-00-4739	243.60
Sum of Invoices								24,138.42



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

LEGISLATIVE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00019	0		010411	04-Jan-11	CURTIS, HEINZ, GARRETT & O'KEEFE	THRU 12/31/10	01-11-12-6201	10,104.00
00114	11		312011	31-Dec-10	AT&T	CELL PHONE USAGE	01-11-12-6253	209.74
00378	0		29685	01-Jan-11	MISSOURI MUNICIPAL LEAGUE	MEMEBERSHIP DUE THRU 1/2012	01-11-12-6262	1,842.11
00026	0		01142011	14-Jan-11	PERKINS, MARK	REIMBURSEMENT	01-11-13-6264	13.37
							<i>Sum of Invoices</i>	12,169.22



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

Administration

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00138	0		5998455	31-Dec-10	CSC CREDIT SERVICES	BACKGROUND CHECK	01-12-11-6202	5.61
01120	0		123110	31-Dec-10	ASI	ADMIN FEES BEGINNING 12/1/10	01-12-11-6203	374.80
00359	0	P001023	84261	22-Dec-10	MESSENGER PRINTING	1 PRE-PRESS AND PRINTING OF 12	01-12-11-6203	1,805.00
01262	0	P001024	23585	31-Dec-10	SPECIALTY MAILING	COURIER SERVICE	01-12-11-6203	27.52
01262	0	P001024	23585	31-Dec-10	SPECIALTY MAILING	MAILING OF RESIDENT NEWSLETTER	01-12-11-6203	272.67
00114	11		83213298812312011	31-Dec-10	AT&T	CELL PHONE USAGE	01-12-11-6253	74.14
00052	0		010111	01-Jan-11	ST LOUIS POST-DISPATCH	SUBSCRIPTION RENEWAL	01-12-11-6262	23.60
00026	0		01142011	14-Jan-11	PERKINS, MARK	REIMBURSEMENT	01-12-11-6264	33.00
Sum of Invoices								2,616.34



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

IT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00278	0		F44041480101	11-Jan-11	GLOBAL	NEW CAD PC	01-12-51-6213	153.00
							Sum of Invoices	153.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

Finance

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00016	0		01122011	12-Jan-11	COLLECTOR OF REVENUE	SALES TAX RPT-JAN 20TH	01-13-11-6202	20.00
01005	0		1013	01-Jan-11	PFI STRATEGIES, LLC	INVESTMENT SVCS 10/10-3/11	01-13-11-6202	5,000.00
00140	6		27791	05-Jan-11	MISSOURI DEPARTMENT OF REVENUE	SEMI ANNUAL TAX REPT TDD	01-13-11-6203	35.00
00114	11		83213298812312011	31-Dec-10	AT&T	CELL PHONE USAGE	01-13-11-6253	66.84
Sum of Invoices								5,121.84



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

MUNICIPAL COURT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
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Sum of Invoices

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CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

INTERDEPARTMENTAL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00116	0		43	10-Dec-10	SAM'S CLUB	EMPLOYEE LUNCH ITEMS	01-13-15-6272	150.12
01063	0		01-43306-0	20-Dec-10	WEINHARDT PARTY RENTALS	EMPLOYEE APPRECIATION LUNCH	01-13-15-6272	139.50
00076	0		80520802	14-Jan-11	PEPSI-COLA	SODA=EMPLOYEES LOUNGE	01-13-15-7304	180.90
00045	1		546686359001	04-Jan-11	OFFICE DEPOT	CALENDARS	01-13-15-7312	9.89
01169	0		106360299	06-Jan-11	STAPLES ADVANTAGE	CALENDARS	01-13-15-7312	10.74
01169	0		106314605	04-Jan-11	STAPLES ADVANTAGE	TONER FOR COURTS	01-13-15-7312	365.63
01169	0		106258578	29-Dec-10	STAPLES ADVANTAGE	FOLDERS/LAMINATE POUCHES	01-13-15-7312	38.84
01169	0		106278853	30-Dec-10	STAPLES ADVANTAGE	WALLET ENVELOPES	01-13-15-7312	36.80
01169	0		106234029	28-Dec-10	STAPLES ADVANTAGE	OFFICE SUPPLIES	01-13-15-7312	14.81

Sum of Invoices 947.23



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

ICE ARENA

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00141	0		109057	03-Jan-11	ELECTRO BATTERY	BATTERY FOR OLYMPIA	06-14-31-6211	74.08
00867	1		10050352	29-Dec-10	MURPHY	COOLING TOWER SERVICE CALL	06-14-31-6211	1,439.25
00867	1		10049441	24-Dec-10	MURPHY	COMPRESSOR SERVICE CALL	06-14-31-6211	879.21
00711	1		301085731	21-Dec-10	TERMINIX	PEST CONTROL (122110)	06-14-31-6212	32.00
00114	11		832132988012311	31-Dec-10	AT&T	CELL PHONE USAGE	06-14-31-6253	70.24
00015	0		452701339	06-Jan-11	CINTAS	CLEANING SUPPLIES (010611)	06-14-31-7301	1.92
00015	1		4527044941	13-Jan-11	CINTAS CORP. #452	CLEANING SUPPLIES (011311)	06-14-31-7301	1.92
00039	0		698252	03-Jan-11	INDUSTRIAL SOAP	CLEANING SUPPLIES	06-14-31-7301	279.80
00039	0		698864	06-Jan-11	INDUSTRIAL SOAP	CLEANING SUPPLIES	06-14-31-7301	236.08
00080	0		1615-114-5	08-Jan-11	DIERBERGS	BIRTHDAY CAKE	06-14-31-7304	20.99
00082	0		0458120	04-Jan-11	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	132.84
00015	0		452701339	06-Jan-11	CINTAS	UNIFORMS (010611)	06-14-31-7308	5.01
00015	1		4527044941	13-Jan-11	CINTAS CORP. #452	UNIFORMS (011311)	06-14-31-7308	5.01
Sum of Invoices								3,178.35



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

GOLF MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00970	0		RP1388348770	05-Jan-11	O'REILLY AUTO PARTS	TRANSAXLE FLUID	06-14-32-6210	47.96
00117	0		2012184	03-Jan-11	HOME DEPOT	BLDG. MATERIAL BACKFLOW COVER	06-14-32-6212	123.21
00970	0		RP1388348770	05-Jan-11	O'REILLY AUTO PARTS	MISC SCREWS HARDWARE	06-14-32-6212	2.29
Sum of Invoices								173.46



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

PRO SHOP

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00711	1		301085731	21-Dec-10	TERMINIX	PEST CONTROL (122110)	06-14-33-6212	32.00
00224	0		2140	01-Jan-11	ASSOCIATION	MEMBERSHIP	06-14-33-6262	150.00

Sum of Invoices 182.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

SNACK BAR

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00015	0		452701339	06-Jan-11	CINTAS	WIPING TOWELS (010611)	06-14-34-7301	5.17
00015	1		4527044941	13-Jan-11	CINTAS CORP. #452	WIPING TOWELS (011311)	06-14-34-7301	5.17
01072	0		632010	05-Jan-11	C.R. FRANK POPCORN AND SUPPLY CO.	BEVERAGES (010511)	06-14-34-8317	11.10
00116	0	P001145	0399	10-Jan-11	SAM'S CLUB	BEVERAGES	06-14-34-8317	13.81
01072	0		632010	05-Jan-11	C.R. FRANK POPCORN AND SUPPLY CO.	SNACKS FOR RESALE (010511)	06-14-34-8319	69.60
00116	0	P001145	0399	10-Jan-11	SAM'S CLUB	SNACKS FOR RESALE (8319)	06-14-34-8319	322.65
01121	0		302149	22-Dec-10	TJ'S PIZZA	PIZZA FOR RESALE	06-14-34-8319	43.50
Sum of Invoices								471.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

BUILDING MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00968	1		66174664	22-Oct-10	SIMPLEX GRINNELL	SPRINKLER LEAK CITY HALL	01-16-11-6211	322.00
01448	0		657987	13-Jan-11	BUILDINGSTARS	JAN CLEANING SVC CHARGE	01-16-11-6212	1,420.00
01448	0		657995	13-Jan-11	BUILDINGSTARS	INITIAL IMPACT CLEANING	01-16-11-6212	425.00
00039	0		698702	05-Jan-11	INDUSTRIAL SOAP	TOWELS CITY HALL MAINT	01-16-11-6212	294.75
00260	0		175588	13-Dec-10	TOTAL LOCK & SECURITY	REMOTE RELEASE REPAIR PD	01-16-11-6212	282.50
00054	1		01742638	04-Jan-11	WALTER KNOLL FLORIST	FEB PLANT MAINTENANCE	01-16-11-6212	80.00
00114	11	83213298812312011	31-Dec-10	AT&T		CELL PHONE USAGE	01-16-11-6253	31.54
00117	0		0017645	05-Jan-11	HOME DEPOT	SAMALL TOOLS CITY HALL	01-16-11-7302	52.78
00010	0		876223	04-Jan-11	BRANNEKY HARDWARE	COFFEE MAKER CITY HALL MAINT	01-16-11-7304	59.99
00015	1		452675848	11-Nov-10	CINTAS CORP. #452	UNIFORM RENTAL CITY HALL MAINT	01-16-11-7308	10.09
00015	1		452701330	06-Jan-11	CINTAS CORP. #452	UNIFORM RENTAL CITY HALL MAINT	01-16-11-7308	10.00
00015	1		452698132	30-Dec-10	CINTAS CORP. #452	UNRETURNED UNIFORMS B KRAWCZAK	01-16-11-7308	189.18
00015	1		452704485	13-Jan-11	CINTAS CORP. #452	B KRAWCZAK RETURNED ITEMS	01-16-11-7308	(170.93)
Sum of Invoices								3,006.90



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

POLICE-ADMIN

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00234	1		340925	12-Jan-11	ED ROEHR SAFETY PRODUCTS	(2) FLASHERS & (2) BRACKETS	01-21-11-6210	139.80
00234	1		340666	06-Jan-11	ED ROEHR SAFETY PRODUCTS	EQUIPMENT FOR CAR CHANGEOVER	01-21-11-6210	317.07
00178	0		197224	29-Dec-10	WARNER COMMUNICATIONS CORP.	CAR 2405 ANTENNA & COIL SPRING	01-21-11-6211	59.65
01436	0		11-001	04-Jan-11	WEST CENTRAL DISPATCH CENTER	2011 BASE FEE/QUARTERLY FEE	01-21-11-6227	127,610.00
00114	11		826147039X010820	01-Dec-10	AT&T	WIRELESS PHONES FOR ADMIN	01-21-11-6253	146.58
01048	1		2504032620	18-Dec-10	VERIZON WIRELESS	MONTHLY EMERG AIR CARD FEE	01-21-11-6253	43.01
00092	2		74497	28-Dec-10	ST LOUIS COUNTY DEPT. OF HEALTH	2500 LETTERHEAD ENVELOPES	01-21-11-7304	136.00
00125	0		231935	04-Jan-11	LEON UNIFORM	2 UNIFORM PATCHES	01-21-11-7308	60.00
00080	0		9519134	07-Jan-11	DIERBERGS	PRISONER MEALS	01-21-11-7309	12.72
Sum of Invoices								128,524.83



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

POLICE-INVESTIGATIONS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01228	0		1432814-20101231	31-Dec-10	LEXISNEXIS	EMAIL SEARCH AND USER FEES	01-21-21-6202	175.40
00234	1		340809	10-Jan-11	PRODUCTS	STINGER LED FLASHLIGHT/CHARGER	01-21-21-6210	112.00
00114	11		826147039X010820	01-Dec-10	AT&T	WIRELESS PHONES FOR INVEST	01-21-21-6253	183.62
							Sum of Invoices	471.02



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

POLICE-PATROL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00125	0		233689	29-Dec-10	LEON UNIFORM	UNIFORM FOR KIRSTEN EAGAN	01-21-22-5107	129.70
00125	0		233689-01	10-Jan-11	LEON UNIFORM	UNIFORM PANTS FOR EAGAN	01-21-22-5107	23.95
00234	1		340665	06-Jan-11	ED ROEHR SAFETY PRODUCTS	SIREN SPEAKER CONE FOR 2417	01-21-22-6210	9.00
00094	1		132396	04-Jan-11	FIRESTONE	CAR 2406 3000 MILE SERVICE	01-21-22-6210	17.99
00094	1		132425	04-Jan-11	FIRESTONE	CAR 2406 - INSTALL BRAKES	01-21-22-6210	61.20
00094	1		132422	04-Jan-11	FIRESTONE	CAR 2404 REPLACE BATTERY	01-21-22-6210	19.49
00094	1		132395	04-Jan-11	FIRESTONE	CAR 2408 3000 MILE SERVICE	01-21-22-6210	17.99
00094	1		132139	28-Dec-10	FIRESTONE	CAR 2417 INSTALL NEW TIRE	01-21-22-6210	18.29
00114	11		826147039X010820	01-Dec-10	AT&T	WIRELESS PHONES FOR PATROL	01-21-22-6253	300.43
00680	0		R11-0046	03-Jan-11	FUNKHOUSER, WILLIAM	2011 ILEETA MEM RENEWAL FEE	01-21-22-6262	45.00
00080	0		9519134	07-Jan-11	DIERBERGS	8 BAGS KITTY LITTER	01-21-22-7304	18.32
00265	0	P001149	0157049-IN	10-Jan-11	LAW ENFORCEMENT TARGETS, INC.	DETACHABLE ARMS	01-21-22-9503	59.95
00265	0	P001149	0157049-IN	10-Jan-11	LAW ENFORCEMENT TARGETS, INC.	SENSOR	01-21-22-9503	44.95
00265	0	P001149	0157049-IN	10-Jan-11	LAW ENFORCEMENT TARGETS, INC.	MOTOSHOT TCR HIT/STOP ROBOT	01-21-22-9503	2,194.00
00265	0	P001149	0157049-IN	10-Jan-11	LAW ENFORCEMENT TARGETS, INC.	SHIPPING & HANDLING	01-21-22-9503	67.04
00265	0	P001149	0157049-IN	10-Jan-11	LAW ENFORCEMENT TARGETS, INC.	MOTOSHOT BATTERY	01-21-22-9503	159.95
00265	0	P001149	0157049-IN	10-Jan-11	LAW ENFORCEMENT TARGETS, INC.	3-D MANNEQUIN	01-21-22-9503	64.95

Sum of Invoices 3,252.20



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

PUBLIC WORKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00114	11		312011	31-Dec-10	AT&T	CELL PHONE USAGE	6253	268.79
Sum of Invoices								268.79



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00013	0		164345	12-Jan-11	CARQUEST	IMPORT SOCKETS-TRUCK & EQUIP	01-31-41-6210	197.99
00013	1		163536	29-Dec-10	CARQUEST	HEADLIGHT TRUCK #313	01-31-41-6210	15.38
00013	1		163521	29-Dec-10	CARQUEST	SHOP STOCK ITEMS	01-31-41-6210	141.78
00143	0	1 202770080		01-Oct-10	F&C TRUCK SALES	REPAIR AIR HORNS FOR TRUCKS	01-31-41-6210	276.21
01095	1		5446406	10-Jan-11	NAPA AUTO PARTS	ITEMS VEHICLE REPAIR #306	01-31-41-6210	36.56
00092	14		010611	06-Jan-11	TREASURER, ST. LOUIS COUNTY	VEHICLE & EQUIP REPAIRS - DEC	01-31-41-6210	822.76
00178	0		197251	04-Jan-11	WARNER COMMUNICATIONS CORP.	REPAIR OF 2 RADIOS	01-31-41-6210	548.30
00013	1		164454	13-Jan-11	CARQUEST	HEATER FOR BACKHOE	01-31-41-6211	47.93
00205	1		SI015063	12-Jan-11	CK POWER PRODUCTS. CORP.	INDOOR GENERATOR INSERTS	01-31-41-6211	4.32
00205	1		SI014577	27-Dec-10	CK POWER PRODUCTS. CORP.	SOLENOID FOR SHOP VEHICLES	01-31-41-6211	123.05
00015	0		452701336	06-Jan-11	CINTAS	MATS FOR GARAGE	01-31-41-6212	29.46
00015	1		452704491	13-Jan-11	CINTAS CORP. #452	MATS	01-31-41-6212	29.46
00015	1		452698138	30-Dec-10	CINTAS CORP. #452	MATS FOR STREETS	01-31-41-6212	29.46
00789	0		332929	27-Dec-10	K&K SUPPLY	TARPS FOR LEAF VACUUMING	01-31-41-6212	237.00
00956	0		919622	28-Dec-10	KIRCHNER BLOCK & BRICK	CONCRETE BLOCKS FOR STOCK	01-31-41-6212	77.85
00562	0		60	10-Jan-11	TRAFFIC CONTROL COMPANY	BALLARD COVERS GARAGE DOORS	01-31-41-6212	660.00
00114	15		122710	27-Dec-10	AT&T	SPRINKLER 12015 OLIVE	01-31-41-6253	34.81
00114	15		12192010	19-Dec-10	AT&T	SPRINKLER OLIVE & 270	01-31-41-6253	90.00
00114	15	31431787531219		19-Dec-10	AT&T	SPRINKLER ST MONICAS ON OLIVE	01-31-41-6253	34.81
00114	11		011	31-Dec-10	AT&T	CELL PHONE USAGE	01-31-41-6253	130.55
00105	2	0347-000130812		25-Dec-10	JOHNNY ON THE SPOT #347	PORTA JOHNS STREET CREWS	01-31-41-6266	197.06
00010	0		876630	12-Jan-11	BRANNEKY HARDWARE	CLEANERS AT GARAGE	01-31-41-7301	5.00
00010	0		875946	28-Dec-10	BRANNEKY HARDWARE	SWITCH FOR DRILL PRESS	01-31-41-7301	7.48
00015	0		452701336	06-Jan-11	CINTAS	CLEANERS FOR GARAGE	01-31-41-7301	17.23
00015	1		452704491	13-Jan-11	CINTAS CORP. #452	CLEANING SUPPLIES	01-31-41-7301	17.23
00015	1		452698138	30-Dec-10	CINTAS CORP. #452	CLEANERS FOR STREETS	01-31-41-7301	17.23
00103	0		431061	05-Jan-11	MIDWESTERN PEST CONTROL	PEST CONTROL GARAGE	01-31-41-7301	47.50
00103	0		122710	27-Dec-10	MIDWESTERN PEST CONTROL	PEST CONTROL FOR GARAGE	01-31-41-7301	47.50
00023	1		148943	04-Jan-11	FRED WEBER, INC	COLD PATCH FOR STREET WORK	01-31-41-7305	201.40
00131	0		111765185	31-Dec-10	AIRGAS	GAS RENTAL - GARAGE	01-31-41-7307	43.34
00015	0		452701337	06-Jan-11	CINTAS	UNIFORMS - GARAGE	01-31-41-7308	40.82



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00015	1		452704492	13-Jan-11	CINTAS CORP. #452	UNIFORMS FOR GARAGE	01-31-41-7308	40.82
00015	1		452698139	30-Dec-10	CINTAS CORP. #452	UNIFORMS STREET DEPT	01-31-41-7308	40.82
00789	0		332929	27-Dec-10	K&K SUPPLY	GLOVES FOR LEAF VACUUMING	01-31-41-7308	48.00
00013	0		164344	12-Jan-11	CARQUEST	HYDRAULIC FLUID-SALT SPREADER	01-31-41-7310	310.32
00013	0		164371	11-Dec-11	CARQUEST	TOOLS-SNOWPLOW BLADES	01-31-41-7310	38.40
00013	0		164379	12-Jan-11	CARQUEST	HALOGEN BULBS-PLOW TRUCKS	01-31-41-7310	46.14
00729	1		15387246	22-Dec-10	CERTIFIED POWER, INC.	PUMP PLOW #313	01-31-41-7310	344.72
00080	0		4107-174-5	10-Jan-11	DIERBERGS	FROOD SNOW PLOW CREW	01-31-41-7310	119.82
00128	1		S2916876.001	29-Dec-10	FROST ELECTRIC	JUNCTION BOX #311	01-31-41-7310	26.17
00128	1		S2884897.002	01-Nov-10	FROST ELECTRIC	LIGHTS FOR OVER GAS PUMPS	01-3141-6212	(21.74)
00789	0		332982	28-Dec-10	K&K SUPPLY	RATCHET STRAPS SALT SPREADER	01-31-41-7310	257.00
00164	0		012276	30-Dec-10	NEW SYSTEM CARPET & BUILDING CARE LTD.	ICE MELT FOR GARAGE	01-31-41-7310	184.00
00310	0		6080453/1	11-Jan-11	REUTHER	REPAIR SNOW PLOW #309	01-31-41-7310	722.84
00310	0		5023507	12-Jan-11	REUTHER	SNOW PLOW EDGE #306	01-31-41-7310	340.00
00310	0		6080157/1	27-Dec-10	REUTHER	WIRE REPAIR #310	01-31-41-7310	116.00
00310	0		5023454	29-Dec-10	REUTHER	LIGHT RELAYS 2 TON PLOWS	01-31-41-7310	112.32
00270	1		16124	29-Dec-10	TERMINAL SUPPLY CO.	RELAYS, WIRE INSULATORS	01-31-41-7310	113.72

Sum of Invoices 7,048.82



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

HEALTH & WELFARE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00105	0	P001021	013245249	15-Dec-10	ALLIED WASTE	T	01-31-42-6214	83,131.20
00105	0	P001020	013245249	15-Dec-10	ALLIED WASTE	RECYCLING COST FOR CONDO &	01-31-42-6217	24,067.20
00114	11		312011	31-Dec-10	AT&T	CELL PHONE USAGE	01-31-42-6253	32.69

Sum of Invoices 107,231.09



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

PARKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00049	3		34738	13-Jan-11	EMPLOYMENT SOLUTIONS GROUP	TEMP HELP-STREETS	01-31-43-6207	1,066.50
00049	3		34731	06-Jan-11	EMPLOYMENT SOLUTIONS GROUP	TEMP HELP-STREETS	01-31-43-6207	2,808.00
00049	3		34721	29-Dec-10	EMPLOYMENT SOLUTIONS GROUP	TEMP HELP-STREETS	01-31-43-6207	2,214.00
00275	0		01122011	12-Jan-11	AMERENUE	RENTAL FEE-VOLLEYBALL CT	01-31-43-6212	10.00
00128	1		1	20-Dec-10	FROST ELECTRIC	LIGHT BULBS-MILLENNIUM PARK	01-31-43-6212	20.44
00128	1		2	01-Jan-11	FROST ELECTRIC	LIGHT BULBS-MILLENNIUM PARK	01-31-43-6212	245.33
00114	11		312011	31-Dec-10	AT&T	CELL PHONE USAGE	01-31-43-6253	36.53
00015	0		452701336	06-Jan-11	CINTAS	CLEANERS FOR GARAGE	01-31-43-7301	17.22
00015	1		452704491	13-Jan-11	CINTAS CORP. #452	CLEANING SUPPLIES	01-31-43-7301	17.22
00015	1		452698138	30-Dec-10	CINTAS CORP. #452	CLEANERS FOR STREETS	01-31-43-7301	17.22
00103	0		431061	05-Jan-11	MIDWESTERN PEST CONTROL	PEST CONTROL GARAGE	01-31-43-7301	47.50
00103	0		122710	27-Dec-10	MIDWESTERN PEST CONTROL	PEST CONTROL FOR GARAGE	01-31-43-7301	47.50
00015	0		452701337	06-Jan-11	CINTAS	UNIFORMS - GARAGE	01-31-43-7308	40.82
00015	1		452704492	13-Jan-11	CINTAS CORP. #452	UNIFORMS FOR GARAGE	01-31-43-7308	40.82
00015	1		452698139	30-Dec-10	CINTAS CORP. #452	UNIFORMS STREET DEPT	01-31-43-7308	40.82

Sum of Invoices 6,669.92



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01432	1	P001138	1328694290	30-Dec-10	CORPORATION	MAINTENANCE FOR GEO MEDIA SOFT	01-32-11-6202	3,060.00
01432	1	P001138	S10-0002632	29-Dec-10	CORPORATION	GEO MEDIA SOFTWARE	01-32-11-6202	13,510.75
01432	1	P001138	S10-0002632	29-Dec-10	CORPORATION	SHIPPING	01-32-11-6202	7.00
00114	11		312011	31-Dec-10	AT&T	CELL PHONE USAGE	01-32-11-6253	188.41
00303	1		10269048	29-Dec-10	MEDIA	PUBL-BOARD ADJUSTMENT 1/20	01-32-11-6260	34.80
00303	1		10268944	29-Jan-10	MEDIA	P&Z HEARING-PLAZA MOTORS	01-32-11-6260	32.48
Sum of Invoices								16,833.44



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00044	0		265992316-109	09-Jan-11	NEXTEL	INSPECTOR CELL PHONE	01-32-61-6253	292.55
00045	1		544555775001	15-Dec-10	OFFICE DEPOT	STAMPS-BLDG PLANS	01-32-61-7302	101.48
00152	3		01122011	12-Jan-11	INTERNATIONAL CODE COUNCIL	2009 INT'L PROPERTY CODE	01-32-61-7304	69.75
00009	0		01052011	05-Jan-11	BOLLS, SCOTT	MILEAGE	01-32-61-7307	493.50
00058	0		01042011	04-Jan-11	BURKE, PATRICK	MILEAGE	01-32-61-7307	226.00
00032	0		123110	31-Dec-10	UNSER, STEVE	MILEAGE-DEC	01-32-61-7307	57.50
00057	0		01032011	03-Jan-11	WOODS, DENNIS	MILEAGE	01-32-61-7307	220.50
01429	1		1953207	23-Dec-10	4IMPRINT	INSPECTOR SHIRTS & APPAREL	01-32-61-7308	357.76

Sum of Invoices

1,819.04



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/20/2011

CAPITAL IMPROVEMENTS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00188	165		011411	14-Jan-11	DONNA DIERKER	SEWER LATERAL REPAIR	02-00-00-1901	2,028.19
00209	0		115552/1	08-Oct-10	KIRKWOOD MATERIAL SUPPLY	STRAW/TOPSOIL-LADUE PATH	02-61-71-9510-11606	86.90
Sum of Invoices								2,115.09
GRAND TOTAL OF ALL INVOICES								326,392.00

AN ORDINANCE TO AMEND CHAPTER 405, THE ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI BY ADDING BUSINESS ENTERPRISE CENTER TO THE LIST OF PERMITTED USES IN THE “CB” CORE BUSINESS ZONING DISTRICT, AND ESTABLISHING DEFINITION AND PARKING REQUIREMENTS FOR SUCH USE.

WHEREAS, Chapter 405, Article VIII, Section 405.370 “CB” Core Business Zoning District, of the City Code of Ordinances does not distinguish between Business Enterprise Centers and General Offices; and,

WHEREAS, Guild Building, LLC., has requested that Business Enterprise Center be included with the list of permitted uses in the “CB” Core Business Zoning District, and establishing definition and parking requirements for such use; and,

WHEREAS, the Planning and Zoning Commission reviewed and by unanimous vote recommended approval of the subject amendments at its meeting on Monday, November 1, 2010; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these changes in the City Code, held a public hearing thereon at the Creve Coeur Government Center on December 13, 2010, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.120, *Definition of Terms* of Chapter 405, The Zoning Ordinance, of the City of Creve Coeur’s Code of Ordinances shall be amended to include a new definition for a Business Enterprise Center as follows:

Section 405.120 Definition of Terms

Business Enterprise Center: A business office center consisting only of individual, full wall enclosed, lockable, small offices with an average square footage of no more than 150 square feet per office suite, for start-up or part-time, small businesses, satellite offices, or virtual offices and related shared or common resources and services, including, but not limited to, receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, corporate record storage space, and building management, where no single tenant occupies more than 15% of the total office center. Any resource or service which is made available to the public, rather than just occupants of the office center, shall be regulated under this zoning code as a separate use.

SECTION 2: Section 405.370, “CB” Core Business District of Chapter 405, The Zoning Ordinance, of the City of Creve Coeur’s Code of Ordinances shall be amended by adding a new use, Business Enterprise Center, to Section 405.370, *Permitted Uses*, in the “CB” Core Business zoning district, and subsequent sections renumbered accordingly, as follows:

Section 405.370: “CB” Core Business District**B. Permitted Uses**

1. Class 1. *One-half (1/2) acre to one (1) acre.* The following uses are permitted on sites of one-half (1/2) acre or greater, but less than one (1) acre:
 - b. Business Enterprise Center (as defined herein)

SECTION 3: Section 405.820, *Required Off-Street Parking Spaces* of Chapter 405, The Zoning Ordinance, of the City of Creve Coeur’s Code of Ordinances shall be amended by establishing parking criteria for Business Enterprise Center and subsequent sections renumbered accordingly, as follows:

Section 405.820: Required Off-Street Parking Spaces**B. General Parking Requirements**

5. Business Enterprise Center (as defined herein): 0.85 parking spaces per 150 square feet of office suite space.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. 5282

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2010.

A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2010.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: November 1, 2010

Subject: Application #10-034 Business Enterprise Center
Sections 405.120 Definition of Terms, 405.370 "CB" Core Business District, Section 405.820.B General Parking Requirements

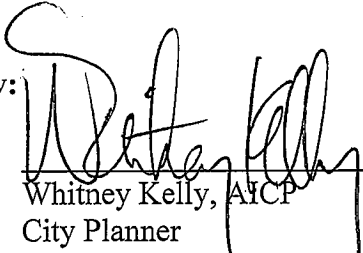
Location: "CB" Core Business District

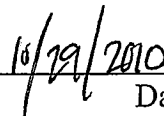
Requested Action: Approval of Business Enterprise Center as a permitted use within the "CB" Core Business District, and parking requirements of such centers under Required Off-Street Parking Spaces

Applicant: Guild Building, L.L.C.
Arthur Loomstein, Manager
1065 Executive Parkway, Suite 210
St. Louis, MO 63141

Representative: Stephen L. Kling, Jr.
Jenkins & Kling, P.C.
150 North Meramec Ave., Suite 400
St. Louis, MO 63105

Report Prepared by:


Whitney Kelly, AICP
City Planner


Date

Attached: Applicant's Materials, received October 1, 2010 and October 25, 2010
Draft Ordinance

INTRODUCTION

The owners of 11628 Old Ballas Road have submitted a request for a text amendment to allow use of the property as a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices. The applicants believe that this use is unique, beyond the general use of an office space, and as such requires less parking than the City of Creve Coeur's Zoning Code requires for general office. Therefore, the applicant is also seeking a change to the off-street parking requirements; the current parking available on site conforms to the requested regulation.

DISCUSSION

The property at 11628 Old Ballas Road is a 19,700 square foot building within the "CB" Core Business District, with 49 parking spaces available on site. The property was originally developed in 1975 and most recently was a medical rehabilitation facility. The applicant is proposing to remodel the existing building to include 53 office suites, a reception area, a work station area, a coffee area, a conference room and workout facilities.

The City of Creve Coeur's Zoning Code provides the requirements for calculating the amount of parking for general offices in Section 405.820:

Section 405.820.B. General Parking Requirements

4. General offices including professional, governmental or institutional except as specifically enumerated in this Article: For buildings less than fifteen thousand (15,000) square feet, four (4) stalls per one thousand (1,000) square feet of gross leasable floor area. For buildings greater than fifteen thousand (15,000) square feet, three and three-tenths (3.3) stalls per one thousand (1,000) square feet of gross leasable floor area.

Under the current classification for the use of professional offices, the parking requirement on site would be 66 parking spaces. Most business incubator centers generally locate within existing office developments where a similar quantity of parking is provided.

The applicant believes that the unique nature of an enterprise center offer characteristics that are different from other offices, and as such generates less parking than that required for general office. Therefore the applicant is proposing a new use to be defined as a "Business Enterprise Center". The applicant is further proposing the following definition to be included in Section 405.120, Definition of Terms:

Business Enterprise Center: A site whose predominant use is a business office center with individual, full wall enclosed small offices for start-up or part-time, small businesses, satellite offices, or virtual offices for which shared or common resources and services are available, including, but not limited to, receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, and corporate record storage space.

Business Enterprise Center would then be inserted as a permitted use within the "CB" Core Business District under Section 405.370. B. Permitted Uses: (1.) Class 1. *One-half (1/2) acre to one (1) acre*, 405.370.B (2.) *Class 2 One (1) acre or greater*.

To support their proposal, the applicant has also submitted a parking study by Crawford, Bunte, Brammeier Traffic and Transportation Engineers to review the parking demand of three similar business enterprise centers in the Saint Louis metro area. Based on this study, the applicant is seeking to reduce the off-street parking requirements from a general office to create a new standard of 0.85 parking spaces per office suite within the Business Enterprise Center. Thus the proposed Business Enterprise Center on Old Ballas Road would require a total of 46 parking spaces (53 office suites x 0.85= 45.05). A total of 49 parking spaces are available on site.

The applicant has attempted to narrow the definition of Business Enterprise Center by describing the offices simply as "small." Staff proposes amending the definition to include a maximum average square footage to the "small offices." This would provide specific guidance for plan review and to help distinguish this use and general office use without the need for Planning and Zoning Commission review of every application. Staff proposes such square footage to read as:

Business Enterprise Center: A site whose predominant use is a business office center with individual, full wall enclosed, lockable, small offices with an average square footage of no more than 150 square feet per office, for start-up or part-time, small businesses, satellite offices, or virtual offices and for which shared or common resources and services are available, including, but not limited to, receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, and corporate record storage space.

If the Planning Commission is not comfortable with either option, Staff recommends listing the use as a conditional use. The draft ordinance reflects staff suggestion above. If Commission members wish to move the use to the Conditional Uses within the "CB" District, or use the applicant's suggested wording, the Commission should vote on a motion to amend the draft ordinance accordingly.

CONCLUSION AND ACTION

If the Commission members believe that a Business Enterprise Center, as defined above, is a distinct enough of a use beyond that of a general office and, as such, generates less demand for parking than the City of Creve Coeur Zoning Code requires, then they should vote on a recommendation to the City Council of the draft text amendment.

However, if the Commission members determine that the proposed use does not offer distinct characteristics beyond that of a general office enough to create a new category, then the applicant has the option to reduce the amount of office suites and increase the amount of common space square footage to meet the current parking calculation requirements as provided for general offices.

MOTION

The following is an example of a motion for this application:

"I move to recommend approval of the draft text amendment ordinance attached to the staff report on application #10-034, dated November 1, 2010." (Amendments should be made by prior motion)

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

File # _____

Planning and Zoning Commission Agenda Application
City of Creve Coeur, Missouri

Title of Project: Shared Services Business Enterprise Center

Location of Project: 11628 Old Ballas Road **Locator #** 170341121

Subject for Agenda: 11628 Old Ballas Road Minor Site Plan Approval

REPRESENTATIVE: **Name** Stephen L. Kling, Jr.

Company Jenkins & Kling, P.C.

Address 150 North Meramec Avenue, Suite 400

St. Louis, Mo 63105

Telephone # (314) 721-2525 **Fax #** (314) 721-5525

Email skling@jenkinskling.com

Additional Contact: Jennifer E. Beasley, jbeasley@jenkinskling.com

OWNER: **Name** Guild Building, L.L.C., Arthur Loomstein, Manager

Address 1065 Executive Parkway, Suite 210

St. Louis, Mo 63141

Telephone # (314) 579-9955x204 **Fax #** (314) 579-9661

APPLICANT:

Architect ____ **Engineer** ____ **Contractor** ____ **Agent** ____ **Owner** ☒

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, November 1, 2010.

Signature 

Title Representative

Date September 30, 2010

SUBMITTAL CHECKLIST

- _____ P&Z Agenda Application
- _____ Fees Paid
- _____ Site Development Plan
- _____ Landscape Plan
- _____ Architectural Elevations
- _____ Lighting Plan
- _____ Tree Preservation Plan



city
of

CREVE COEUR

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www.creve-coeur.org

PLANNING AND ZONING COMMISSION AGENDA APPLICATION TEXT AMENDMENT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Guild Building, L.L.C.	Stephen L. Kling, Jr.
<i>Name</i>	<i>Name</i>
Arthur Loomstein, Manager	Jenkins & Kling, P.C.
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
1065 Executive Parkway, Suite 210	150 North Meramec Ave., Suite 400
<i>Address</i>	<i>Address</i>
St. Louis, Mo 63141	St. Louis, Mo 63105
<i>Address</i>	<i>Address</i>
Telephone # (314) 579-9955 ext. 204	Telephone # (314) 721-2525
Fax # (314) 579-9661	Fax # (314) 721-5525
Email: aloomstein@centercoprop.com	Email: skling@jenkinskling.com

Applicant's Status (Indicate one):

_____ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
 _____ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, November 1, 2010.


Applicant's Signature


Date


Applicant's Representative's Signature


Date

Description of Request (attach additional sheets as needed): See Exhibit "A" Attached

Affected Section(s) of the Zoning or Subdivision Code: 405.120; 405.370(B); 405.800

Proposed Ordinance Language (attach additional sheets as needed): See Exhibit "A" Attached

Office Use Only	
Proposed Ordinance Language	Received By:
Fees Paid	Date:
Written Justification	

EXHIBIT A

To Application for Text Amendment

Description of Request:

The applicant is interested in marketing a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices. Unlike a professional office, such use would offer shared services, including a shared receptionist and office equipment, and part-time rental options. Under the current language of the Core Business District, (see section 405.370) such use is not a specific permitted use. Moreover, appropriate parking standards for this use are not addressed.

The applicant owns property at 11628 Old Ballas Road, which has been unoccupied since the former tenant moved the location of their therapy services. The applicant has extensive experience in managing commercial properties and has done a significant amount research of this use in other locations and believes such a use will be successful in Creve Coeur. Such use is relatively new to the Midwest, but has become popular elsewhere in affluent, established areas. There currently are no similar properties within the City. This proposed use offers many business opportunities to retirees, young business professionals, and large corporations who want a presence in the city. Studies of the comparable sites in the metropolitan area by Crawford, Bunte, Brammeier have established lower traffic and parking usage over that of a traditional office building, which is beneficial to the City's goal of lessening traffic congestion. A copy of such report is attached hereto and incorporated as if set forth fully herein.

Accordingly, the applicant requests an amendment to section 405.120 (Definition of Terms) to add a definition for a Shared Services Business Enterprise Center, an amendment to section 405.370(B) (Permitted Uses in "CB" Core Business District) to allow a Shared Services Business Enterprise Center as a permitted use, and an amendment to Section 405.800 (General Provisions) to create a parking standard for the Shared Services Business Enterprise Center that reflects the lower parking needs of such use.

Proposed Ordinance Language:

(1) The applicant proposes that section 405.120 (Definition of Terms) be amended as indicated by the following redlined language:

Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in the following clauses for the purposes of this Chapter. Words and phrases which are not defined shall be given their usual meaning except where the context clearly indicates a different or specific meaning.

...

SHARED SERVICES BUSINESS ENTERPRISE CENTER: A site whose predominant use is a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices for which shared or common resources and services are available, including, but not

limited to, receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, and corporate record storage space, and by virtue of the nature of such use, requires less parking than a traditional office building.

...

(2) The applicant proposes that section 405.370(B) (Permitted Uses in "CB" Core Business District) be amended as indicated by the following redlined language:

B. *Permitted Uses.* Structures or land in the "CB" Core Business District may be used only for the purposes enumerated in this Subsection and are subject to the provisions and limitations of [Section 405.210](#) and to all of the other provisions and limitations of this Chapter and of other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri. Within the "CB" District, permitted uses are prescribed for different classes of sites based on site size.

1. *Class 1. One-half (½) acre to one (1) acre.* The following uses are permitted on sites of one-half (½) acre or greater, but less than one (1) acre:

a. Professional offices occupying former single-family residences converted to office use as provided for herein, provided that the criteria described in [Section 405.450\(E\)](#) of this Chapter are satisfied and said use is in conformance with the land use, phasing and public improvement elements of the adopted development plan for the central core and, further provided, that a site development plan is submitted and approved for the conversion of the residential structure in accordance with the procedures provided in [Section 405.1080](#).

b. Shared Services Business Enterprise Center.

2. *Class 2. One (1) acre or greater.* The following uses are permitted to occupy all or part of a planned development on sites of one (1) acre or greater under single ownership provided that a site concept and site development plan is submitted and approved for the use and development of the total site in accordance with the procedures provided in [Section 405.1080](#).

a. All uses permitted on Class 1 sites.

...

(3) The applicant proposes that section 405.800 (General Provisions) be amended as indicated by inserting the following redlined language:

I. *Shared Services Business Enterprise Center Variance.* For a Shared Services Business Enterprise Center in the event the following conditions are met to the satisfaction of the Planning and Zoning Commission:

1. The proposed use is a Shared Services Business Enterprise Center.

2. The site development plan submitted to and approved by the Planning and Zoning Commission in accordance with Section 405.810 or Section 405.1080 indicates that the use is a Shared Services Business Enterprise Center.

3. In no event shall the parking be less than 0.85 parking spaces per suite.

September 15, 2010

Mr. Arthur Loomstein
Guild Building, LLC
c/o Centerco Properties, LLC
1065 Executive Parkway, Suite 210
St. Louis, Missouri 63141

RE: Parking Study
Shared Services Business Enterprise Center - 11628 Old Ballas Road
Creve Coeur, Missouri
CBB Job No. 102-10

Dear Mr. Loomstein:

In accordance with your request, Crawford, Bunte, Brammeier has evaluated the parking characteristics of the proposed Shared Services Business Enterprise Center. The proposed site is located at 11628 Old Ballas Road in Creve Coeur, Missouri. The building was previously occupied as a medical rehabilitation facility by Missouri Baptist Hospital. The existing building is approximately 19,700 square feet and has 49 parking spaces. The proposed Business Enterprise Center will include approximately 53 offices, a reception area, a work station area, a coffee area, a conference room and a workout room. An aerial view of the existing property is shown in **Figure 1**.



Figure 1: Aerial View of 11628 Old Ballas Road Property

Based on the City of Creve Coeur's zoning map, the property is currently zoned CB which requires one parking space per 300 square feet of floor area which would translate to a requirement of 65 parking spaces for the proposed Business Enterprise Center. However, Shared Services Business Enterprise Centers often require less parking than a typical office building.

A Shared Services Business Enterprise Center is defined as a site whose predominant use is a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices for which shared or common resources and services are available, including, but not limited to, receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, and corporate record storage space, and by virtue of the nature of such use, requires less parking than a traditional office building.

Thus, the purpose of this study was to evaluate more specific parking requirements for the Shared Services Business Enterprise Center land use and to determine an appropriate parking requirement for the use. The recommendations were made based on actual parking demand data for three similar sites. The three similar sites evaluated are as follows:

- Plaza Executive Suites – 17295 Chesterfield Airport Road, Chesterfield, MO
- Cargo Bay – 7220 N Lindbergh Boulevard, Hazelwood, MO
- Corporate Square – 1033 Corporate Square Drive, St. Louis, MO

All three sites were consistent with the proposed use, in that, the buildings offer small individual offices for lease and have shared services such as a receptionist, conference rooms, office equipment, administrative facilities, copy services, etc. A representative from each site was contacted to verify the total number of office suites for lease and the actual number of suites leased at the time of the parking data collection.

In order to quantify the existing parking demands for the three similar sites, parking counts were conducted on a typical weekday from approximately 9:00 a.m. to 3:00 p.m. which is generally considered to be the peak parking demand period for an office-type use. These counts determined the number of occupied spaces on approximate half-hour intervals during the study period. The results of the parking surveys are summarized in **Table 1**.

Table 1 Similar Shared Services Business Centers Existing Weekday Parking Demand					
Site	# of Suites Available for Lease	# of Suites Actually Leased	Average Parking Demand	Peak Parking Demand	Peak Parking Demand per Leased Suite Ratio
Site #1 Plaza Executive Suites	78 Suites Total	70 Leased	35 Vehicles	39 Vehicles at 2:00 p.m.	0.56 parking spaces occupied per leased suite
Site #2 Cargo Bay	48 Suites Total	47 Leased	38 Vehicles	40 Vehicles at 12:00 & 3:00 p.m.	0.85 parking spaces occupied per leased suite
Site #3 Corporate Square	28 Suites Total	16 Leased	10 Vehicles	13 Vehicles at 2:30 p.m.	0.81 parking spaces occupied per leased suite

As shown in Table 1, the peak parking demand ranged from 0.56 to 0.85 occupied parking spaces per leased suite with an average peak parking demand of 0.74 occupied parking spaces per leased suite.

It is commonly accepted that parking facilities operating at or below 80% to 90% of their capacity allow adequate circulation and parking turnover and do not appear full to users. In fact, it has been suggested by the Urban Land Institute that a parking system achieves optimum efficiency at about 80% for larger areas and 90% for smaller areas. An appropriate level of excess capacity is desirable to allow for operating fluctuations and vehicle maneuvers.

Therefore, based on the average peak parking demand of 0.74 occupied parking spaces per leased suite and a 15% surplus to allow for operating fluctuations and vehicle maneuvers, it is recommended that the Shared Services Business Enterprise Center land use require a parking supply of 0.85 parking spaces per suite.

Based on the above recommendation, the proposed Shared Services Business Enterprise Center at 11628 Old Ballas Road would require a parking supply of 46 parking spaces (53 office suites * 0.85 spaces per suite = 45.05 parking spaces). As stated previously, the existing building has 49 parking spaces which exceeds the recommended number of 46 parking spaces, and as such, would provide adequate parking with no additional parking spaces required.

We trust that this parking assessment will assist the City in their decision regarding the parking requirements for the proposed Shared Services Business Enterprise Center land use. Should you have any questions or require additional information please contact our offices.

Sincerely,

A handwritten signature in black ink that reads "Shawn White". The signature is written in a cursive, flowing style.

Shawn Lerai White, P.E., PTOE
Senior Traffic Engineer

EXHIBIT A

To Application for Text Amendment

Description of Request:

The applicant is interested in marketing a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices. Unlike a professional office, such use would offer shared services, including a shared receptionist and office equipment, and part-time rental options. Under the current language of the Core Business District, (see section 405.370) such use is not a specific permitted use. Moreover, appropriate parking standards for this use are not addressed.

The applicant owns property at 11628 Old Ballas Road, which has been unoccupied since the former tenant moved the location of their therapy services. The applicant has extensive experience in managing commercial properties and has done a significant amount research of this use in other locations and believes such a use will be successful in Creve Coeur. Such use is relatively new to the Midwest, but has become popular elsewhere in affluent, established areas. There currently are no similar properties within the City. This proposed use offers many business opportunities to retirees, young business professionals, and large corporations who want a presence in the city. Studies of the comparable sites in the metropolitan area by Crawford, Bunte, Brammeier have established lower traffic and parking usage over that of a traditional office building, which is beneficial to the City's goal of lessening traffic congestion. A copy of such report is attached hereto and incorporated as if set forth fully herein.

Accordingly, the applicant requests an amendment to section 405.120 (Definition of Terms) to add a definition for a Business Enterprise Center, an amendment to section 405.370(B) (Permitted Uses in "CB" Core Business District) to allow a Business Enterprise Center as a permitted use, and an amendment to Section 405.820(B) (General Parking Requirements) to create a parking standard for the Business Enterprise Center that reflects the lower parking needs of such use.

Proposed Ordinance Language:

(1) The applicant proposes that section 405.120 (Definition of Terms) be amended as indicated by the following redlined language:

Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in the following clauses for the purposes of this Chapter. Words and phrases which are not defined shall be given their usual meaning except where the context clearly indicates a different or specific meaning.

...

BUSINESS ENTERPRISE CENTER: A site whose predominant use is a business office center for start-up or part-time, small businesses, satellite offices, or virtual offices for which shared or common resources and services are available, including, but not limited to,

receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, and corporate record storage space.

...

(2) The applicant proposes that section 405.370(B) (Permitted Uses in "CB" Core Business District) be amended as indicated by the following redlined language:

B. *Permitted Uses.* Structures or land in the "CB" Core Business District may be used only for the purposes enumerated in this Subsection and are subject to the provisions and limitations of [Section 405.210](#) and to all of the other provisions and limitations of this Chapter and of other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri. Within the "CB" District, permitted uses are prescribed for different classes of sites based on site size.

1. *Class 1. One-half (½) acre to one (1) acre.* The following uses are permitted on sites of one-half (½) acre or greater, but less than one (1) acre:

a. Professional offices occupying former single-family residences converted to office use as provided for herein, provided that the criteria described in [Section 405.450\(E\)](#) of this Chapter are satisfied and said use is in conformance with the land use, phasing and public improvement elements of the adopted development plan for the central core and, further provided, that a site development plan is submitted and approved for the conversion of the residential structure in accordance with the procedures provided in [Section 405.1080](#).

b. Business Enterprise Center.

2. *Class 2. One (1) acre or greater.* The following uses are permitted to occupy all or part of a planned development on sites of one (1) acre or greater under single ownership provided that a site concept and site development plan is submitted and approved for the use and development of the total site in accordance with the procedures provided in [Section 405.1080](#).

a. All uses permitted on Class 1 sites.

...

(3) The applicant proposes that section 405.820(B) (General Parking Requirements) be amended as indicated by inserting the following redlined language:

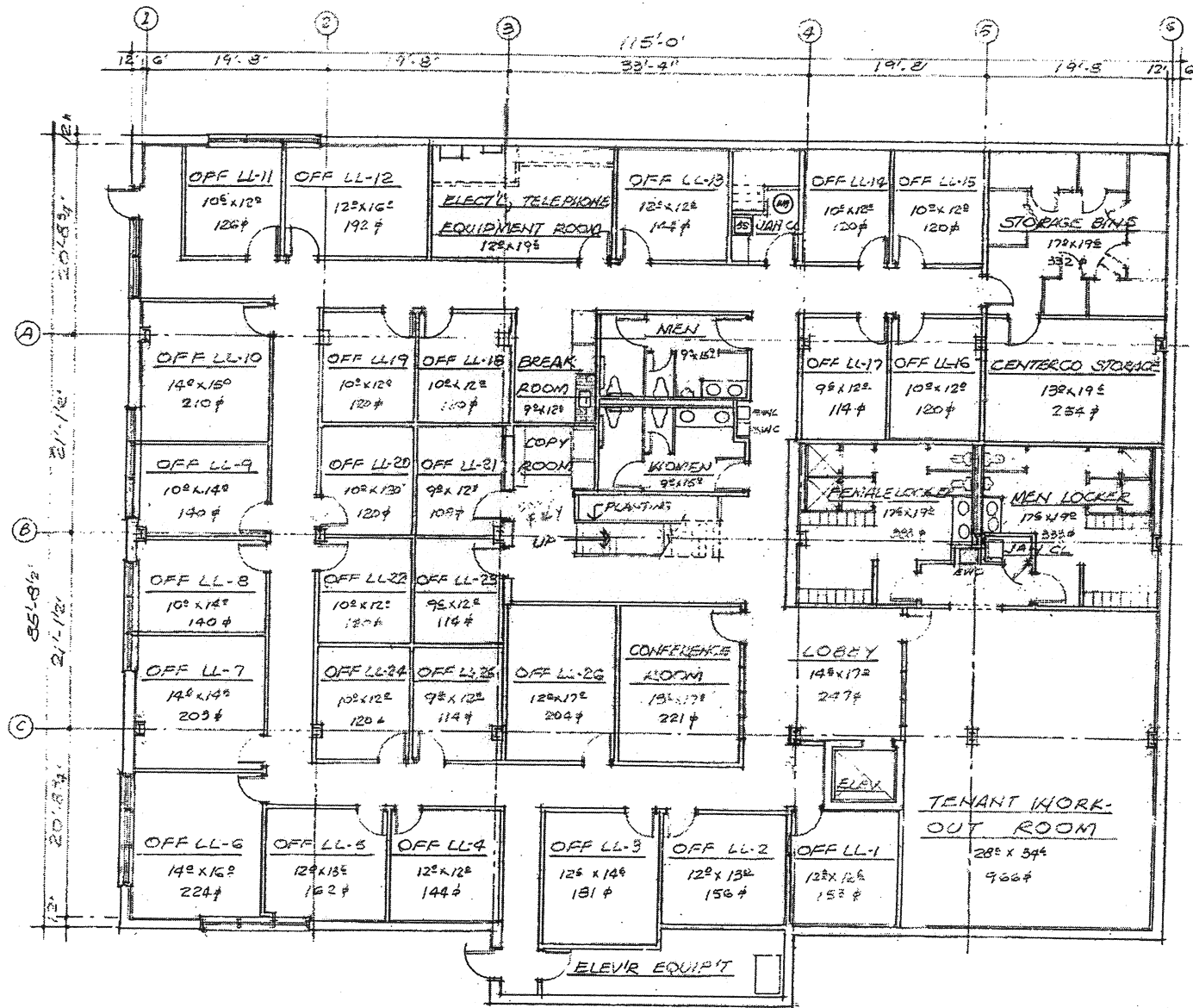
B. *General Parking Requirements*

(5). Business Enterprise Center. For a Business Enterprise Center in the event the following conditions are met to the satisfaction of the Planning and Zoning Commission:

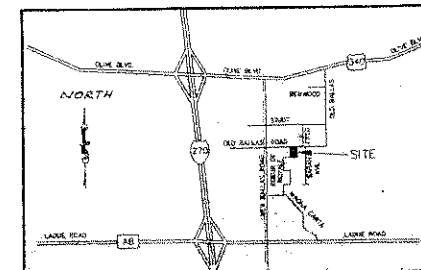
1. The proposed use is a Business Enterprise Center.

2. The site development plan submitted to and approved by the Planning and Zoning Commission in accordance with Section 405.810 or Section 405.1080 indicates that the use is a Business Enterprise Center.

3. In no event shall the parking be less than 0.85 parking spaces per suite.



BUILDING ALTERATION		
11628 OLD BALLS ROAD		
CREEVE CO. ST. LOUIS, MISSOURI 63142		
CENTERCO PROPERTIES - OWNER		
JACK H. TYLER - ARCHITECT		
DATE DRAWN	PROJECT NO.	SHEET
11-1-10		OF 2

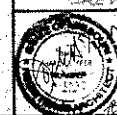
[illegible]

LOCATION PLAN
1-1000'

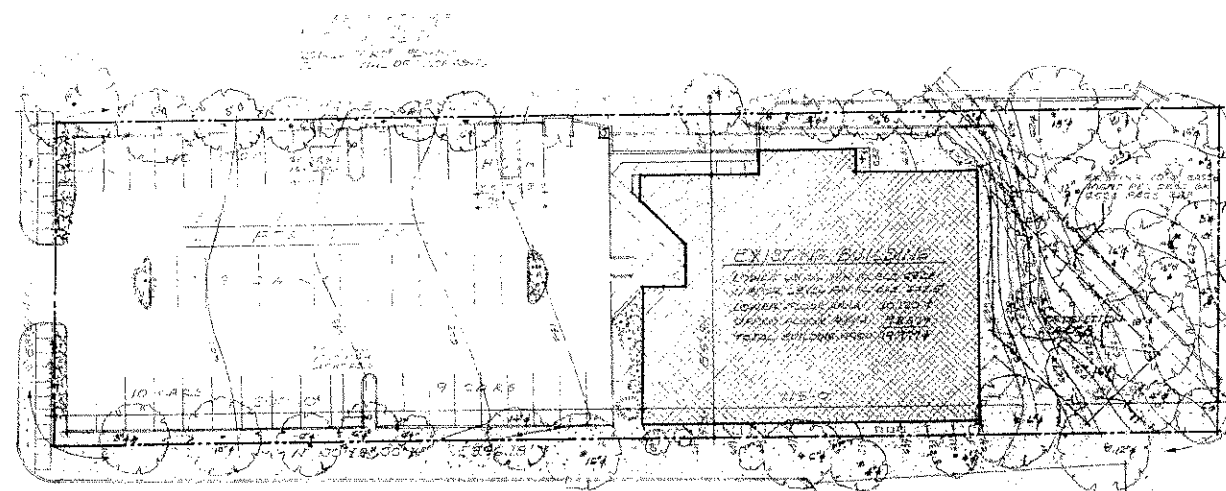
1. THE ZONING CLASS, FACTOR FOR THE PROPERTY IS
2. 100% BUILDING FOOTPRINT
3. THE USE GROUP FOR THE BUILDING IS "B"
4. THE BUILDING CONSTRUCTION TYPE IS "A"
5. THE TOTAL BUILDING AREA IS 19,977 SQ. FT.
6. MAXIMUM BUILDING HEIGHT IS 15'-0"
7. THE TOTAL LOT IS 1.23 ACRES = 45,321 SQ. FT.
8. NON-ABSORPTION AREA CALCULATIONS ARE AS FOLLOWS:
BUILDING FOOTPRINT (257'x115') 9,257 SQ. FT.
PARKING LOT PAVED AREA 18,000 SQ. FT.
NORTH SIDE DRIVE 1,657 SQ. FT.
SOUTH SIDE CONCRETE WALK 200 SQ. FT.
(TOTAL NON-ABSORPTION AREA) 29,114 SQ. FT.
9. LOT AREA 45,321 SQ. FT.
LESS NON-ABSORPTION AREA - 29,114 SQ. FT.
TOTAL ABSORPTION AREA 16,207 SQ. FT.
10. FLOOD AREA RATIO $(16,207 / 45,321) = 35.76\%$
11. PARKING LOT AREA RATIO $(18,000 / 45,321) = 39.72\%$
12. GREEN AREA RATIO $(15,597 / 45,321) = 34.41\%$
13. EXISTING & PROPOSED PARKING SPACES IS 49 SPACES
14. THE OCCUPANCY LOAD IS 200 (BASED ON 1990 CODE)
15. THE EXISTING BUILDING WILL BE CONVERTED FROM THE
EXISTING USE OF A HEALTH REHABILITATION CENTER TO
THAT OF A SERIES OF SMALL CHURCHES.
16. THE CONTINGENCY FOR THE CHURCHES WITH THE
REQUIREMENTS OF THE 2000 INTERNATIONAL
BUILDING CODE
17. THE SITE COVERAGE PERCENTAGE IS 64.4%

<u>OWNERS CONTACT PERSON</u>	<u>ARCHITECT</u>
<u>CENTERCO PROPERTIES INC</u>	<u>DAVE H. TYNER</u>
877 WEST 2535th BLANCHARD	7730 CARRONDELLOT AVE
1065 ELECTRIC HIGHWAY SUITE 22	CLAYTON, MO. 63108
ST LOUIS, MISSOURI 63111	314-724-5274
314-574-9965 EXT 208	

OFFICE BUILDING ALTERATION
11425 OLD BELLAS ROAD
DUNN COAST BRITISH COLUMBIA



CENTERCO PROPERTIES-CANINE		
JACK H TYRER - ARCHITECT		
JOHN ZIMMONT - LANDSCAPE ARCHITECT		
DATE DRAWN 9-25-10	PROJECT NO.	SHEET OF 1
SITE PLAN		



0172 8001
170 230'
NORTH  NEAR ON GATE 59 212' x 47' 1821

OK - 7-14-68
FBI -
100-330-22-203-3-17
ON 7-14-68 (FBI FILE)
RESIDENTIAL DEPT. OF JUSTICE

NORTH 

4425 5th Ave SE, 58 3542, 479-531



Stephen L. Kling, Jr.
Email skling@jenkinskling.com

Admitted to Practice in
Missouri

October 25, 2010

Via U.S. First-Class Mail

Mr. Paul Langdon
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

RE: *Text Amendment and Planning and Zoning Commission Agenda Applications-
11628 Old Ballas Road*

Dear Paul:

We represent Guild Building, L.L.C., which is the applicant in the above referenced applications and the owner of property located at 11628 Old Ballas Road in Creve Coeur, Missouri.

Pursuant to our office's conversations with the planning office of Creve Coeur, the applicant confirmed the fitness center on the lower level of 11628 Old Ballas Road is strictly for the use of tenants in the building. As such, it will not affect the parking recommendations for 11628 Old Ballas Road contained in the study by Crawford, Bunte, Brammeier.

The applicant is also agreeable to the changes suggested by Creve Coeur regarding the proposed text of the new amendment. The name of the proposed use shall be changed to "Business Enterprise Center", the proposed parking requirements shall be moved from Section 405.800 to Section 405.820(b)(5), and the text of the definition shall delete the reference to parking.

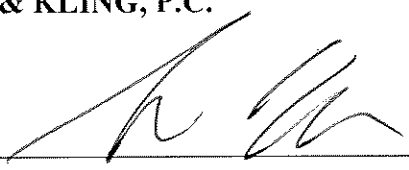
Enclosed please find a revised version of Exhibit A to the application for text amendment reflecting these changes.

Please contact me with any questions or concerns.

Mr. Paul Langdon
October 25, 2010
Page 2

Sincerely,

JENKINS & KLING, P.C.

By: 
Stephen L. Kling, Jr.

cc: Mr. Arthur Loomstein

November 2, 2010

Mayor Harold Dielmann
City Council Members
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: Business Enterprise Center
Application #10-034

Honorable Mayor and City Council Members:

The Planning and Zoning Commission, at its meeting of November 1, 2010, reviewed the request of Stephen Kling, Jr., representing Guild Building, L.L.C., Arthur Loomstein, Manager, for approval of a text amendment to allow a new use known as a Business Enterprise Center with the condition that it include small business management offices and no more than 15 percent of the units may be utilized by a single tenant.

By unanimous vote, the P&Z Commission recommends approval of the amended draft text amendment ordinance.

The public hearing is tentatively scheduled for December 13, 2010.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:pr

cc:	M.C. Perkins, City Administrator	
	Carl Lumley, City Attorney	B. Holmes
	J. Heines, Director of Public Works	D. Woods
	G. Eidman, Chief of Police	P. Burke
	A. Oestereich, Fire Marshal	
	S. Unser, Chief Building Official	
	G. Seifried, Project Manager	

**MINUTES OF A REGULAR MEETING
PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI
November 1, 2010**

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, November 1, 2010, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. Barry Glantz
 Dr. Scott Saunders
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Mr. James Heines, Director of Public Works
 Ms. Whitney Kelly, City Planner
 Ms. Pat Rosenblatt, Recording Secretary

6. NEW BUSINESS

10-034 Business Enterprise Center

10-034 Business Enterprise Center

Mr. Stephen Kling, Jr., attorney at Jenkins & Kling, represented Guild Building, L.L.C. in a request for approval of a text amendment to allow Business Enterprise Center as a permitted use to be located at 11628 Old Ballas Road, within the “CB” Core Business District. Also requested is a change to the off-street parking requirements specific to the proposed use.

Mr. Kling explained that this text amendment would allow a center with small, individual offices to be used on a part-time basis, with a shared receptionist, work stations, conference rooms, support systems, and a small training room. Mr. Loomstein, principal of Guild Building, has observed these uses on the east and west coasts and feels they would be very successful here being used by retirees and individuals wanting to project a professional appearance. A new parking requirement has also been proposed, with Crawford, Bunte, Brammeier being hired to do a parking study. Mr. Kling stated the second application, if the text amendment is approved, is for a minor site plan approval to allow this particular use at this location.

Mr. Eberhardt pointed out that staff recommended a further definition that would require each small office to be no more than an average of 150 square feet. Mr. Kling also alluded to a slightly modified plan reducing the number of offices from 53 to 52 and stated general agreement with the 150 square foot average.

Mr. Arthur Loomstein, 13032 Pembroke Valley Court in Town and Country, explained the usage is for one-person offices operating on a part-time basis. Mr. Lumley stated he had discussed with Mr. Kling the concern he has with the language about “predominate use” and suggested saying “business office center” in the definition and deleting the phrase about predominate use while including “building management” as one of the additional functions. Mr. Loomstein had no problem with the suggestion.

Mr. Caldwell asked if there would be a need for any revisions in the text to determine the business license fees for the occupants of these offices. Mr. Lumley responded by saying they would each be subject to the minimum fee.

Ms. Whitney Kelly, City Planner, pointed out that the building consists of 19,700 square feet in the Core Business District, with 49 available parking spaces. If it were operated under the current code requirements as a general professional office, 66 parking spaces would be required. She stated it is important to have the definition distinct enough to designate this one property as being different from any other general office building. Ms. Kelly noted that there is no provision for overflow parking should more than 85 percent of the leased spaces have clients show up at one time. She expressed concern that any office development could say they also offer these shared services in conjunction with other professional offices and questioned if this would allow for over use and not provide enough parking in other locations. Discussion followed.

Mr. Eberhardt made a motion to amend the proposed ordinance by adding the average floor area limitation suggested by Staff but deleting the word “predominant” and inserting, as Mr. Lumley has suggested, that the additional use would be for a small business management office and that, as a compromise, not more than 15 percent of the space would be utilized by a single tenant. Dr. Saunders seconded the motion, which unanimously carried.

Mr. Eberhardt moved to recommend approval of the draft text amendment ordinance attached to the staff report on Application #10-034 dated November 1, 2010, subject to the amendment previously adopted. Mr. Glantz seconded the motion, which unanimously carried.

Mr. Kling pointed out that the site plan has been slightly reduced from 53 to 52 offices. Mr. Langdon stated if the Commission makes a motion on the site plan tonight, it will have to be conditioned on the ultimate approval of the text amendment by City Council.

Mr. Eberhardt moved to approve the site development plan, as amended, to reduce the number of offices from 53 to 52, subject to the previous amendment of the text amendment being approved by City Council. Dr. Saunders seconded the motion, which unanimously carried.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:56 p.m.

Timothy Madden, Chair

Pat Rosenblatt, Secretary

CENTERCO

January 14, 2011

Via E-Mail to txrobt@aol.com
and U.S. First Class Mail

Board of Directors
Coeur De Royale Condominium Association
551 Coeur De Royale
Creve Coeur, Missouri 63141

RE: *11628 Old Ballas Road Proposed Zoning Text Amendment to the Core Business Zoning District to allow a Business Enterprise Center*

Dear Board Members:

Thank you for discussing this matter with us after the City Council meeting on Monday, January 10th. We are interested in working with the Board to find reasonable compromises to its parking concerns. Please understand that in requesting that a "business enterprise center" be an additional allowed use under the existing Core Business Zoning District for our property, we specifically sought to develop a use that has fewer parking needs and fewer on-site personnel and patrons than the previous therapeutic center or a general office building. In developing the currently vacant building we also plan on making landscape and aesthetic improvements in connection with introducing this new, less-intensive business use to Creve Coeur.

To confirm that parking will be adequate, we engaged traffic engineers Crawford, Bunte, Brammeier, the premier traffic engineering firm in St. Louis, to study other business enterprise center sites and develop a parking standard. To develop this standard the traffic engineers measured the parking at the peak usage times on the other sites, including all parking for staff, tenants, and guests. The report showed a peak parking demand of 0.74 parking spaces per leased suite which would support 66 offices with our current parking. An additional 15% of cushion was added for any unexpected or rare increased parking to arrive at the current proposed 0.85 parking spaces per suite. The traffic study required a parking supply of 46 spaces for our proposed development plan. The site currently has 49 spaces.

Note also that of the building's approximately 18,864 interior (rentable) square feet, 10,486 square feet is not rented out and is common space devoted to shared office equipment, a fitness center for tenants, changing rooms, corridor space, and a shared reception and lobby area. This large amount of common area makes our proposed development operate only at 44% efficiency, meaning



we are only leasing 44% of the available space. Normal office buildings operate with at least 75-80% efficiency and the Creve Coeur Parking Code assumes a general office building leases 85% of the floor area. If the Creve Coeur Code requirement of 3.3 parking spaces per 1,000 square feet of leasable floor area for general business parking was applied to the 8,378 square feet of actual rentable office space in the proposed plan, only 28 spaces would be required for the building. The issue with the Code as it is currently written is that the Code does not account for a building with as much area devoted to common tenant use as the proposed plan.

Cutting down the number of available suites would decrease the number of alternate rental options available to prospective tenants which cuts into the economic viability of the development. The Planning and Zoning Commission and City Council imposed compromise measures on the development, including limiting the office size to an average not greater than 150 square feet and prohibited retail uses. It is not economically viable to further reduce the number of office suites available. Please keep in mind, however, that in reality rarely will the building operate at 100% occupancy, especially given the short-term nature of the leases and the nature of the type of clientele.

To address your concerns and help prevent any overflow parking onto the Coeur De Royale Condominium property, we would be willing to implement the following:

- (1) Parking signs will be placed on the property at 11628 Old Ballas Road stating that all tenants and invitees of the building must park in this lot and all violators will be towed.
- (2) Guild Building will pay for and install two signs to be placed at the discretion of the Condominium Association on Coeur de Royale Drive or condominium property stating parking is restricted to the condominium development and violators will be towed.
- (3) Guild Building will individually notify all new tenants that they must park in the building lot and not on neighboring property or driveways.
- (4) Guild Building will place a sign in the entrance lobby of the building stating that all tenants and guests must park in the building lot and all violators will be towed.
- (5) Guild Building will keep a list of tenant vehicle license plate numbers and have a sign-in sheet for all guests of the building, which will require license plate information. Guild Building will agree to share this information with Creve Coeur police in connection with any complaints or violations to aid in ticketing and monitoring by the police. The property will have on-site management which will assist in monitoring the parking situation and cooperating with the Creve Coeur police.
- (6) Guild Building will remind guests upon signing in, that they must park in the building lot. The sign-in sheet will include similar language in bold print.

Coeur de Royale Condominium Association
January 14, 2011
Page 3

(7) Guild Building will include a provision in its lease allowing the lease to be terminated if a tenant violates the parking restrictions and will do so upon documented repeat offenses.

We would ask that you review these measures at your earliest convenience in the hope that these plans meet your needs. Please contact me with any comments, questions or concerns.

Sincerely,

Guild Building, L.L.C.

By: Debi Blanchard
Debi Blanchard

cc: Mr. Arthur Loomstein
Stephen L. Kling, Jr., Esq.
Mr. Paul Langdon

From: [Langdon, Paul](#)
To: [Kelly, Whitney](#)
Subject: FW: Building 11628 Old Ballas
Date: Tuesday, January 18, 2011 5:07:52 PM

Response...

From: TXROBT@aol.com [mailto:TXROBT@aol.com]
Sent: Monday, January 17, 2011 8:56 PM
To: dblanchard@centercoprop.com; aloomstein@centercoprop.com
Cc: Langdon, Paul; Nealey, Tara
Subject: Building 11628 Old Ballas

Following our board meeting this evening, we unanimously decided that we would accept the 7 items proposed in Debi's email to me on Jan 14th as well as my conversation with Mr. Loomstein today, in which he assures us that all doors would be used as emergency doors only and everyone would have to enter by the front door. I would hope this means that even the tenants would not be able to enter by any other door but the front. With this, it eliminates the parking problem we anticipated and happy to have a new and exciting company as our neighbor. With this in mind, we will not attend the Council meeting and oppose the rezoning.

We wish you all the best and hope to get a chance to view the new building when it is open.

Thank you again for your cooperation in this matter.

Bob Rubin
President
CDR Board of Directors

AN ORDINANCE OF THE CITY OF CREVE COEUR, MISSOURI, PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE REVISED STATUTES OF MISSOURI, ESTABLISHING THE OLIVE/CENTER PARKWAY COMMUNITY IMPROVEMENT DISTRICT ("CID") AS A POLITICAL SUBDIVISION AND MAKING CERTAIN PROVISIONS RELATED THERETO.

WHEREAS, pursuant to Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (the "Act") the City may establish a community improvement district upon receipt of a petition meeting the requirements of the Act and conducting a public hearing on the same; and

WHEREAS, a petition to establish the Olive/Center Parkway Community Improvement District was filed with the City Clerk and amended (the "Petition"), a copy of which said Petition is attached to this Ordinance; and

WHEREAS, following notice published and mailed in accordance with the Act, a public hearing was held regarding the Petition by the City Council of the City of Creve Coeur on December 13, 2010; and

WHEREAS, all parties desiring to be heard, either for or against the Petition, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before passage by the City Council; and

WHEREAS, the City Council being fully informed finds that approving the Petition would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. The Olive/Center Parkway Community Improvement District is hereby established for the purposes described in the Petition and otherwise in accordance with the Petition, subject to all applicable legal requirements and this Ordinance. The minimum length of time for the existence of the District shall be ten (10) years from the effective date of this ordinance. Such term of existence may be extended by increments of up to five years each, for a maximum total duration of 25 years, upon approval of a plan for each such extension period by ordinance of the City Council.

SECTION 2. The CID shall be a political subdivision and shall be governed by a Board of Directors qualified and appointed in conformance with the Petition and the Act.

As the initial Board of Directors, the following persons are hereby appointed for the following terms:

<u>Name</u>	<u>Term</u>
John Capps	4 years
Michael Kearney	4 years
Joseph Shine	2 years
Brian Sorrell	2 years
Robert Victor	2 years

SECTION 3. The CID, through its governing Board, shall have no power to impose a real estate tax or business license tax or any special assessment. The CID, through its governing Board, may, by resolution and upon affirmative vote of the majority of qualified voters within the District, impose a Sales Tax on certain retail sales (as allowed by the Act), at a rate not to exceed five-eighths of one percent (0.625 %). As proposed in the Petition, the CID shall require posting of notice of the Sales Tax on the premises of all retailers within the District that are subject to the Sales Tax in the same manner that Missouri law (Section 238.280) currently requires for transportation development district sales taxes.

SECTION 4. The CID and its governing Board shall have such other powers that are specifically set forth in the Act and that are not otherwise limited by the Petition or by this Ordinance, but expressly shall not have any power of eminent domain.

SECTION 5. Upon the effective date of this Ordinance, the City Clerk shall send a certified copy of this Ordinance to the Missouri Department of Economic Development.

SECTION 6. As required by Section 67.1461 RSMo., the District shall reimburse the City for the reasonable and actual expenses incurred by the City to establish the District.

SECTION 7. Nothing in this Ordinance shall be construed as requiring the City of Creve Coeur to take further action with regard to the CID, with the exception of the City Clerk's reporting as set forth in Section 5 of this Ordinance. Nothing in this Ordinance shall be construed as authority for any payment, loan or the issuance of obligations or other indebtedness by the City of Creve Coeur.

SECTION 8. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or

BILL NO. 5285

ORDINANCE NO. _____

the requirements thereof, whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 9. The sections, paragraphs, phrases, clauses and words of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portion of this Ordinance shall be valid unless the court finds the valid portions of this Ordinance are so essential and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 10. This Ordinance shall be in full force and take effect pursuant to section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2010.

A.J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2010.

HAROLD L. DIELMANN
MAYOR

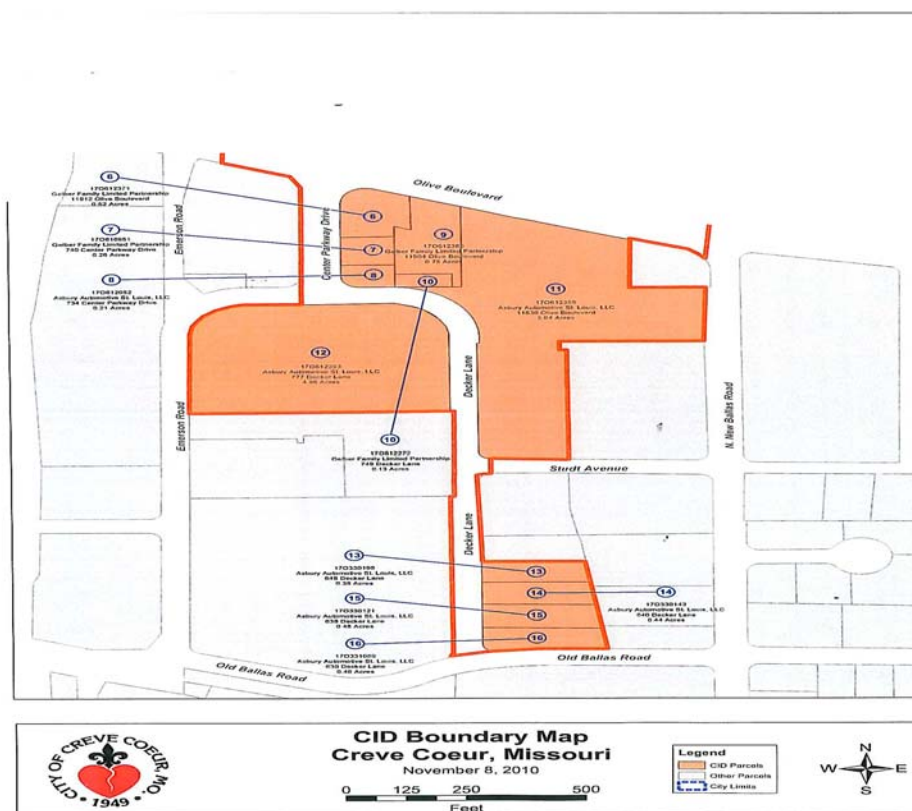
Attest:

DEBORAH RYAN, MRCC
CITY CLERK

NOTICE OF PUBLIC HEARING

Please take notice that the City Council of the City of Creve Coeur, Missouri, will hold a public hearing on December 13, 2010 starting at 7:00 pm or immediately following the conclusion of any other public hearing(s) commenced at that date and time, in the Council Chambers at the City Government Center located at 300 N. New Ballas Road, Creve Coeur, Missouri, regarding a petition for establishment of a community improvement district pursuant to Sections 67.1401 et seq. RSMo. that has been filed with the City Clerk.

The proposed district, referred to as the Olive/Center Parkway Community Improvement District, would generally be bounded on the north by Olive Boulevard, on the west by Center Parkway Drive and Emerson Road, on the east by the eastern property lines of properties on the east side of Center Parkway Drive and Decker Lane, and on the south by the southern property lines of properties due south of the southern end of Center Parkway Drive and by Old Ballas Road, all as shown on the following map.



A copy of the petition is available for review at the office of the City Clerk at 300 N. New Ballas Road, Creve Coeur, Missouri, Monday through Friday from 9 am to 5 pm.

All interested persons shall be given an opportunity to be heard regarding the petition at the public hearing, including to present all reasonable protests, objections and endorsements in compliance with Section 67.1431 RSMo.



CITY OF CREVE COEUR

October 5, 2010 (updated December 7, 2010)

To: Mayor and City Council

Re: Community Improvement Districts – Olive/New Ballas and Olive/Center Parkway

Last year, John Capps of Plaza Motors approached the city about forming a community improvement district (CID) covering the Plaza Motors property. A CID is a political subdivision, created by the city, with the power to impose a sales tax or property tax to finance a broad array of improvements and services.

Olive/Center Parkway CID

Mr. Capps requested a CID to cover the Plaza Motors campus to provide funding of services and public improvements that serve the property within the District. The Olive/Center Parkway CID would provide funding for the following:

- Construction, landscaping and irrigation of the median within Center Parkway.
- Additional landscaping and fountain.
- Maintenance within the District.
- Improved hazardous waste disposal.
- Additional security within the District and utilities costs associated with such security
- Directional signage to improve traffic flow.

The CID sales tax would not apply to sale of automobiles, but would apply to auto parts. Mr. Capps initially proposed a sales tax rate of one percent but has since agreed to a rate of five-eighths of one percent for the Olive/Center Parkway CID, for an initial period of 10 years. No real estate tax is proposed.

Olive/New Ballas CID

Over the years, the city has looked for opportunities to place overhead lines along Olive underground, to improve aesthetics of the road and encourage redevelopment of its commercial corridors. As a component to the I-270/Olive interchange construction in 2001, the city covered the cost of placing power lines underground that would have otherwise remained above ground. During the West Olive Enhancement Project in 2002, the city explored the prospect of placing power lines underground as part of a federal transportation grant. However, undergrounding was not an allowable expense under the grant program and as a result of its high cost, this component of the project was not pursued further.



The Olive TDD had originally planned to place the overhead lines underground from Craig to I-270. While the Olive TDD has placed conduit for the undergrounding project along this stretch of Olive, it is now clear that inadequate funding exists the project to be completed.

The cost of completing the undergrounding of overhead lines from New Ballas Road to I-270 is estimated at \$800,000 including all construction, engineering and inspections. The owners of property at Plaza Motors, First Bank and Bristol have all agreed to a one-half of one cent CID for a period of 30 years to complete this project.

It is proposed that the city finance and manage the project, with the project cost to be repaid by CID revenues with interest. Staff projections indicate a 28-year pay-off of the project, based on existing sales tax receipts. Redevelopment or other changes in uses could result in an earlier pay off. On the other hand, it is possible that revenue projections could fall short and the CID would expire prior to the city recovering the full cost of the project.

The proposed resolution will authorize the City Administrator to sign a petition on behalf of the city to include Fountain Park in the Olive/New Ballas CID. Staff will then gain signatures of the other property owners prior to returning to the City Council for a public hearing and ordinance authorizing the creation of both CIDs.

Sincerely,

Mark Perkins
City Administrator

**OLIVE/CENTER PARKWAY
COMMUNITY IMPROVEMENT DISTRICT**

NAME:	Olive/Center Parkway Community Improvement District ("CID").
BOUNDARIES:	100% of the Plaza Motors ("Owner") property.
ENTITY:	The CID will be created as a political subdivision.
FUNDING:	Imposition of a five-eighths of one percent (0.625%) sales tax on all automotive parts and equipment sold within the District. Historical sales indicate sales tax revenue in the range of \$57,000.
GOVERNANCE:	Five (5) person Board of Directors. Three (3) Directors nominated by Owner and two (2) Directors nominated by the City.
TERM OF EXISTENCE:	Ten (10) years, unless sooner terminated by the Board of Directors.
PURPOSE:	To assist in the funding of approved services and public improvements that serve the property within the District, including, but not limited to: • Construction, landscaping and irrigation of the median within Center Parkway. • Additional landscaping and fountain. • Maintenance within the District. • Improved hazardous waste disposal • Additional security within the District and utilities costs associated with such security • Directional signage to improve traffic flow.

December 21, 2010

For Immediate Release

For More Information Contact:

Mark Perkins

City Administrator

314-872-2511

mperkins@ci.creve-coeur.mo.us<mailto:mperkins@ci.creve-coeur.mo.us>

Creve Coeur City Council Considers Proposed Community Improvement Districts

Olive/Center Parkway CID and Olive/New Ballas CID under Consideration

The city has received petitions to form two Community Improvement Districts (CID). A CID is a political subdivision created by the city with the power to impose a retail sales tax to finance improvements and services. The City Council held public hearings on the proposed CIDs on December 13, 2010 and City Council action is expected at the January 10, 2011 City Council meeting, which begins at 7:00 pm. Citizens are encouraged to attend the meeting to comment on the proposed CIDs.

Proposed Olive/Center Parkway CID

[cid:image002.png@01CBAB27.CED06830]

Plaza Motors has requested a CID to cover the Plaza Motors campus (as indicated in the above map). The proposed CID would fund:

- * Construction, landscaping and irrigation of the median within Center Parkway.
- * Additional landscaping and fountain.
- * Maintenance within the District.
- * Improved hazardous waste disposal.
- * Additional security within the District and utilities costs associated with such security.
- * Directional signage to improve traffic flow.

The proposed CID sales tax rate of five-eighths (0.625%) would apply only to the sale of auto parts, not the sale of automobiles. If approved, the total sales tax rate in the District for the sale of automobiles will remain at 7.625%, and the rate for auto parts will be 9.25. If approved the CID would be effective for a minimum of 10 years and a maximum of 25 years.

Proposed Olive/New Ballas CID

[cid:image003.png@01CBAB27.CED06830]

The property owners of Plaza Motors, First Bank and Bristol Seafood Grill have requested a CID to fund the burial of overhead lines from New Ballas Road to I-270. The proposed CID boundaries are indicated in the above map. Over the years, the city has looked for opportunities to place overhead lines along Olive Boulevard underground to improve aesthetics of the road and encourage redevelopment of this commercial corridor.

The properties are also included in the Olive Boulevard Transportation Development District (TDD), which levies a one-half cent sales tax. The Olive TDD had originally planned to place the overhead lines underground from Craig to I-270, but has been able to complete only a portion of the utility line burial project, including placement of conduit along Olive between New Ballas and I-270. The Olive TDD has reduced the scope of planned improvements to Olive Boulevard due to a lack of inadequate funding.

The cost of completing utility line burial from New Ballas to I-270 is estimated at \$800,000, including all construction, engineering and inspections. The property owners have all agreed to a one-half of one cent (0.5%) sales tax increase to complete this project. If approved, the total sales tax rate in the District will be 8.626%, except for Plaza Motors, where as previously stated, the tax rate will continue to be 7.625% for auto sales and 9.25% for auto parts. First Bank currently does not have any retail sales on its property. The proposed resolution also authorizes the City of Creve Coeur to include Fountain Park in the Olive/New Ballas CID. If approved, the CID would be effective for a period of no longer than thirty years, although it could be retired earlier.

Creve Coeur's Sales Tax Rate Compared

The table below compares the total sales tax rate in the proposed Community Improvement Districts with other communities.

Municipality	Sales Tax Rate in CID
Brentwood (Manchester Rd CID)	9.425%
Crestwood (Crestwood Square CID)	9.425%
Des Peres (Manchester Ballas CID)	9.425%
Creve Coeur (Olive/Center Parkway)	9.250%
Creve Coeur (Olive/New Ballas)	8.626%

Information from Missouri Department of Revenue, current as of 12/02/2010.

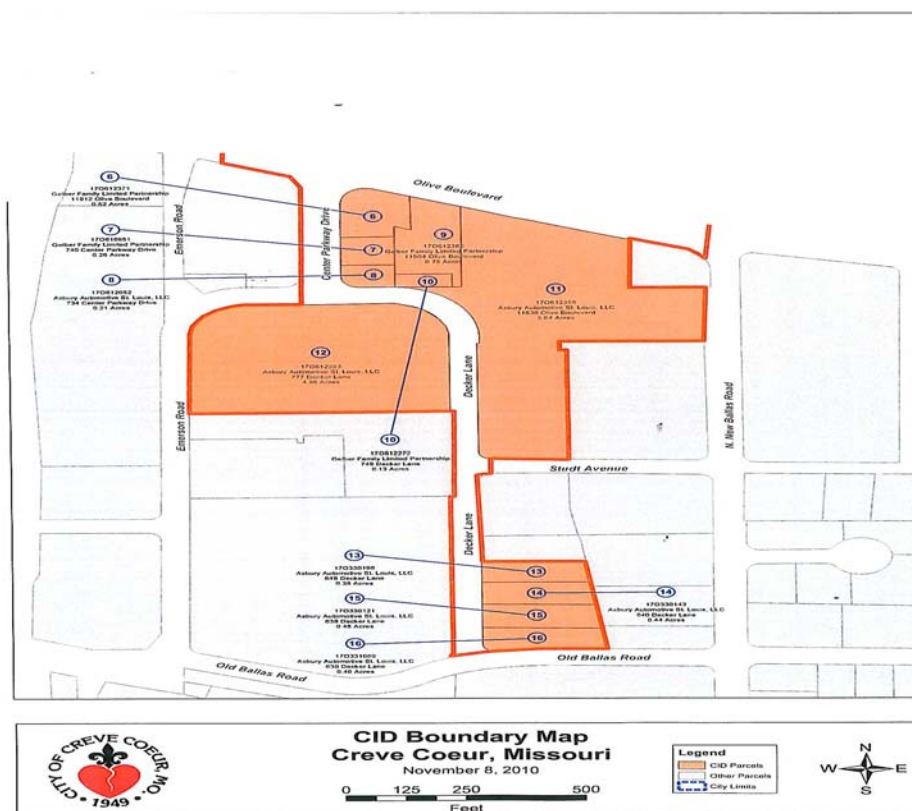
Copies of the petitions to establish the proposed Community Improvement Districts are available for review in the City Clerk's Office.

###

NOTICE OF PUBLIC HEARING

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The proposed district, referred to as the Olive/Center Parkway Community Improvement District, would generally be bounded on the north by Olive Boulevard, on the west by Center Parkway Drive and Emerson Road, on the east by the eastern property lines of properties on the east side of Center Parkway Drive and Decker Lane, and on the south by the southern property lines of properties due south of the southern end of Center Parkway Drive and by Old Ballas Road, all as shown on the following map.



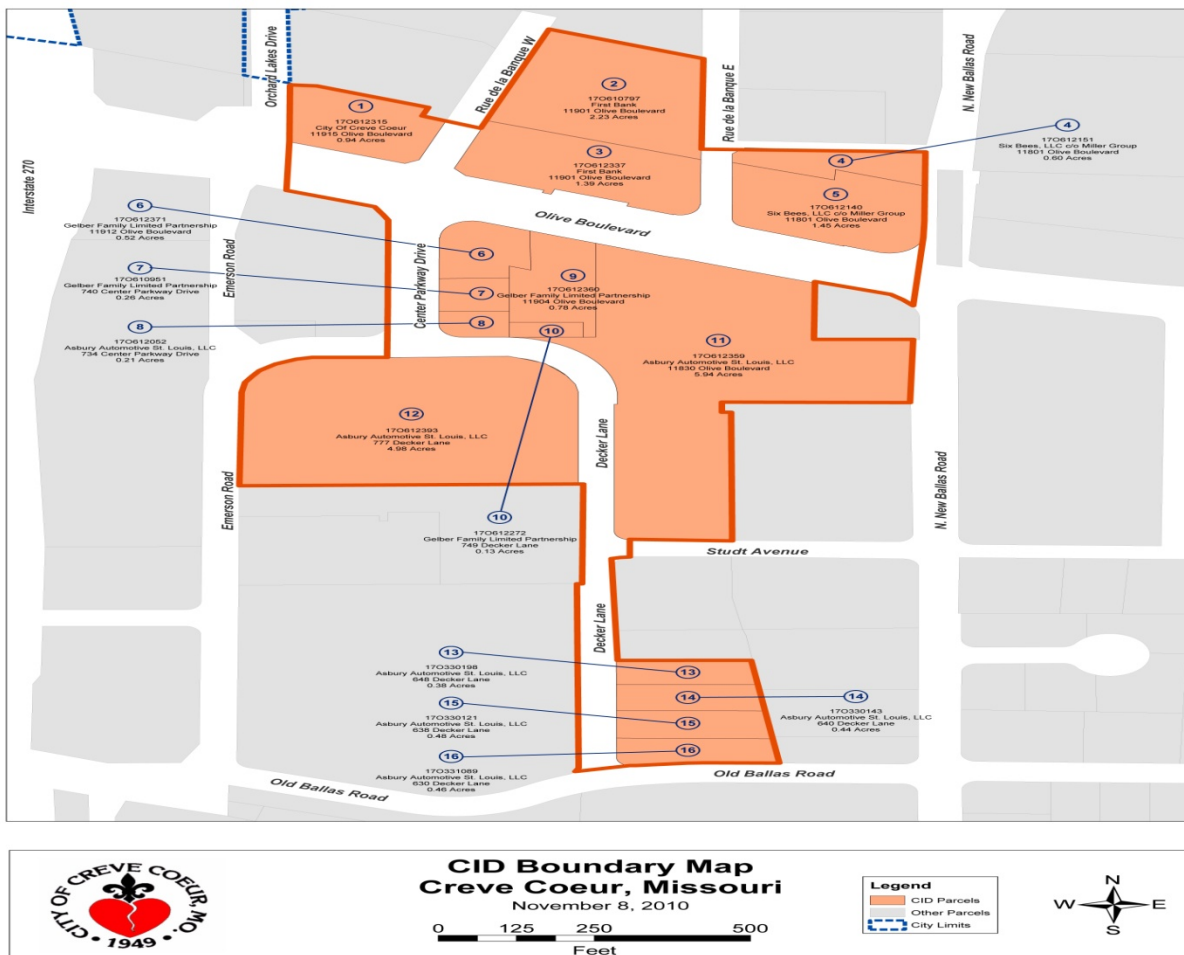
A copy of the petition is available for review at the office of the City Clerk at 300 N. New Ballas Road, Creve Coeur, Missouri, Monday through Friday from 9 am to 5 pm.

All interested persons shall be given an opportunity to be heard regarding the petition at the public hearing, including to present all reasonable protests, objections and endorsements in compliance with Section 67.1431 RSMo.

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A copy of the petition is available for review at the office of the City Clerk at 300 N. New Ballas Road, Creve Coeur, Missouri, Monday through Friday from 9 am to 5 pm.

All interested persons shall be given an opportunity to be heard regarding the petition at the public hearing, including to present all reasonable protests, objections and endorsements in compliance with Section 67.1431 RSMo.

AN ORDINANCE OF THE CITY OF CREVE COEUR, MISSOURI, PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE REVISED STATUTES OF MISSOURI, ESTABLISHING THE OLIVE/NEW BALLAS COMMUNITY IMPROVEMENT DISTRICT ("CID") AS A POLITICAL SUBDIVISION AND MAKING CERTAIN PROVISIONS RELATED THERETO.

WHEREAS, pursuant to Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (the "Act") the City may establish a community improvement district upon receipt of a petition meeting the requirements of the Act and conducting a public hearing on the same; and

WHEREAS, a petition to establish the Olive/New Ballas Community Improvement District was filed with the City Clerk and amended (the "Petition"), a copy of which said Petition is attached to this Ordinance; and

WHEREAS, following notice published and mailed in accordance with the Act, a public hearing was held regarding the Petition by the City Council of the City of Creve Coeur on December 13, 2010; and

WHEREAS, all parties desiring to be heard, either for or against the Petition, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before passage by the City Council; and

WHEREAS, the City Council being fully informed finds that approving the Petition would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. The Olive/New Ballas Community Improvement District is hereby established for the purposes described in the Petition and otherwise in accordance with the Petition, subject to all applicable legal requirements and this Ordinance. The minimum length of time for the existence of the District shall be thirty (30) years from the effective date of this ordinance.

SECTION 2. The CID shall be a political subdivision and shall be governed by a Board of Directors qualified and appointed in conformance with the Petition and the Act.

As the initial Board of Directors, the following persons are hereby appointed for the following terms:

<u>Name</u>	<u>Term</u>
John Capps	4 years
Mark Perkins	4 years
Dan Smith	2 years
Jim Heines	2 years
Lee Gregory	2 years

SECTION 3. The CID, through its governing Board, shall have no power to impose a real estate tax or business license tax or any special assessment. The CID, through its governing Board, may, by resolution and upon affirmative vote of the majority of qualified voters within the District, impose a Sales Tax on certain retail sales (as allowed by the Act), at a rate not to exceed one-half of one percent (0.5 %). As proposed in the Petition, the CID shall require posting of notice of the Sales Tax on the premises of all retailers within the District that are subject to the Sales Tax in the same manner that Missouri law (Section 238.280) currently requires for transportation development district sales taxes.

SECTION 4. The CID and its governing Board shall have such other powers that are specifically set forth in the Act and that are not otherwise limited by the Petition or by this Ordinance, but expressly shall not have any power of eminent domain.

SECTION 5. Upon the effective date of this Ordinance, the City Clerk shall send a certified copy of this Ordinance to the Missouri Department of Economic Development.

SECTION 6. As required by Section 67.1461 RSMo., the District shall reimburse the City for the reasonable and actual expenses incurred by the City to establish the District.

SECTION 7. Nothing in this Ordinance shall be construed as requiring the City of Creve Coeur to take further action with regard to the CID, with the exception of the City Clerk's reporting as set forth in Section 5 of this Ordinance. Nothing in this Ordinance shall be construed as authority for any payment, loan or the issuance of obligations or other indebtedness by the City of Creve Coeur.

SECTION 8. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof, whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 9. The sections, paragraphs, phrases, clauses and words of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portion of this Ordinance shall be valid unless the court finds the valid

BILL NO. 5286

ORDINANCE NO. _____

portions of this Ordinance are so essential and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 10. This Ordinance shall be in full force and take effect pursuant to section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2010.

A.J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2010.

HAROLD L. DIELMANN
MAYOR

Attest:

DEBORAH RYAN, MRCC
CITY CLERK



CITY OF CREVE COEUR

October 5, 2010 (updated December 7, 2010)

To: Mayor and City Council

Re: Community Improvement Districts – Olive/New Ballas and Olive/Center Parkway

Last year, John Capps of Plaza Motors approached the city about forming a community improvement district (CID) covering the Plaza Motors property. A CID is a political subdivision, created by the city, with the power to impose a sales tax or property tax to finance a broad array of improvements and services.

Olive/Center Parkway CID

Mr. Capps requested a CID to cover the Plaza Motors campus to provide funding of services and public improvements that serve the property within the District. The Olive/Center Parkway CID would provide funding for the following:

- Construction, landscaping and irrigation of the median within Center Parkway.
- Additional landscaping and fountain.
- Maintenance within the District.
- Improved hazardous waste disposal.
- Additional security within the District and utilities costs associated with such security
- Directional signage to improve traffic flow.

The CID sales tax would not apply to sale of automobiles, but would apply to auto parts. Mr. Capps initially proposed a sales tax rate of one percent but has since agreed to a rate of five-eighths of one percent for the Olive/Center Parkway CID, for an initial period of 10 years. No real estate tax is proposed.

Olive/New Ballas CID

Over the years, the city has looked for opportunities to place overhead lines along Olive underground, to improve aesthetics of the road and encourage redevelopment of its commercial corridors. As a component to the I-270/Olive interchange construction in 2001, the city covered the cost of placing power lines underground that would have otherwise remained above ground. During the West Olive Enhancement Project in 2002, the city explored the prospect of placing power lines underground as part of a federal transportation grant. However, undergrounding was not an allowable expense under the grant program and as a result of its high cost, this component of the project was not pursued further.



The Olive TDD had originally planned to place the overhead lines underground from Craig to I-270. While the Olive TDD has placed conduit for the undergrounding project along this stretch of Olive, it is now clear that inadequate funding exists the project to be completed.

The cost of completing the undergrounding of overhead lines from New Ballas Road to I-270 is estimated at \$800,000 including all construction, engineering and inspections. The owners of property at Plaza Motors, First Bank and Bristol have all agreed to a one-half of one cent CID for a period of 30 years to complete this project.

It is proposed that the city finance and manage the project, with the project cost to be repaid by CID revenues with interest. Staff projections indicate a 28-year pay-off of the project, based on existing sales tax receipts. Redevelopment or other changes in uses could result in an earlier pay off. On the other hand, it is possible that revenue projections could fall short and the CID would expire prior to the city recovering the full cost of the project.

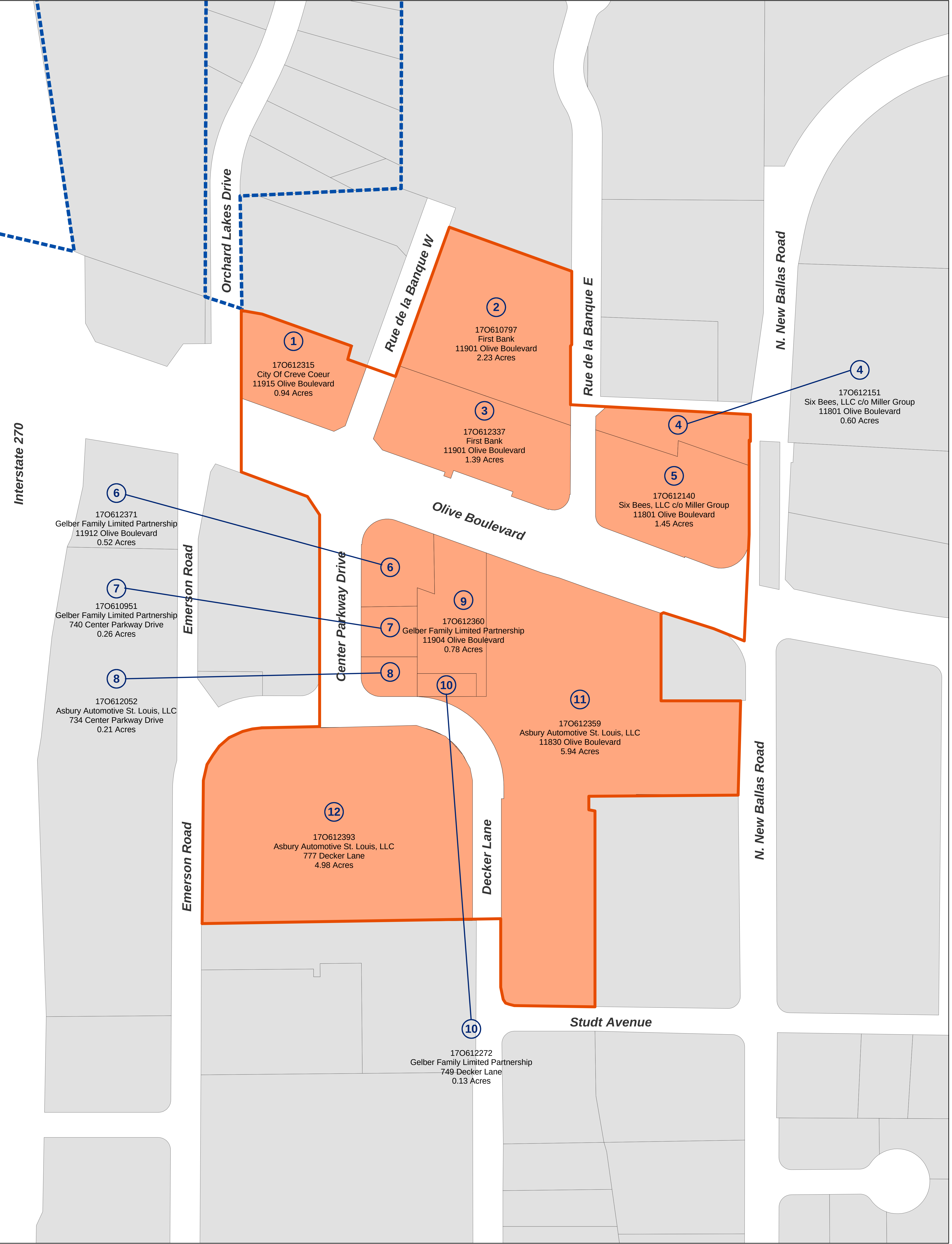
The proposed resolution will authorize the City Administrator to sign a petition on behalf of the city to include Fountain Park in the Olive/New Ballas CID. Staff will then gain signatures of the other property owners prior to returning to the City Council for a public hearing and ordinance authorizing the creation of both CIDs.

Sincerely,

Mark Perkins
City Administrator

**OLIVE/NEW BALLAS
COMMUNITY IMPROVEMENT DISTRICT**

NAME:	Olive/New Ballas Community Improvement District ("CID").
BOUNDARIES:	Plaza Motors, First Bank, Bristol Restaurant ("Owners"), , plus Fountain Park and such areas of R.O.W. along Olive Boulevard identified by the City of Creve Coeur ("City") for underground utilities relocation (the "District").
ENTITY:	The CID will be created as a political subdivision.
FUNDING:	Imposition of a one-half of one percent (0.5%) sales tax on all retail sales within the District. Historical sales indicate sales tax revenue in the range of \$ 65,000 annually.
GOVERNANCE:	Five (5) person Board of Directors: three (3) by the Mayor, with the consent of the City Council, and two (2) by Mayor, with the consent of the City Council, after nomination by the owners other than the City. Initial Membership is proposed to be Mark Perkins, Dan Smith and Jim Heines from the City, John Capps (Plaza Motors) and Lee Gregory (Bristol property)
TERM OF EXISTENCE:	Thirty (30) years, unless sooner terminated by the Board of Directors.
PURPOSE:	To assist in the funding of approved services and public improvements that serve the property within the District, including, but not limited to: • Underground relocation of utility lines along Olive Boulevard between Fountain Park and New Ballas Road





CID Boundary Map
Creve Coeur, Missouri
July 8, 2010

0

125

250

500

Feet

City Limits

CID Parcels

Other Parcels

N

S

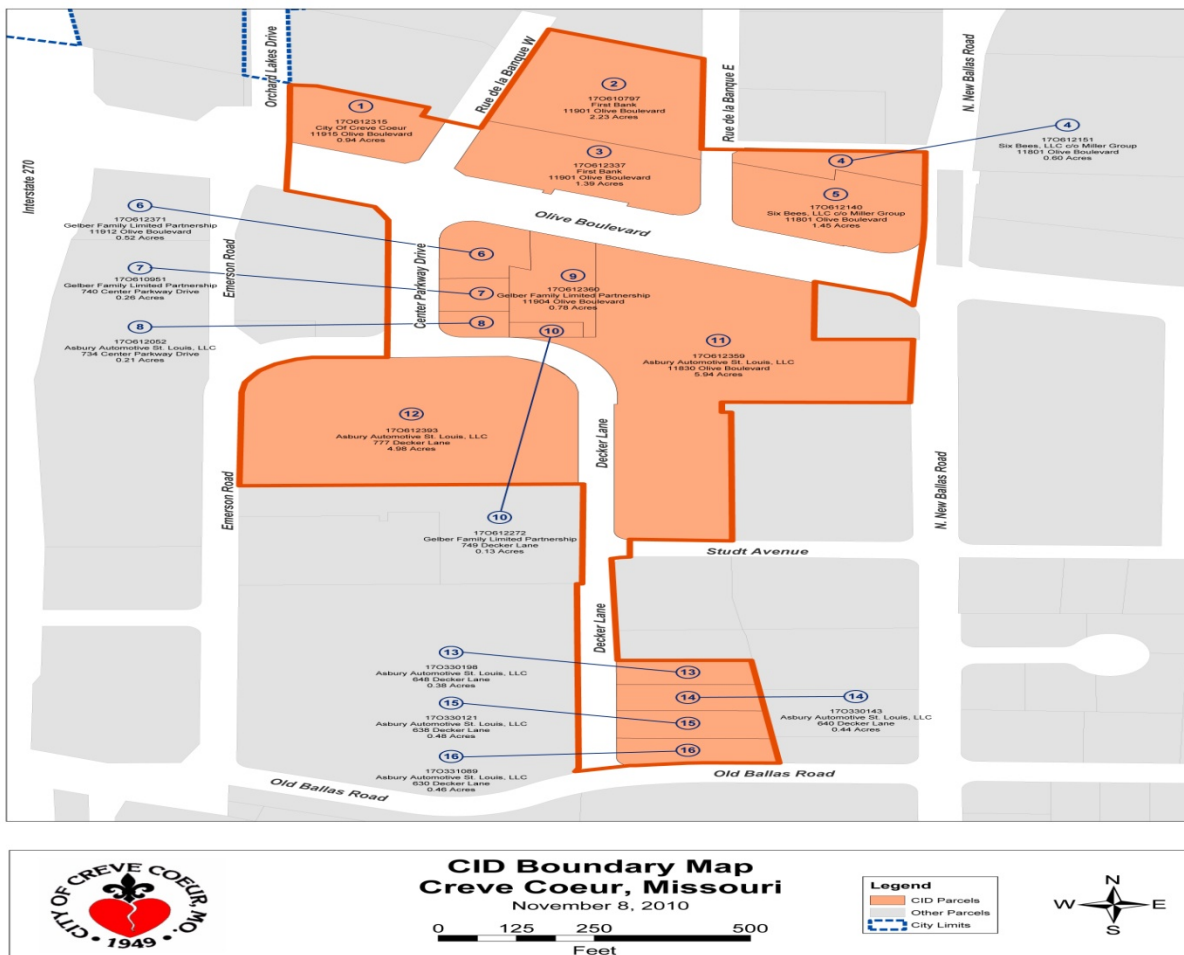
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December 21, 2010

For Immediate Release

For More Information Contact:

Mark Perkins

City Administrator

314-872-2511

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Creve Coeur's Sales Tax Rate Compared

The table below compares the total sales tax rate in the proposed Community Improvement Districts with other communities.

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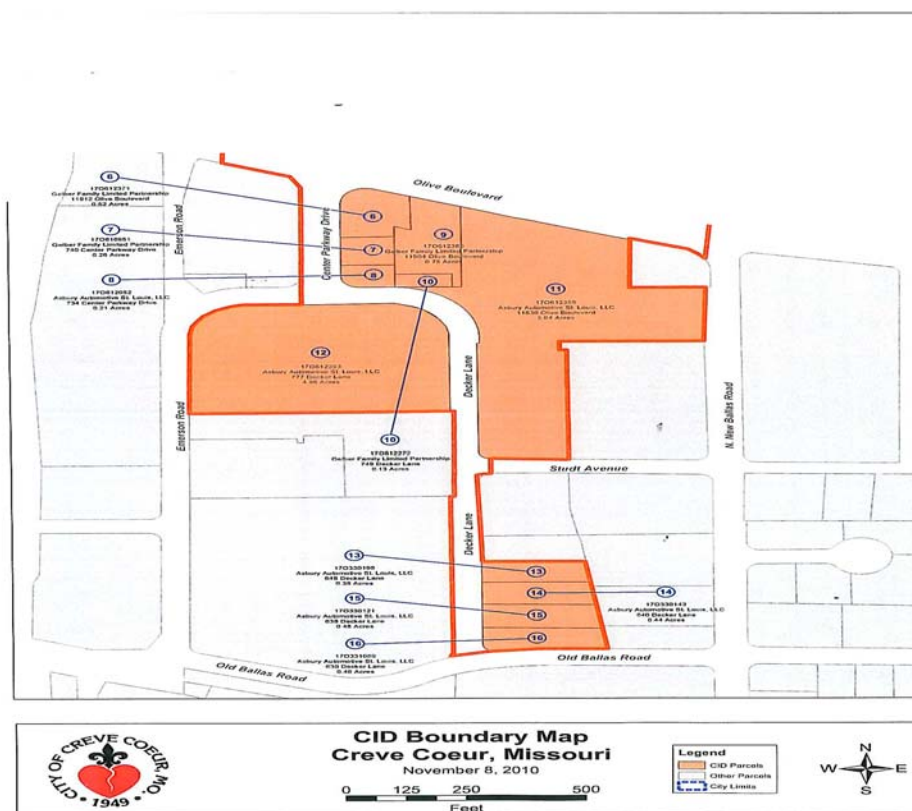
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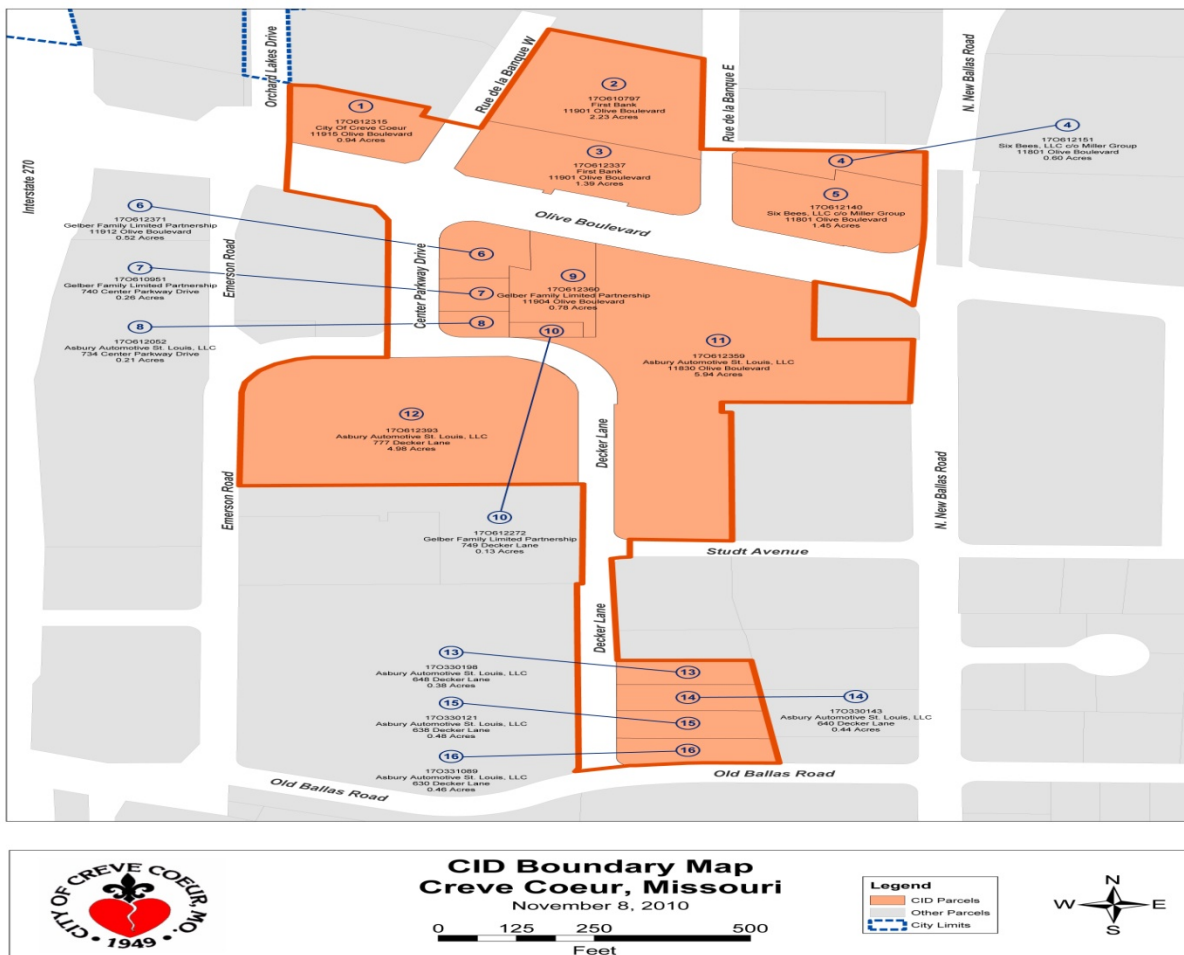
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All interested persons shall be given an opportunity to be heard regarding the petition at the public hearing, including to present all reasonable protests, objections and endorsements in compliance with Section 67.1431 RSMo.

**AN ORDINANCE AMENDING THE ZONING CODE, CHAPTER 405, OF THE
CREVE COEUR CODE OF ORDINANCES, BY INSERTING NEW LANGUAGE
ALLOWING USED-ONLY AUTOMOTIVE SALES IN THE “GC” GENERAL
COMMERICAL AND “CB” CORE BUSINESS DISTRICTS
ON A TEMPORARY BASIS.**

WHEREAS, Automotive Dealers, (new or new and used) are permitted with conditions in “GC” General Commercial And “CB” Core Business districts; and,

WHEREAS, Reuther Automotive Group, L.L.C., has submitted an application requesting that used-only sales be allowed for a maximum of three years; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a unanimous vote, recommended approval of said application subject to certain modifications, as per Section 405.1030 (D); and

WHEREAS, the City Council held a public hearing thereon at the Creve Coeur Government Center on January 10, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.360.C, Conditional Uses, paragraph 6, of Chapter 405, The Zoning Ordinance, of The City Code of Ordinances, shall be amended to read as follows:

BILL NO. _____

ORDINANCE NO. _____

SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT

C. *Conditional Uses*

6. Automotive dealers including only the following:
 - a. Motor vehicle dealers (new or new and used) (all uses within SIC Code 551). A motor vehicle dealer whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the date of such termination, provided the dealer gives the City written notice of such termination within 30 days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.
 - b. Auto and home supply stores (all uses within SIC Code 553).
 - c. Boat dealers (all uses within SIC Code 555).
 - d. Recreational and utility trailer dealers (all uses within SIC Code 556).
 - e. Motorcycle dealers (all uses within SIC Code 557).

SECTION 2: Section 405.370.C, Conditional Uses, paragraph 1.f, of Chapter 405, The Zoning Ordinance, of The City Code of Ordinances, shall be amended to read as follows:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

C. *Conditional Uses*

1. *Class 1 and 2.*
 - f. Automotive dealers including only the following:
 - (1) Motor vehicle dealers (new or new and used) (all uses within SIC Code 551). A motor vehicle dealer whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the date of such termination, provided the dealer gives the City written notice of such termination within 30 days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.
 - (2) Auto and home supply stores (all uses within SIC Code 553).
 - (3) Boat dealers (all uses within SIC Code 555).

BILL NO. _____

ORDINANCE NO. _____

- (4) Recreational and utility trailer dealers (all uses within SIC Code 556).
- (5) Motorcycle dealers (all uses within SIC Code 557).

SECTION 3. All ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

SECTION 4. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2010.

A.J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2010.

HAROLD L. DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: November 15, 2010

Subject: Application #10-036
Section 405.370.C, Conditional Uses, in the “CB” Core Business district.

Location: All automobile dealers in the “CB” Core Business district.

Requested Action: Approval of used-only automotive sales in the “CB” Core Business District on a temporary basis.

Applicant: Janet Schopp
Reuther Automotive Group
11654 Olive Boulevard
Creve Coeur, MO 63141

Applicant’s Representative: William H. Wyne, Jr.
Wyne and Merritt, P.C.
725 Old Ballas Road
Creve Coeur, MO 63141

Report Prepared by:

Paul Langdon, AICP
Director of Community Development

Date

Attached: Draft Ordinance
Application from Janet Schopp and William H. Wyne, Jr., dated October 19, 2010.

BACKGROUND AND ZONING REQUEST

Reuther Automotive Group has been in operation in the City of Creve Coeur for several decades and has always been located on Olive Boulevard. Since the opening of the first dealership, they have made the sale of new cars the focus of their operation. In support of this approach by Reuther and subsequent dealers, the City of Creve Coeur has always made the sale of new cars, and the sale of new and used cars together, the only types of automotive sales allowed (by conditional use permit). That is, stand-alone used car and truck sales are not allowed.

Over time, Reuther's sales franchise was expanded as the ownership of the Jeep brand was bought and sold, most recently expanding to the full Chrysler-Dodge-Jeep lineup. Over a year ago, however, Chrysler cancelled the franchise with Reuther Automotive Group and the dealership was left without a franchise for any new car line. While Reuther Automotive Group has continued to pursue a new franchise, they have not yet been successful. In the meantime, they have sold only used vehicles on a third-party basis, which is not permitted by the Zoning Code. With this application, Reuther is requesting an amendment that will allow new-and-used auto dealers to remain used-only dealers for up to three years following the loss of their new car franchise. Specifically, they are requesting the following underlined wording under the listing for motor vehicle dealers in the "CB" District:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

C. Conditional Uses.

1. Class 1 and 2.

f. Automotive dealers including only the following:

(1) Motor vehicle dealers (new or new and used) (all uses within SIC Code 551).

(a) An Automotive Dealer whose franchise has been terminated without fault of the dealer, may continue all automobile services performed by the dealer for a period of (3) years. Upon good cause shown, the City Council by 2/3 vote, may extend the period of time.

It should be noted that, if approved as submitted, this provision would also apply to the Plaza Motors and Weber Chevrolet dealerships; the request will have to be amended to include the "GC" District as well if the amendment is to include the Lou Fusz dealerships.

ANALYSIS

Purpose of the Current Regulation

The existing provisions for auto dealerships in the "CB" Core Business district are stated as follows:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

C. Conditional Uses. The City Council may authorize the following uses by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such restrictions and conditions as are deemed necessary.

1. Class 1 and 2.

f. Automotive dealers including only the following:

(1) Motor vehicle dealers (new or new and used) (all uses within SIC Code 551).

(2) Auto and home supply stores (all uses within SIC Code 553).

(3) Boat dealers (all uses within SIC Code 555).

(4) Recreational and utility trailer dealers (all uses within SIC Code 556).

(5) Motorcycle dealers (all uses within SIC Code 557).

The first reference, to all uses within SIC Code 551, is actually an Industry Group Number and it is separate and distinct from Industry Group Number 552 that is for “Motor Vehicle Dealers (Used Only). Historically, this distinction was based upon the additional services that were typically offered in a new car dealership but not a used car dealership, such as indoor showrooms, full maintenance and repair facilities and, sometimes, a rental or “loaner” vehicle fleet. Also important, from the City’s perspective, is the overall quality of development that a new car franchise demands of the dealership whereas a dealership that sold only used cars was not similarly bound. While these assumptions are no longer universally applicable with the advent of specialty (vintage, exotic) used car dealers, there has not been any interest expressed to the city in adding Industry Group 552 (Used Only) to the list of conditional uses.

This emphasis in the code is generally consistent with the goals of the Comprehensive Plan that advocates for quality development and the provision of a broad range of services for the resident population. Examples of such goals are:

Community Image and Identity

1. Improve the quality of commercial development by strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns. (p.23)

Central Business District: Residential Preservation and Economic Development

5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines.... (p.81)

Problems with the Current Regulation

The applicant has pointed out in their application two important realities with the automotive industry:

1. Dealerships must invest heavily in the facilities and in their services and inventory.
2. Dealership franchises can be revoked by the parent manufacturer leaving the dealership in a desperate situation with no quick remedy.

Once developed, however, the physical dealership already has the principal development attributes given preference by the Zoning Code and the loss of a particular franchise does not lead to the immediate loss of those attributes, even if the same dealership chooses to sell used cars while it moves forward with acquiring a new franchise. It seems a reasonable assertion that the city can allow this reduction in product range for a limited time without violating the intentions of the Zoning Code or the Comprehensive Plan.

Reasonable Correction

The applicant is asking that the Zoning Code specifically allow automotive dealerships a three year period to restore their new car franchise, with an additional extension available “[u]pon good cause shown.” This seems like a generous time frame to accomplish the task, especially when extensions are also available. If this time frame is extended beyond that proposed, it begins to have the appearance of a complete rezoning of the property, which is a disservice to the community and other dealerships that are expecting a certain level of performance based upon the Zoning Code. Further, it will surely become more and more difficult for a stop-gap type of business to maintain the full-service facility expected by the community. Staff also have a concern that the wording may have too many qualifying phrases that could lead to a variety of disputes not really germane to the primary issue which is extension of the use.

Based upon these concerns, the Planning Division staff suggest the following modifications to the request and have included them in the attached draft ordinance:

1. The phrase "...without fault of the dealer" should be deleted.
 - It is not in the City's interest to determine fault in the loss of the franchise nor assign a "penalty" to those who might have caused the loss of franchise. The dealer should, however, still be required to act in a timely manner, so a reasonable time frame for providing the written notice is prescribed (30 days).
2. The by-right time frame for used-only sales should be reduced to two years, beginning upon specific written notice from the dealership of their need to reduce services.
 - This should be adequate time to acquire a new franchise and still provide fair service to the other dealerships who are maintaining their new car sales.
3. Refine the phrase "upon good cause shown" to say "upon demonstration that a new franchise agreement is imminent..."
 - This will make it more clear that extensions are available only for those situations where the dealership can show that they are well into negotiations with a manufacturer and, but for a few more days or weeks, they will be able to restore their compliance with the code.
4. Delete the 2/3 majority vote for extensions.
 - The City has eliminated the super-majority vote from all planning and zoning issues except in the case of protest petitions which are governed by state statute. That should be the same approach here.
5. Expand the scope of the amendment to include automotive dealerships in the "GC" General Commercial zoning district as well (Section 405.360.C.6).
 - This will extend the same provision to the only other existing facility not already covered by the proposal.

If the members of the Planning Commission are not in agreement with these changes, they should vote on a motion(s) to amend the attached draft ordinance accordingly, before voting on a recommendation for the entire draft ordinance.

CONCLUSION AND ACTION

Staff concurs with the applicant that some reasonable accommodation should be made to allow automotive dealerships time to restore lost franchises. The extent of the accommodation proposed seems, in staff opinion, to be more than needed and modifications are proposed above. After deliberating and voting on any such changes to the application, the Planning Commission must vote on a recommendation to the City Council. As a text amendment, the application requires a public hearing before the Council prior to passage of a draft ordinance.

MOTION

If the Planning Commission has chosen to accept the draft ordinance as written, the following would be a suitable motion for this application:

“I move to approve the text amendment ordinance attached to the staff report on application #10-036, dated November 1, 2010.”

If the Planning Commission has previously voted to modify the draft ordinance, the following would be a suitable motion for this application:

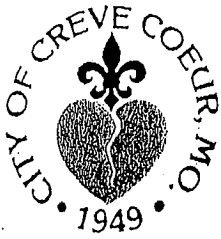
“I move to recommend approval of the text amendment ordinance attached to the staff report on application #10-036, dated November 1, 2010, as modified by the Planning Commission. (modifications by separate, preceding motion(s))”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



city of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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 www.creve-coeur.org

PLANNING AND ZONING COMMISSION AGENDA APPLICATION TEXT AMENDMENT

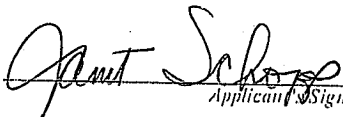
PLEASE COMPLETE FRONT AND BACK PAGES

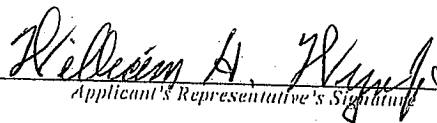
Applicant: <u>Janet Schopp</u> Name <u>Reuther Automotive Group, LLC</u> Company (If Applicable) <u>11654 Olive Blvd.</u> Address <u>Creve Coeur, Mo 63141</u> Address Telephone # <u>(314) 432-8408</u> Fax # <u>(314) 432-2810</u> Email: _____	Applicant's Representative (if applicable): <u>William H. Wyne, Jr.</u> Name <u>Wyne & Merritt P.C.</u> Company (If Applicable) <u>725 Old Ballas R.</u> Address <u>Creve Coeur, Mo. 63141</u> Address Telephone # <u>(314) 567-1424</u> Fax # <u>(314) 567-7409</u> Email: <u>par3law@yahoo.com</u>
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Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, _____, 20____.


 Applicant's Signature
10-19-10
 Date


 Applicant's Representative's Signature
10/19/10
 Date

Description of Request (attach additional sheets as needed): An Auto Dealer whose franchise has been terminated through no fault of the dealership, needs time to salvage what it can from such misfortune. The Dealer is confronted with a large investment in parts, repair business, and related automotive services and real estate. Most automobile dealers in the City of Creve Coeur have contributed to the city in excess of 30 years. It would seem equitable to make every effort to give them time to adjust to ^{their} ~~their~~ misfortune.

Affected Section(s) of the Zoning or Subdivision Code: _____
Creve Coeur City Code section 405.370, C. conditional uses,
1., f.

Proposed Ordinance Language (attach additional sheets as needed): An Ordinance amending City Code section 405.370, C. Conditional Uses, making provision for extention of related automotive services for an automobile dealer whose Francise has been terminated at no fault of the dealership.

Be It Ordained by the City Council of the City of Creve Coeur that City Code section 405.370, C. Conditional Uses, be amended by adding (a) under (1) f of C. Conditional Uses, to read as follows; (a) An Automotive Dealer whose franchise has been terminated without fault of the dealer, may continue all automobile services performed by the dealer for a period of (3) years. Upon good cause shown, the City Council by a 2/3 vote May extend the period of time.

Office Use Only	
☐ Proposed Ordinance Language	Received By:
☒ Fees Paid	<u>Pat Rosenblatt</u>
☐ Written Justification	Date: <u>Oct. 19, 2010</u>

Paul Langdon, AICP, Director of Community Development
 Pat Rosenblatt, Secretary (872-2507)

Revised: 1/09



city
of

CREVE COEUR

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November 16, 2010

Mayor Harold Dielmann
City Council Members
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

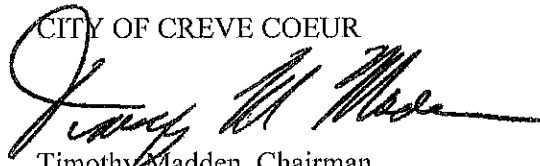
Re: Reuther Automotive Group
Application 10-036

Honorable Mayor and City Council Members:

The Planning and Zoning Commission, at its meeting of November 15, 2010, reviewed the request of Mr. William H. Wyne, Jr., representing Reuther Automotive Group, for approval of a Text Amendment to Section 405.370(c) Conditional Uses for all automobile dealers in the "CB" Core Business District.

By unanimous vote, the P&Z Commission recommends approval of the attached draft text amendment ordinance.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:pr

cc: Mr. William H. Wyne, Jr.
M.C. Perkins, City Administrator
Carl Lumley, City Attorney
J. Heines, Director of Public Works
G. Eidman, Chief of Police
A. Oestereich, Fire Marshal
S. Unser, Chief Building Official
G. Seifried, Project Manager

**MINUTES OF A REGULAR MEETING
PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI
November 15, 2010**

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, November 15, 2010, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt, Vice Chair
 Mr. Barry Glantz
 Dr. Scott Saunders
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, City Planner
 Ms. Pat Rosenblatt, Recording Secretary

2. CHANGES TO – ACCEPTANCE OF THE AGENDA

The Commission members voted in favor of the agenda, as distributed.

3. APPROVAL OF MINUTES OF THE MEETING OF NOVEMBER 1, 2010

Dr. Saunders moved to approve the minutes of November 1, 2010. Mr. Eberhardt seconded the motion, which unanimously passed.

4. PUBLIC COMMENT

Mr. David Henschel, 5 Chilton Lane, presented his views on Rain Gardens and provided the Commission with a copy of his typed comments, which is attached and a part of these minutes.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

10-036 Reuther Automotive Group

10-036 Reuther Automotive Group

Mr. Bill Wyne, 812 Larkin Avenue, represented Reuther Automotive Group in a request for approval of a text amendment ordinance to allow used-only automotive sales in the “CB” Core Business District on a temporary basis. Ms. Janet Reuther Schopp was also present.

Mr. Wyne pointed out that they had requested the amendment to allow new and used auto dealers to remain used-only dealers for up to three years following the loss of their new car franchise; staff recommended two years. He stated if a franchise is lost by a car dealer, it takes time to get another franchise or to redevelop the property. Mr. Wyne felt that City Council would be able to make a determination if there is good cause for granting additional time.

Mr. Langdon stated that they had discussed the comments Mr. Wyne has made prior to making his application. He said the intention of the City is to keep automotive sales focused on new cars sales and expressed concern with how to fairly monitor the granting of extensions. He was hopeful that any automotive dealers in the City could work within a three-year timeframe.

Mr. Eberhardt felt that the reasoning behind new-car dealerships versus used-car dealerships has more to do with the facilities than it does with the fact of new cars being sold. He pointed out that Reuther has a showroom and used car lots typically do not have showrooms. Mr. Eberhardt stated his understanding is that Reuther is still doing repair work at their facility and felt it would be more important to put the distinction on a facility which has an interior showroom and provides full repair services rather than on new and used cars. He referred to Section 405.370 where other kinds of dealerships are allowed in the City, such as boat dealers, recreational and utility trailer dealers, and motorcycle dealers with nothing being said about new or used. Mr. Eberhardt stated it was acceptable to him for the dealership that lost its franchise to continue in business, utilizing its facility as a full-service facility and selling used cars. Chair Madden agreed but recommended wording that would only include existing car dealerships.

Mr. Schnarr reminded everyone to bear in mind that the Reuther family has been an integral part of this community for a long, long time and that they deserve some kind of consideration. Mr. Langdon stated that he agreed there is something to be said for the history of Reuther and pointed out that they have already had over a year to work on this in an unregulated fashion and since this is a text amendment, it would affect all car dealerships in town, not only in the “CB” District but also the GC” District. Discussion followed.

Mr. David Caldwell, 257 Brooktrail Court, pointed out that the Saturn dealership has recently covered over their “Saturn” sign which now says “Pre-Owned”. He also pointed out that, not too long ago, the Commission was discussing a text amendment to sell used items in the Light Industrial District, which he called a “double standard”. He stated that he felt they should be allowed to sell used cars for as long as they want to.

Chair Madden suggested granting a time limit of three years and change the phrase “upon demonstration that a new franchise agreement is eminent.” Mr. Wyne felt the time limitation should not be restricted to a franchise being imminent, and that City Council would be able to make a decision if there is good cause to grant an extension of time.

Mr. Schnarr moved to approve the text amendment ordinance attached to the staff report on Application #10-036 dated November 1, 2010, including staff recommendations #4 and #5, but excluding recommendations #1, #2, and #3.

Mr. Langdon stated if it is the preference of the Commission to go in this direction, he respectfully requests not to include the phrase, “without fault of the dealer”, as he does not want the City to have to determine who was at fault for the loss of the franchise. Discussion continued.

The motion maker agreed to amend his motion to include staff recommendation #1, #4 and #5 and to eliminate recommendations #2 and #3. Dr. Saunders seconded the motion.

After a brief discussion, Chair Madden called for the vote on the motion, which unanimously carried.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:40 p.m.

Timothy Madden, Chair

Pat Rosenblatt, Secretary

**AN ORDINANCE TO AMEND THE SAINT TIMOTHY'S EPISCOPAL CHURCH
CONDITIONAL USE PERMIT, ORDINANCE NUMBER 2206, ALLOWING AN 11,979
SQUARE FOOT ADDITION ON PROPERTY ADDRESSED AS 808 N. MASON ROAD, IN
THE "C" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

WHEREAS, Saint Timothy's Episcopal Church submitted a request to amend the Site Development Plan and Conditional Use Permit to allow an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003; and

WHEREAS, on December 6, 2010, the Planning and Zoning Commission of the City of Creve Coeur, by a unanimous vote, recommended approval of said application subject to certain conditions as provided by Section 405.1070(D)(2); and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 10, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(3); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

BILL NO. 5288

ORDINANCE NO. _____

6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Section 2, of Ordinance #2206, shall be amended to include the following new conditions and all subsequent sections renumbered accordingly:

1. The Conditional Use Permit shall be for the construction of an 11,979 sq. ft. addition for a total of 28,089 sq. ft facility for a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Amended Site Development Plan for New Parish Center" prepared by Chiodini Associates, last dated December 2, 2010.
3. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2011.

A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



city of CREVE COEUR

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STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: December 6, 2010

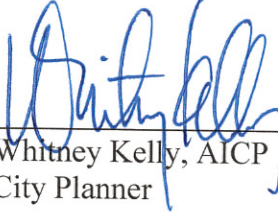
Subject: Application #10-038
St. Timothy's Episcopal Church Condition Use Permit Amendment and Site Development Plan

Location: 808 N. Mason Road

Requested Action: Conditional Use Permit Amendment and Site Development Plan Approval

Applicant: Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd, Suite 425
Saint Louis, MO 63144

Property Owner: St. Timothy's Episcopal Church
808 N. Mason Road
Creve Coeur, MO 63141

Report Prepared by: 
Whitney Kelly, AICP
City Planner

12/3/2010
Date

Attached: Draft conditional use permit ordinance
Ordinance #2206
Applicant's materials, received December 2, 2010

PROPOSAL SUMMARY

Chiodini Associates has submitted an application on behalf of St. Timothy's Episcopal Church to amend the Site Development Plan and Conditional Use Permit for an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, and entry plaza, as well as renovate the existing educational center. The applicant is also seeking to move the existing entrance driveway from the south west corner to further north along Mason Road with one entrance and two exit drives with a landscaped median. Additional parking will be built into the hillside at the southeast portion of the property, adding 24 parking spaces for a total of 132 parking spaces.

The project site is located at 808 North Mason Road, south of Olive Boulevard, and is zoned "C" Single Family Residential. Churches and other places of worship are conditional uses within the "C" Single Family Residential District. The Planning and Zoning Commission is required to make a recommendation to the City Council on the Conditional Use Permit Amendment and Site Development Plan.

BACKGROUND

St. Timothy's Episcopal Church was originally built in 1962, with the school facilities added in 1969, and remodeled in 1979. The property sits on five acres. In 2003, St. Timothy's Episcopal Church received a Conditional Use Permit (Ordinance Number 2206) for an addition that included the current sanctuary.

The proposed changes to St. Timothy's are to better serve the congregation by providing better identification and configuration of the facility from Mason Road, make the entire facility handicapped accessible, and renovate the educational area for dedicated infant and toddler areas, and an improved youth area.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hope Montessori School	"C" Single Family Residential	NA
South	Residences	"C" Single Family Residential	NA
East	Residences	"C" Single Family Residential	NA
West	Residences	"A" Single Family Residential "D" Single Family Residential	N. Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the "C" Residential District. The Comprehensive Plan contains many goals directed at the protection of residential areas from non-residential development. The "Residential Preservation and Economic Development" section of the overall goals contains the following:

2. *Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent (p. 21).*
4. *Protect residential areas from encroachment of non-residential uses (p.21).*

This is further supported by a goal within the Residential Neighborhoods chapter that reads as follows:

4. New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The applicants have proposed lighting that, when used correctly, can be well controlled. The use of adequate trash receptacles will also help control trash. What is less easy to control is noise. However, the use of the property will not be changing and therefore no further impact of noise is expected once the development is completed.

Further, the new parking area that is closest to the residential homes along the south and east property lines will be shielded from view with the new retaining wall that will extend from three feet to eight feet in height and the plantings of new deciduous and evergreen trees within the required 50 foot buffer.

DESIGN GUIDELINES

The architecture and materials of the new addition will match the existing Church facility in design and materials that is already in reasonable conformance with the Design Guidelines.

ZONING REVIEW

The subject property is located on five acres within the "C" Single Family Residential District.

"C" Single Family Residential District Requirements:

Maximum structure height for schools, churches and other places of worship: 50 feet. No portion of the building or structure shall penetrate this sky exposure plane.

Proposed Maximum height of new addition: 26 feet

Maximum floor area ratio (FAR): 0.4

Proposed Maximum FAR: 0.14

Maximum site coverage: 40%

Proposed site coverage: 40%

Minimum front yard for conditional uses: 50 feet

Minimum side yard for conditional uses: 50 feet

Minimum rear yard for conditional uses: 50 feet

Buffer yard for conditional uses: Any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

The proposed addition will meet the requirements regarding site setbacks and coverage requirements.

Landscaping: The applicant has provided a landscape plan that includes adding 37 new deciduous and evergreen trees to the buffer areas surrounding the property and along N. Mason Road. Also included are new planter beds at the new entrance and on the east side of the existing church. The

applicant has indicated that the Church has a volunteer committee to maintain the plantings. A condition of the ordinance includes that annual planting areas shall be renewed and replanted every year to maintain overall approved landscape design.

Section 405.540.F.2 of the *Design Standards for Landscape Plans* requires a continuous opaque screen when parking is located adjacent to a residential district to prevent headlights from entering the adjacent residential unit. The legally pre-existing non-conforming parking along the north property line abuts to the "C" Single Family Residential District; however the property's use is the Hope Montessori School and is unlikely to change to residential uses. The applicant has included additional trees to add to the buffer, but has not proposed adding an opaque wall. If the Commission feels that one is necessary, a condition can be included to require a low wall or fence for screening, otherwise it can remain a legally non-conforming site. As identified above, should the school convert to residential uses, the code provides that a construction of an opaque screen and buffer would be required upon notification of the Planning and Zoning Commission.

Parking: 1 space/4 seats – Church: 100 spaces
1 space/300 sq. ft. – Education Center: 26 spaces
1 space/200 sq. ft. – Banquet Facility (calculated as the new addition of 11,976 sq. ft.): 60 spaces

Exiting Parking Provided – 108
Total Proposed Parking Provided – 132

Requiring parking for the cumulative activities is not necessary, as none of the activities of the church will occur at the same time. We need to only look at the largest parking demand of the church, which requires 100 spaces. With the additional 24 spaces, there should be plenty of parking available on site. The applicant has also indicated that the Montessori School allows the use of their parking for any overflow should it become necessary.

FORM OF THE DRAFT ORDINANCE

The draft ordinance is in keeping with the prior approved ordinance dated January 27, 2003 with the exception of the site improvements conditions that have been addressed, as discussed earlier.

ACTION

If the Planning and Zoning Commission finds the associated draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions. A public hearing before City Council is tentatively scheduled for January 10, 2011.

MOTION

The following is an example of an appropriate motion for this application:

"I move to recommend approval of the Conditional Use Permit and Site Development Plan Amendment for the St. Timothy's Episcopal Church, submitted with Application #10-038, subject to the conditions contained in the draft ordinance attached to the staff report dated December 6, 2010" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: SITE PHOTOGRAPHS

Photo Date:



Description: View of St. Timothy's and school from across N. Mason Rd.



Description: View of the existing drive that will be relocated and the Educational Center that will be remodeled.



Description: View of St. Timothy's from the back parking lot looking west. Note the dashed yellow lines that mark the new addition extending into the parking area.

	Description: View of the hillside that will be utilized for the new parking area that creates a natural screening for the residential units to the south east. Note the dashed yellow lines that mark the new addition extending into the current parking area.
	Description: View of house rooftops at the south east property line.
	Description: View from the parking lot looking north west at the Hope Montessori School.

APPENDIX 5: AERIAL MAP



Legend

-  Property Lines
-  St. Timothy's Episcopal Church, 808 N. Mason Road





city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMO TO CITY ADMINISTRATOR

Meeting Date: January 10, 2011

Subject: Revised Saint Timothy's Episcopal Church Landscape Plan

Memo Prepared by: Whitney Kelly, AICP
City Planner

To avoid any confusion regarding the staff report on the St. Timothy's application and the plans submitted to the City Council, please note that the "Applicants Submittal" includes a revised Landscape Plan that addresses the conditions listed in the staff report, and all of the issues discussed before the Planning and Zoning Commission. This includes extending the berms to provide additional screening of the parking lot to address a neighbor's concerns. A draft of this plan was available to the Planning Commission during their meeting and it was their request that it be substituted for the original site plan. Therefore, the attached site and landscape plans fulfill all conditions of the Planning and Zoning recommendation and should be considered as the plans of record.

I will be available at the City Council meeting to address any further questions or concerns regarding the Planning Commission's recommendation.

BILL NUMBER 3186

ORDINANCE NUMBER 2206

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR ST. TIMOTHY'S EPISCOPAL
CHURCH ON PROPERTY ADDRESSED AS 808 N. MASON ROAD,
ZONED "C", SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, St. Timothy's submitted a request for to expand the existing building, located at 808 N. Mason Road, by a total of 6,180 square feet, and

WHEREAS, the property is zoned C, Single Family Residential District and said use is classified as a Conditional Use under Article 3, Section 26-32.3 (c) Churches and other place of worship, under Ordinance Number 1903, and requires a recommendation from the Planning and Zoning Commission, a Public Hearing before the City Council, and approval by City Council, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, on Monday, November 18, 2002, reviewed the plans dated (Received) November 12, 2002, by the Department of Community Development and unanimously recommended approval of said request, and

WHEREAS, pursuant to Article 9, 26-114 *Conditional Use Permits*, a Public Hearing was held by the City Council on Monday, January 13, 2003, at 7:30 PM, or immediately following the close of the previous Public Hearing, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on December 27, 2002, and in the West County Journal on December 29, 2002, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this bill having been read by title in open meeting three (3) times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it Ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for St. Timothy's Episcopal Church addressed as 808 N. Mason Road in the 'C', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

Part of Lot 4 of the Subdivision of John Hezel Estate in U.S. Survey 1923, Township 45 North, Range 5 East, described as follows:

Beginning at a point in the center of said Lot 4 thence along the center line of Mason Road, south 1 degree 3.5 minutes west, 416 feet to a point thence north 81 degrees 28.5 minutes west, 523.5 feet to the point of beginning.

SECTION 2: The Conditional Use Permit for St. Timothy's Episcopal Church as defined under Article 3, Section 26-32.3 (c) Churches and other places of worship under Ordinance Number 1903 is to be granted and shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the construction of a 6,180 square foot addition for a religious use on property addressed as 808 N. Mason Road, known as St. Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance to the Site Development Plan prepared by Gary Dedeke Architect, Inc., dated (Received) November 12, 2002, by the Department of Community Development, or as further revised as required and approved by the City of Creve Coeur.
3. Any mechanical equipment installed for the school shall be properly screened with approved materials.
4. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued.
5. The church and associated uses must have sufficient proper signs to comply with the "No Smoking" Ordinance No. 1392 and amending Ordinance No. 1548.
6. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
7. All conditions contained within this permit shall be openly posted upon the property in such a manner that it is visible to the public and the operator of said facilities.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided,

however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

9. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date the Conditional Use Permit is granted, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth.
11. All lighting shall consist of full cut-off, downcast fixtures with the illuminant source shielded from view.

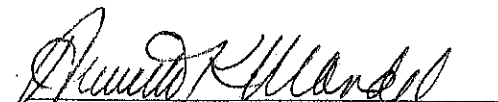
SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this Ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this Ordinance.

SECTION 4: This ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

ADOPTED THIS 27th DAY OF January, 2003


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF January, 2003


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK



CONDITIONAL USE PERMIT APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Conditional Use Permit applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Christopher Chiadini / Chiadini Associates
Applicant Address: 1401 S. Brentwood Blvd., Suite 425
St. Louis, MO 63144
Phone Number: 314-725-5588
Fax Number: 314-725-4347
Email: cchiadini@chiadini.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: Architect Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: St. Timothy's Episcopal Church
Owner Address: 808 North Mason Road, Creve Coeur MO 63141
Phone Number: 314-434-5906
Fax Number: 314-434-4103

PROPERTY INFORMATION

Property Address: 808 North Mason Road, Creve Coeur, MO 63141

Existing Use: St. Timothy's Episcopal Church

Zoning District: C

AREA DATA

Zoning of Area Properties

North: Municipal East: Public/Residential

South: Residential West: Residential

Land Use of Area Properties

North: School East: Public/Residences

South: Residences West: Residences

REQUEST

The applicant hereby requests a conditional use permit for the following land use activity, per Section 26-52 of the Creve Coeur Zoning Ordinance:

Fully identify the use: St. Timothy's Episcopal Church

PROPOSED USE INFORMATION

Gross Floor Area – Existing and Proposed: Existing: 16,110 SF
Addition: 11,979 SF
Total: 28,089 SF

Number of Parking Spaces – Existing and Proposed: _____

Existing = 108 Proposed: 132

Number of Handicapped Accessible Parking Spaces: 8

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: N/A

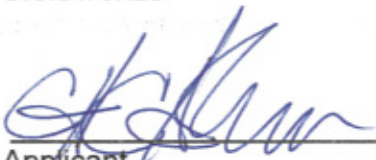
Hours of Operation: N/A

Will the applicant apply for a liquor license: Yes _____ No ☒

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for a conditional use permit should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

SIGNATURES


Applicant _____ Date 11/05/2010

Property Owner or Agent
(if different from applicant) _____ Date _____

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials



St. Timothy's Episcopal Church

Rationale for Conditional Use Permit

The following is the rationale for our request for a conditional use permit:

- The use for the property is not changing; it shall remain St. Timothy's Episcopal Church.
- The proposed addition is to better serve the St. Timothy congregation:
 - Consolidating St. Timothy's 'Spiritual Campus'
 - Better Identification and configuration of St. Timothy's entry from Mason Road
 - Increased Parking
 - Clear identity of facility entry for St. Timothy's
 - Making the entire facility Handicapped Accessible
 - Simplifying circulation patterns within the facility
 - Renovation of the 'Educational Wing':
 - Dedicated Infant and Toddler Areas
 - Increased and dedicated Youth Areas
 - Parish Hall Addition:
 - Increased Meeting Space
 - Larger Meeting Space
 - Larger Food Service

Owner: Hope Educational & Research Center
Subdivision: BJC West County Hospital
Acres: 11.12
Zoned: Municipal



SITE PLAN



Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Legal Description:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 1/2 minutes west, 416 feet to a point; thence north 81 degrees 28 1/2 minutes west, 523.5 feet to the point of beginning.

Owner:

Saint Timothy's Episcopal Church

Subdivision:

J.W. Hezel Estate

Zoning:

C District
Fire District - Creve Coeur
School District - Parkway

Acres:

5.3 ac.
(234,700 s.f.)

Green Space:

136,950 s.f.+

Paved Area:

67,750 s.f.+
(not including buildings)

Coverage Area:

40%

Floor Area Ratio:

.14

Building Data:

New Addition = 11,979 s.f. +-
Remodeled Educational Center = 7,650 s.f. +-
(Total for both floors)
Total Area of Addition and Existing Buildings = 28,089 s.f

Parking Data:

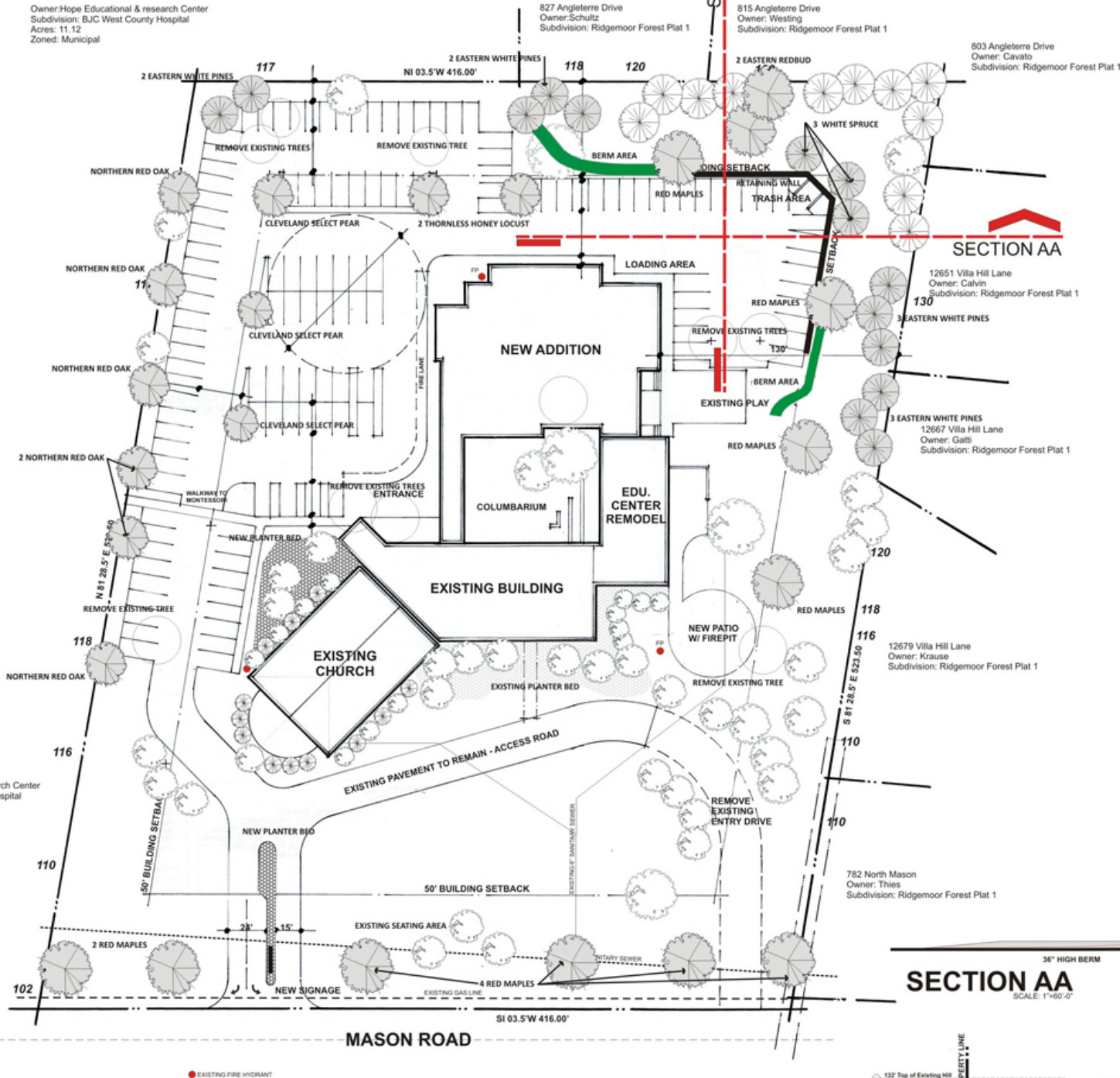
Existing Parking Spaces = 108 Spaces
Existing + Additional Spaces = 132 spaces
(Req. Parking - 1 space per 4 seats - 400 seats)
Handicapped spaces provided - 8
Loading Space - 1
3-New Fire Hydrants with no greater than 300' Travel Distance

Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: December 2, 2010

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588

Owner: Hope Educational & research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



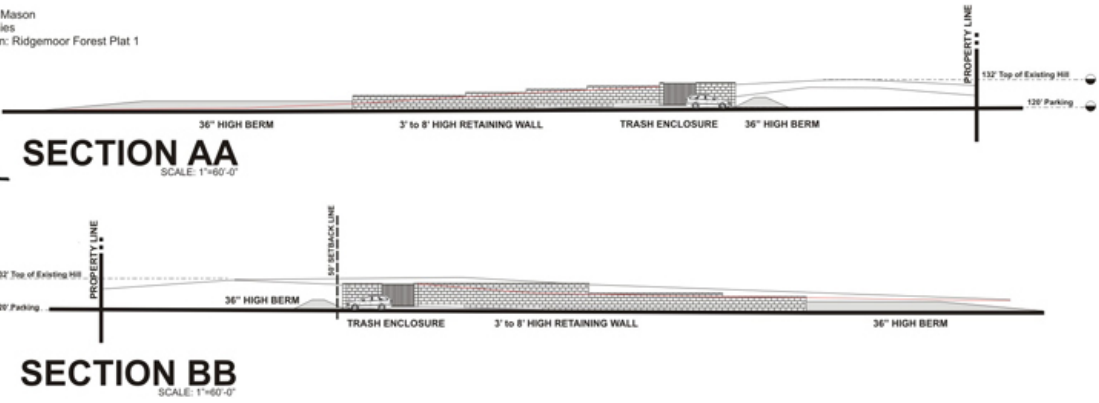
Location Map

PROJECT LANDSCAPE DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Plant Legend:

Botanical Name	Common Name	Counts
Acer Rubrum	Red Maple	10
Gleditsia Triacanthos Inermis	Thornless Honey Locust	2
Quercus Rubra borealis	Northern Red Oak	6
Picea Glauca	White Spruce	3
Pinus Strobus	Eastern White Pine	11
Cercis Canadensis	Eastern Redbud	2
Pyrus Calleryana Cleveland	Cleveland Select	3



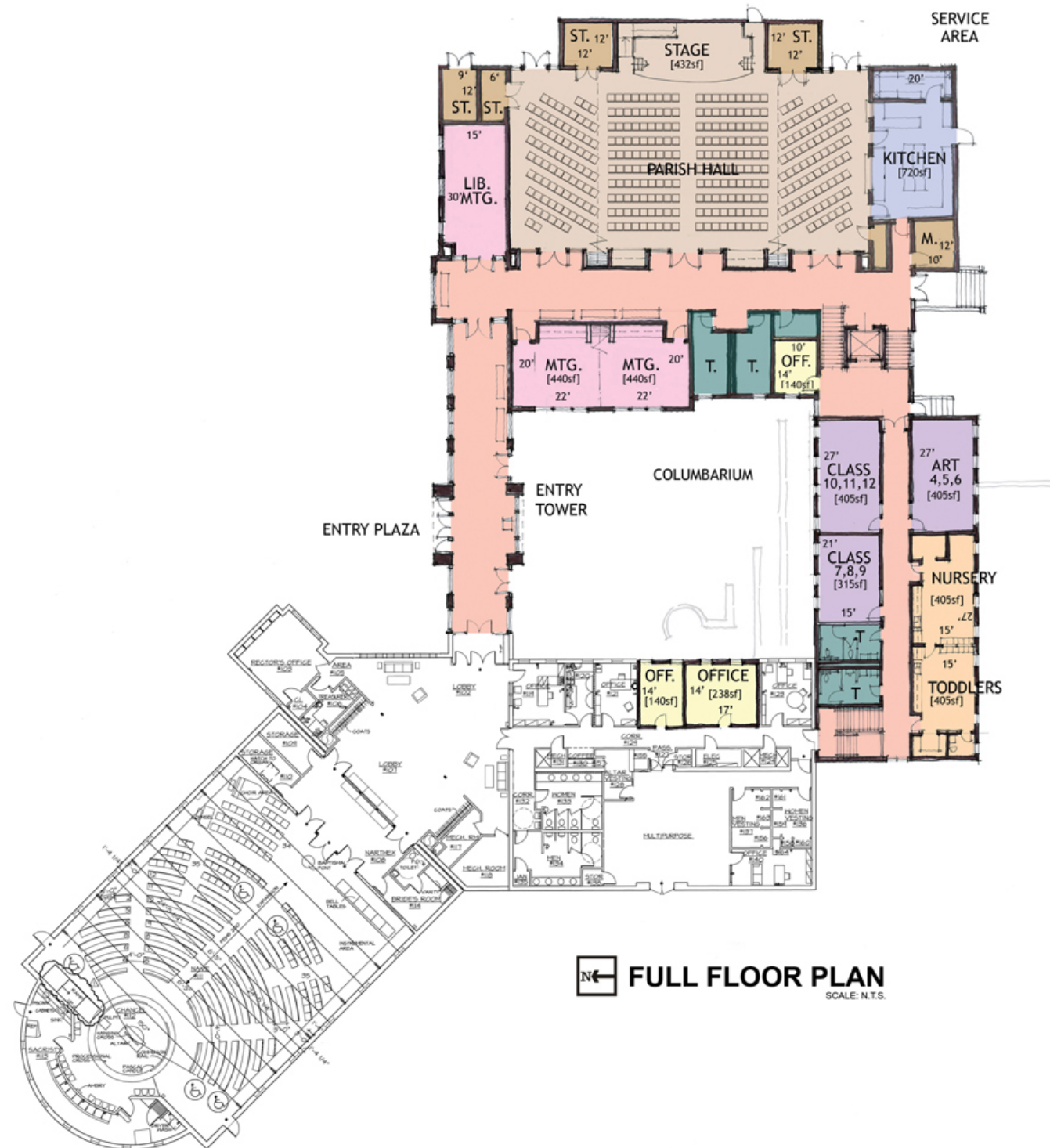
SITE PLAN - LANDSCAPE



Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

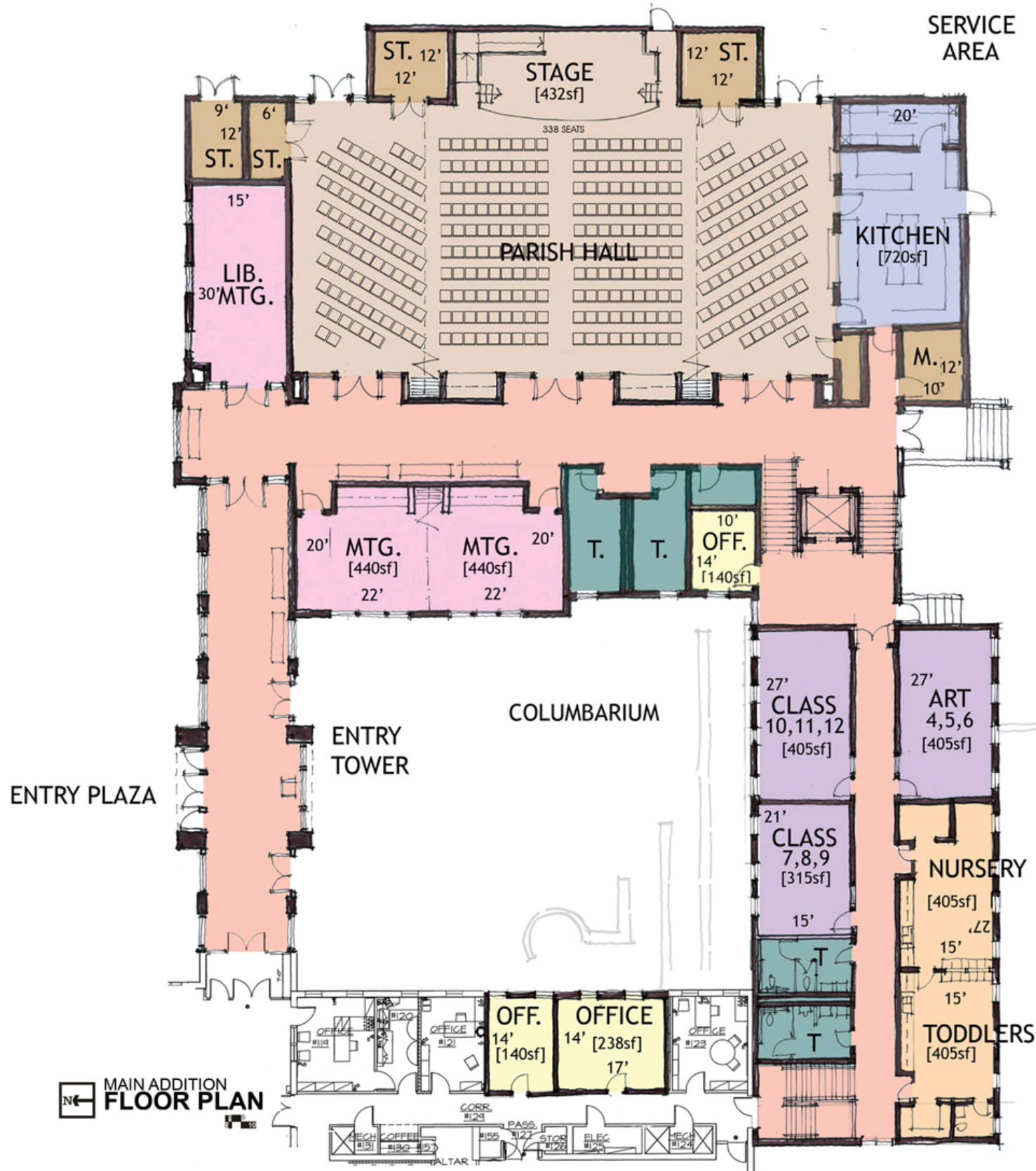
Date: December 2, 2010

Chiodini
 ARCHITECTS
 1401 South Brentwood
 Saint Louis, Missouri 63144
 314.725.5588

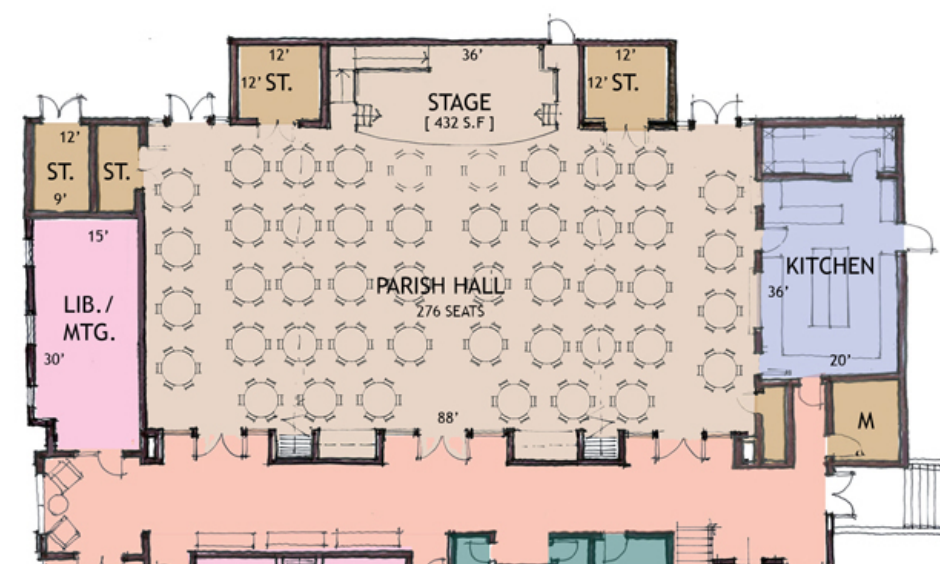


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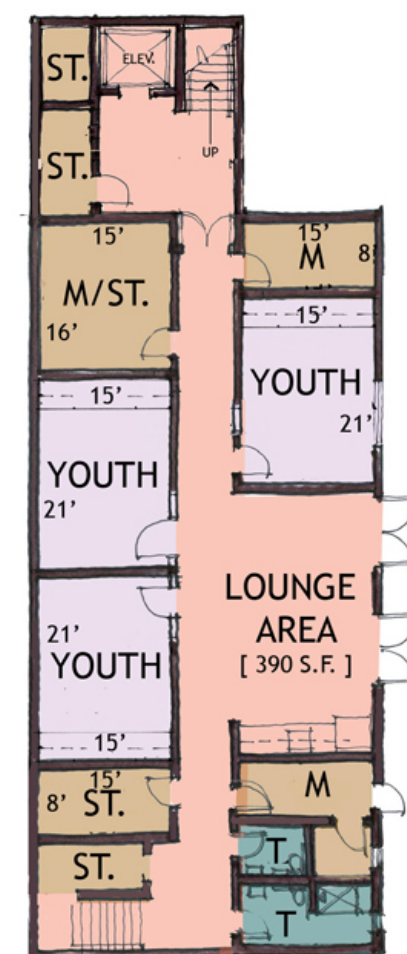
Chiodine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



MAIN ADDITION
FLOOR PLAN



BANQUET SEATING
FLOOR PLAN
N.T.S.



LOWER ADDITION
FLOOR PLAN



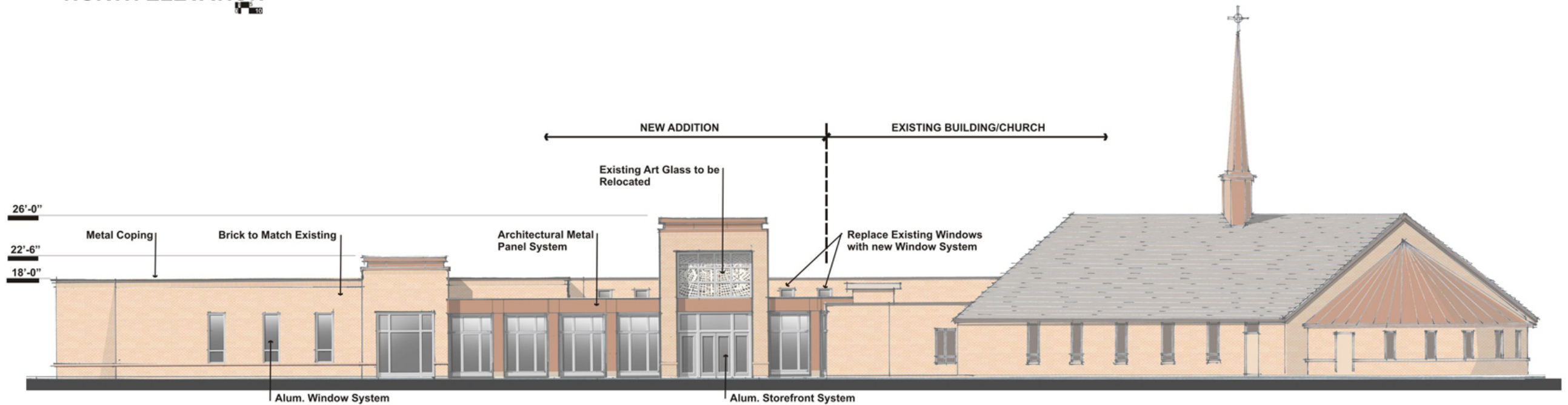
Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: December 2, 2010

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ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



NORTH ELEVATION



NORTH ELEVATION



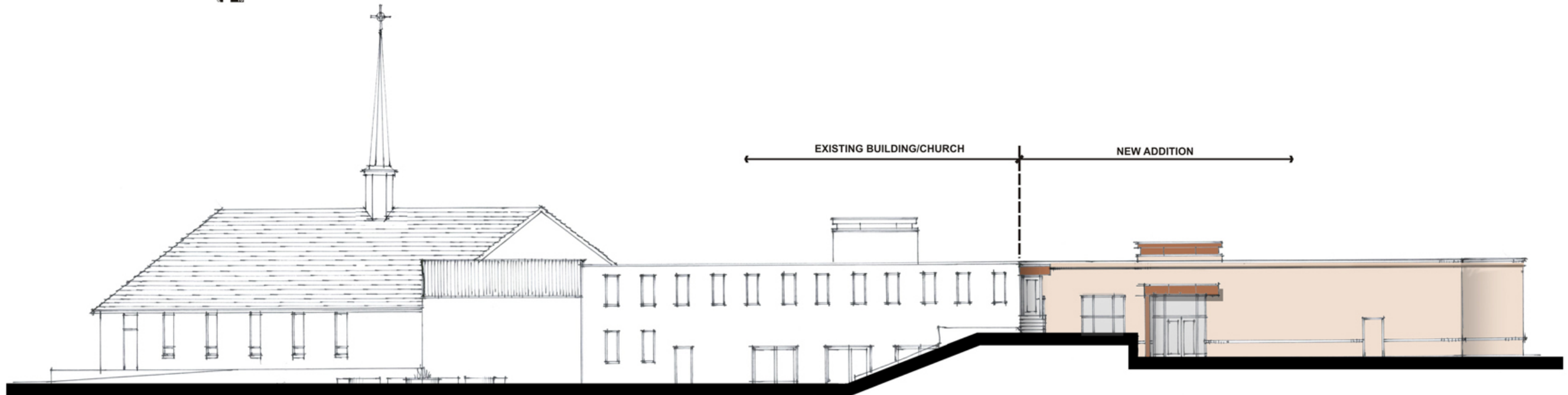
Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: December 2, 2010

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



EAST ELEVATION



SOUTH ELEVATION



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: December 2, 2010

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



SITE SECTION AA



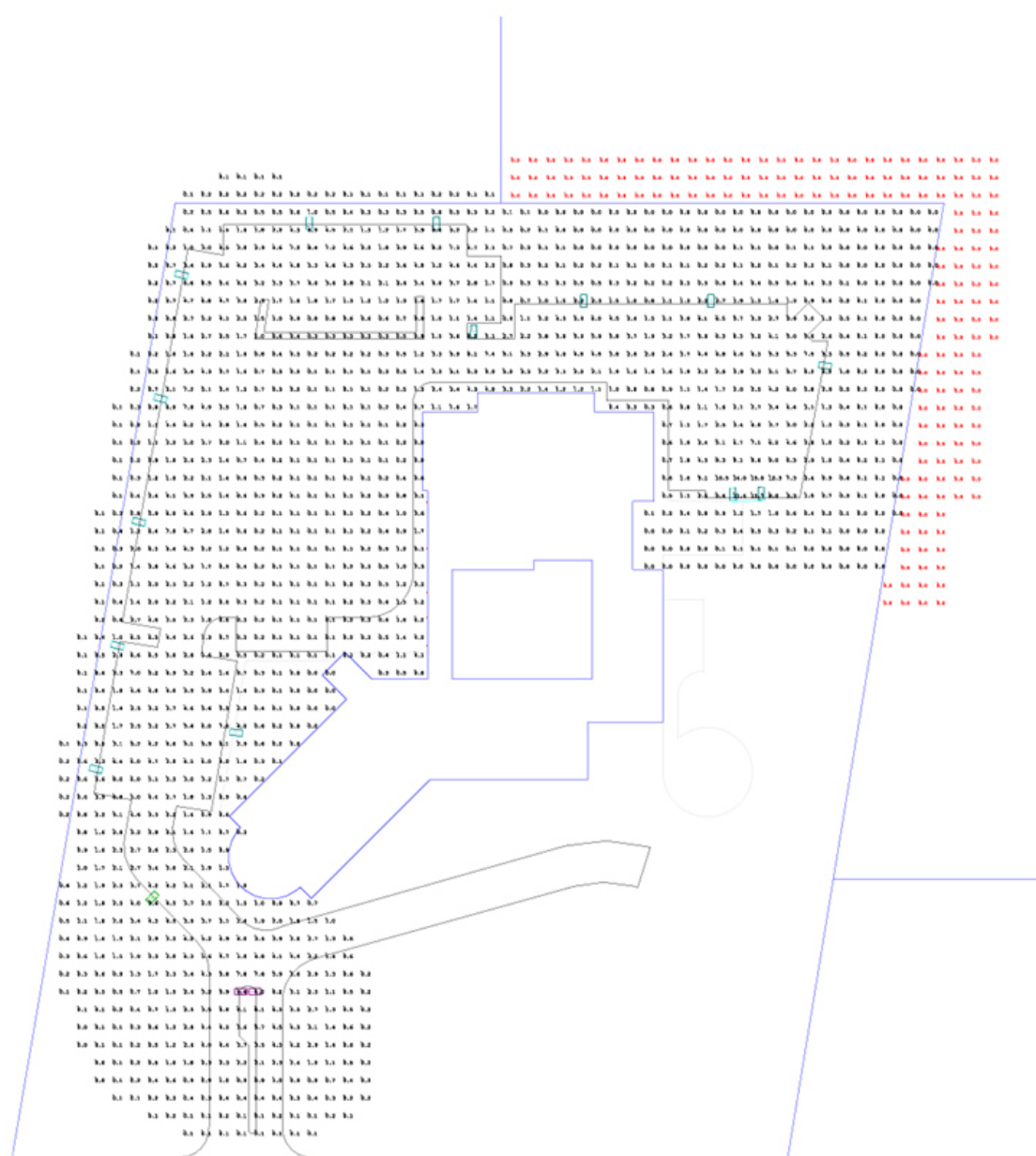
SITE SECTION BB



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: December 2, 2010

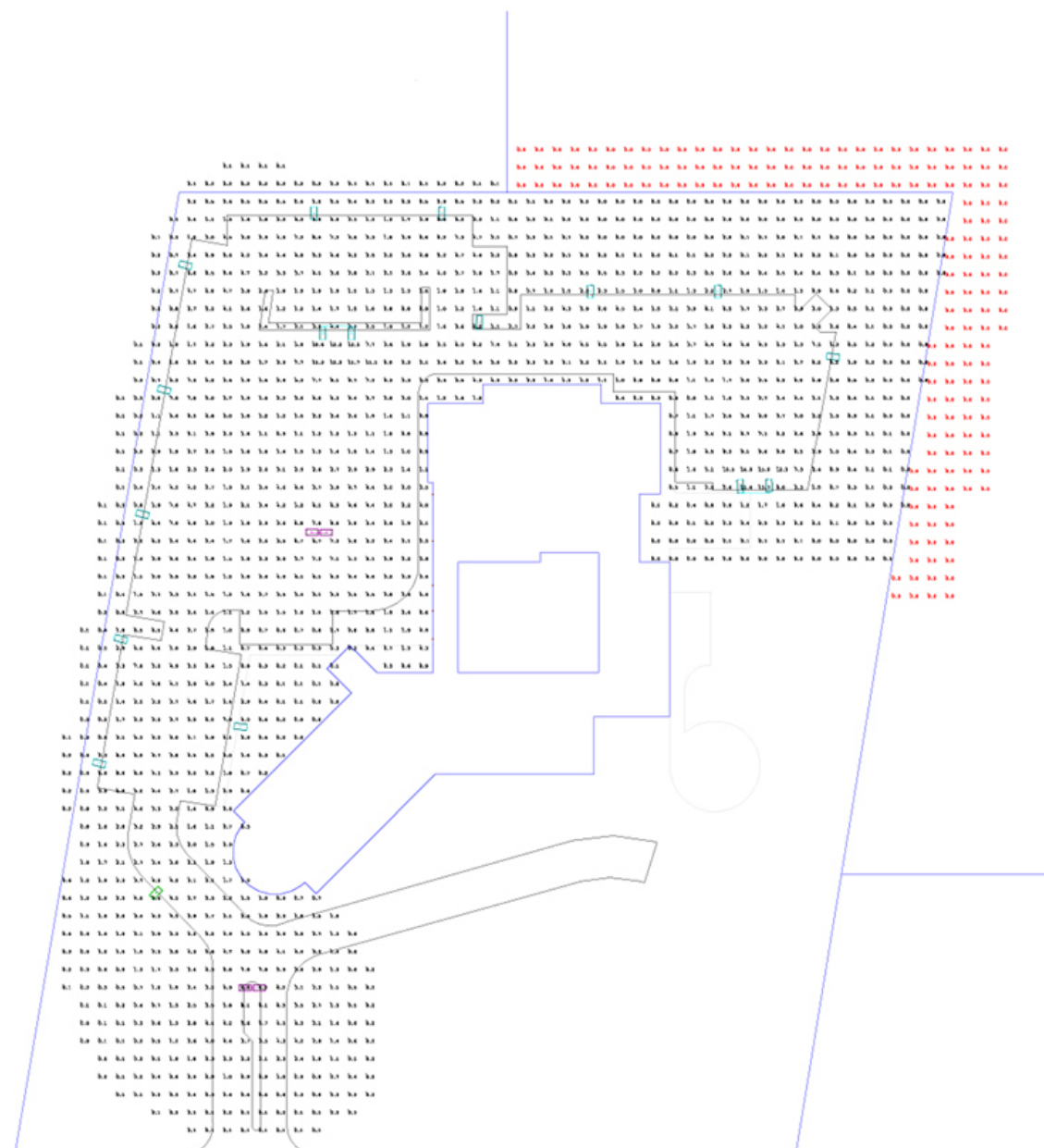
Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



Luminaire Schedule	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
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	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
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	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0
	1	1	2-WGL	25000	0.45C	GM-40-250-00-W-30-P0

Label	CalcType	Costs	Avg	Max	Min	Avg/Min	Max/Min
Parking	Discretionary	Fr	1.74	19.3	6.0	N/A	N/A
Reliance	Discretionary	Fr	0.30	0.0	0.0	N/A	N/A

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP MOUNTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.
CALCULATION POINTS TAKEN AT GRADE LEVEL
POLE HEIGHT INCLUDES 2'-8" CONC. BASE & 18" MD



Luminaire Schedule						
Symbol	Qty	Label	Assignment(s)	Total Lamp Lumens	LLF	Description
	1	A	LINEAR	7500	0.65	006-06-10-00-00-00-00
	1	B	LINEAR	7500	0.65	006-11-10-00-00-00-00
	2	B	LINEAR	7500	0.65	006-11-10-00-00-00-00
	1	B-2	NOTATED OPTION	2300	0.65	006-10-10-00-00-00-00 (This Item)

Label	CalcType	Units	Avg	Min	Max	Avg/Freq	Max/Freq
Parking	Eligible	Ft	2.13	15.0	8.0	N/A	N/A
Bel. Laps	Eligible	Ft	0.30	0.0	8.0	N/A	N/A

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

CALCULATION POINTS TAKEN AT GRADE LEVEL
POLE HEIGHT INCLUDES 2'-6" CONC. BASE & 18" MH



**Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141**

Date: December 2, 2010





Villa Hill Ln

Villa Hill Ln

PARKING AREA LOOKING SOUTH TOWARDS
RIDGEMOOR FOREST SUBDIVISION



167

Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodine
ARCHITECTS
1401 South Brentwood
St. Louis, Missouri 63144
P: 314.351.1000



PARKING AREA LOOKING SOUTH TOWARDS
RIDGEMOOR FOREST SUBDIVISION





PARKING AREA LOOKING NORTH TOWARDS
HOPE MONTESSORI ACADEMY



DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

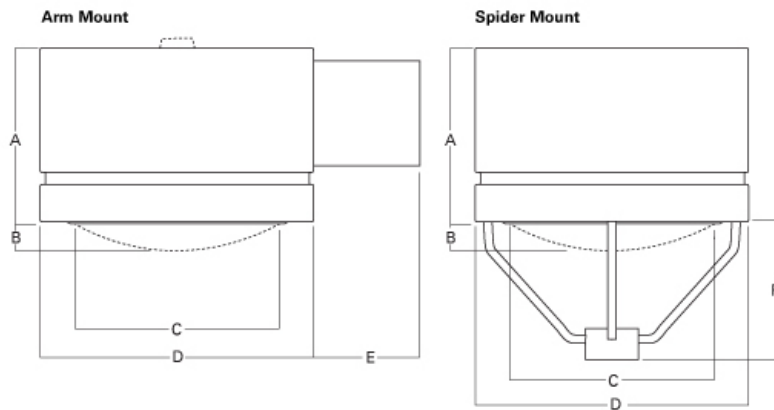
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

DIMENSIONS



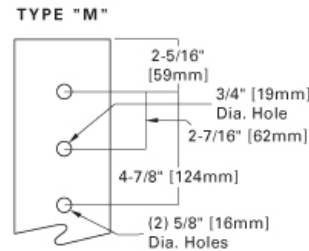
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE



NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 GSM: 2.40 GSL: 3.90

[Spider Mount]

GSS: 1.53 GSM: 2.86 GSL: 4.45

SHIPPING DATA

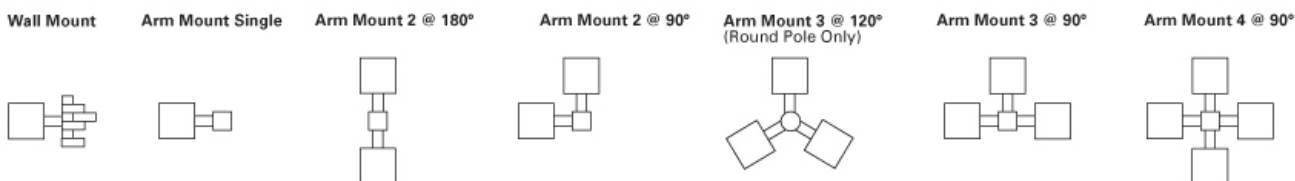
Approximate Net Weight:

36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)



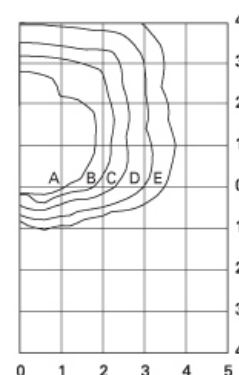
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MOUNTING CONFIGURATIONS

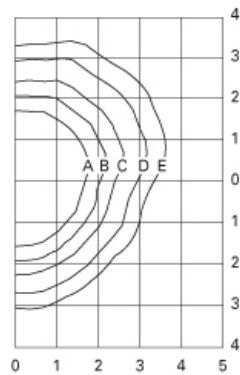


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

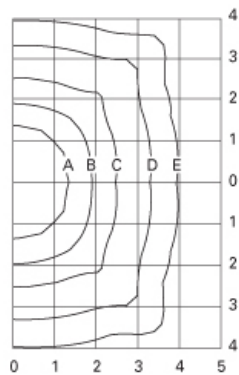
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



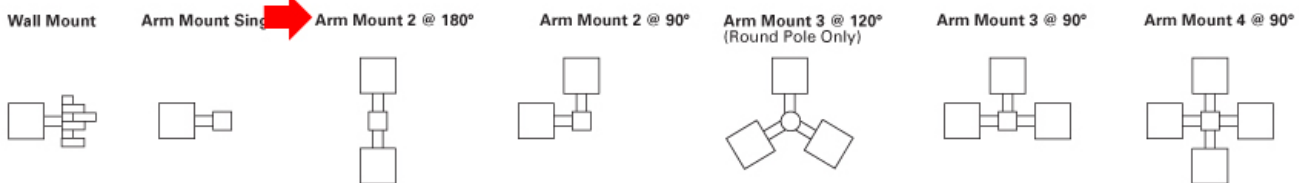
GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

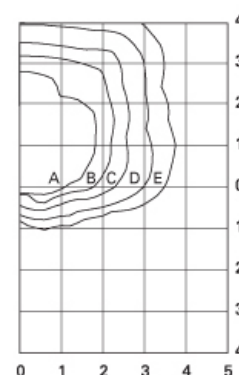
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

MOUNTING CONFIGURATIONS

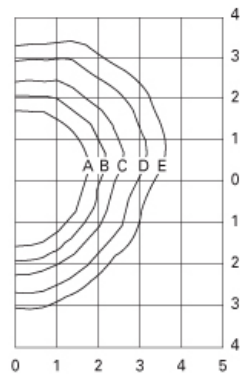


E.P.A. TABLE	Single					
	[w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

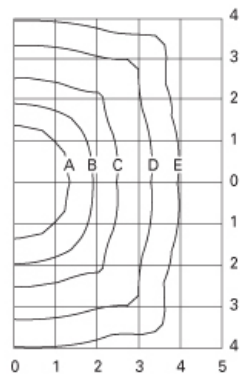
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
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25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

AM: Arm Mount¹
AIR: Arm Included for² Round Pole
AIS: Arm Included for² Square Pole
SM1: Spider Mount³ (2 3/8" OD Tenon)
SM2: Spider Mount (3" OD Tenon)
SM3: Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP

70=(1) 70W
100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=(1) 70W
100=100W
150=150W
250=250W
400=400W
1000=1000W⁷
MH⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH=Metal Halide⁸

Voltage⁹

120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
MT: Multi-Tap¹⁰
TT: Triple-Tap¹⁰
5T: 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F=Type III Formed
3S=Type III Segmented¹³
4S=Type IV Segmented¹³
5S=Type V Segmented¹³
FT: Forward Throw
SL: Spill Light Eliminator¹⁴
CA: Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR: Area Round
AS: Area Square
3V: Type III Vertical
RW: Rectangular Wide¹⁶

Lens Type

FG: Flat Glass¹⁷
SG: Sag Glass

Color¹⁸

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Options¹⁹

F: Single Fuse (120, 277 or 347V)
FF: Double Fuse (208, 240 or 480V)
L: Lamp Included
EM: Quartz Restrike w/²⁰ Delay
Q: Quartz Restrike²⁰
R: NEMA Twistlock Photocontrol Receptacle
EHS: External Adjustable House Side Shield
HS: House Side Shield²¹
VS: Vandal Shield²²

Accessories²³

GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX=Direct Mount Kit for Square Pole¹⁵
MA1007XX=14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX=6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX=Direct Mount Kit for Round Pole¹⁵
MA1021XX=6" Arm for Square Pole. 0.5 EPA³
MA1022XX=6" Arm for Round Pole. 0.5 EPA³
MA1023XX=9" Arm for Square Pole. 0.5 EPA³
MA1024XX=9" Arm for Round Pole. 0.5 EPA³
MA1029XX=Wall Mount Bracket with 10" Arm
MA1046XX=Wall Mount Bracket³
MA1208XX=11 1/2" Arm and Round Pole Adapter - 0.8 EPA
OA1060XX=Mast Arm Adapter
MA1010XX=Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX=2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁴
MA1061=House Side Shield for GSM (Field Installed)²⁴
MA1062=House Side Shield for GSL (Field Installed)²⁴
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes:**
- 1 Arm not included. See Accessories.
 - 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 - 3 Available on GSS housing only.
 - 4 Available on GSL housing only.
 - 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 - 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 - 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 - 8 175, 250 and 400W MH available for non-US markets only.
 - 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
 - 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 - 12 Medium housing fixture only.
 - 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 - 14 Must use reduced envelope lamp, not available in GSL housing.
 - 15 Available on GSM and GSL housings only.
 - 16 RW optic not available with flat glass.
 - 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 - 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 - 19 Add ss suffix in the order shown.
 - 20 Quartz options not available with SL optics.
 - 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 - 22 Arm mount only, 400W Maximum.
 - 23 Order separately, replace XX with color suffix.
 - 24 Compatible with sag lens vertical optics only.

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

AM: Arm Mount¹
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AIS: Arm Included for² Square Pole
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SM2: Spider Mount (3" OD Tenon)
SM3: Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP

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100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=(1) 70W
100=100W
150=150W
250=250W
400=400W
1000=1000W⁷
MH ⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide

HPS=High Pressure Sodium

MH=Metal Halide⁸

Voltage ⁹

120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
MT: Multi-Tap¹⁰
TT: Triple-Tap¹⁰
5T: 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F=Type III Formed
3S=Type III Segmented¹³
4S=Type IV Segmented¹³
5S=Type V Segmented¹³
FT: Forward Throw
SL: Spill Light Eliminator¹⁴
CA: Cutoff Asymmetric with EHS ¹⁵

Vertical Lamp

AR: Area Round
AS: Area Square
3V: Type III Vertical
RW: Rectangular Wide¹⁶

Lens Type

FG: Flat Glass¹⁷
SG: Sag Glass

Color ¹⁸

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Options ¹⁹

F: Single Fuse (120, 277 or 347V)
FF: Double Fuse (208, 240 or 480V)
L: Lamp Included
EM: Quartz Restrike w/²⁰ Delay
Q: Quartz Restrike²⁰
R: NEMA Twistlock Photocontrol Receptacle
EHS: External Adjustable House Side Shield
HS: House Side Shield²¹
VS: Vandal Shield²²

Accessories ²³

GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX=Direct Mount Kit for Square Pole¹⁵
MA1007XX=14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX=6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX=Direct Mount Kit for Round Pole¹⁵
MA1021XX=6" Arm for Square Pole. 0.5 EPA³
MA1022XX=6" Arm for Round Pole. 0.5 EPA³
MA1023XX=9" Arm for Square Pole. 0.5 EPA³
MA1024XX=9" Arm for Round Pole. 0.5 EPA³
MA1029XX=Wall Mount Bracket with 10" Arm
MA1046XX=Wall Mount Bracket³
MA1208XX=11 1/2" Arm and Round Pole Adapter - 0.8 EPA
OA1060XX=Mast Arm Adapter
MA1010XX=Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX=2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁴
MA1061=House Side Shield for GSM (Field Installed)²⁴
MA1062=House Side Shield for GSL (Field Installed)²⁴
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes:**
- 1 Arm not included. See Accessories.
 - 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 - 3 Available on GSS housing only.
 - 4 Available on GSL housing only.
 - 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 - 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 - 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 - 8 175, 250 and 400W MH available for non-US markets only.
 - 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
 - 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 - 12 Medium housing fixture only.
 - 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 - 14 Must use reduced envelope lamp, not available in GSL housing.
 - 15 Available on GSM and GSL housings only.
 - 16 RW optic not available with flat glass.
 - 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 - 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 - 19 Add ss suffix in the order shown.
 - 20 Quartz options not available with SL optics.
 - 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 - 22 Arm mount only, 400W Maximum.
 - 23 Order separately, replace XX with color suffix.
 - 24 Compatible with sag lens vertical optics only.

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

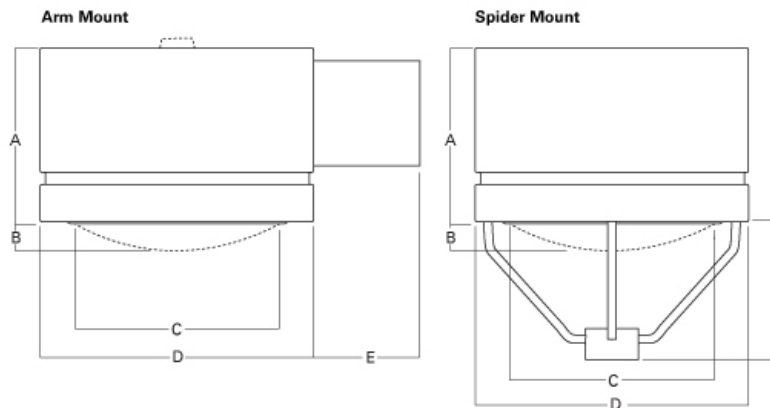
Approximate Net Weight:

36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)



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DIMENSIONS



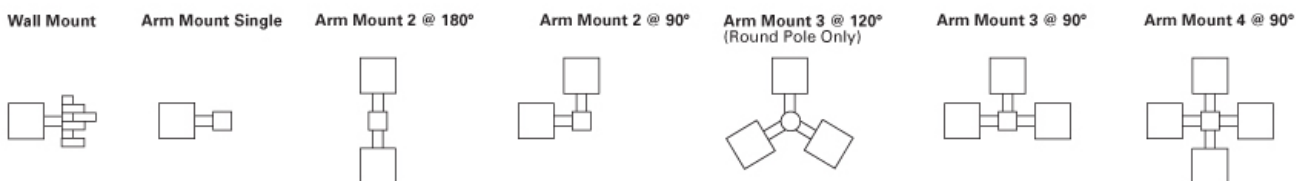
Fixture	A	B	C	D	E	F
GSS	9-1/4" 235mm	1-1/2" 38mm	12-7/8" 327mm	15-5/8" 397mm	6" or 9" 152mm or 229mm	3-1/4" 337mm
GSM	11" 279mm	3-1/2" 89mm	19-1/4" 480mm	21-3/4" 552mm	6" or 14" 152mm or 356mm	15" or 16" 381mm or 406mm
GSL	14-1/2" 368mm	4-1/4" 108mm	25-7/8" 657mm	27" 686mm	6" or 14" 152mm or 356mm	18-3/4" or 19-3/4" 476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

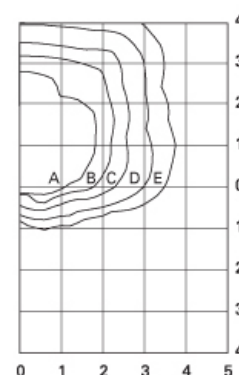
Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

MOUNTING CONFIGURATIONS

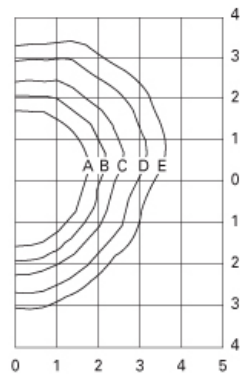


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

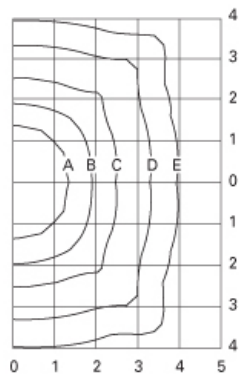
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

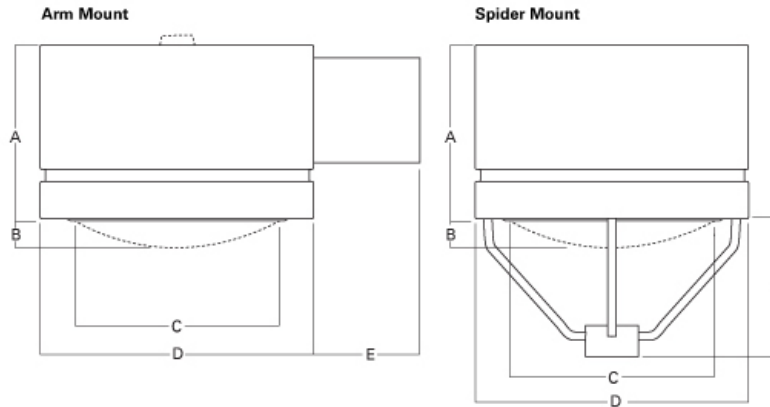
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

DIMENSIONS



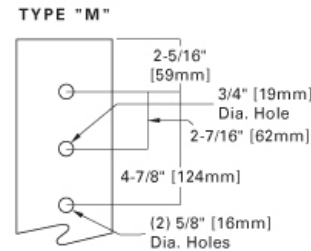
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

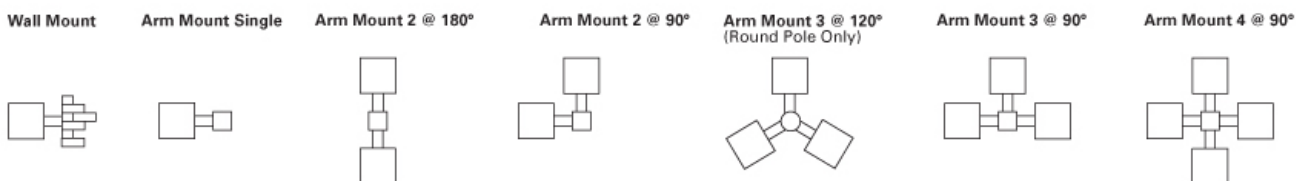
Approximate Net Weight:

36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)



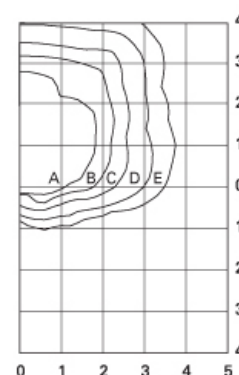
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MOUNTING CONFIGURATIONS

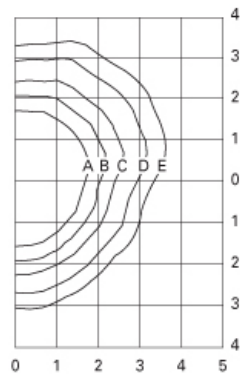


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120° (Round Pole Only)	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

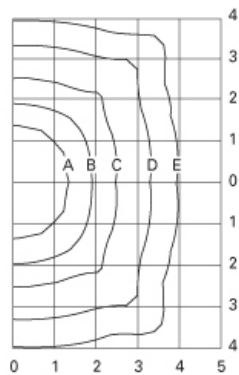
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

AM= Arm Mount¹
AIR= Arm Included for² Round Pole
AIS= Arm Included for² Square Pole
SM1= Spider Mount³ (2 3/8" OD Tenon)
SM2= Spider Mount (3" OD Tenon)
SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP
70=(1) 70W
100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=(1) 70W
100=100W
150=150W
250=250W
400=400W
750=750W
1000=1000W⁷
MH⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH= Metal Halide⁸

Voltage⁹

120= 120V
208= 208V
240= 240V
277= 277V
347= 347V
480= 480V
MT= Multi-Tap¹⁰
TT= Triple-Tap¹⁰
ST= 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F= Type III Formed
3S= Type III Segmented¹³
4S= Type IV Segmented¹³
5S= Type V Segmented¹³
FT= Forward Throw
SL= Spill Light Eliminator¹⁴
CA= Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR= Area Round
AS= Area Square
3V= Type III Vertical
RW= Rectangular Wide¹⁶

Lens Type

FG= Flat Glass¹⁷
SG= Sag Glass

Color¹⁸

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP= Dark Platinum
GM= Graphite Metallic

Options¹⁹

F= Single Fuse (120, 277 or 347V)
FF= Double Fuse (208, 240 or 480V)
L= Lamp Included
EM= Quartz Restrike w/²⁰ Delay
Q= Quartz Restrike²⁰
R= NEMA Twistlock Photocontrol Receptacle
EHS= External Adjustable House Side Shield
HS= House Side Shield²¹
VS=Vandal Shield²²

Accessories²³

GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX= Direct Mount Kit for Square Pole¹⁵
MA1007XX= 14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX= 6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX= Direct Mount Kit for Round Pole¹⁵
MA1021XX= 6" Arm for Square Pole. 0.5 EPA³
MA1022XX= 6" Arm for Round Pole. 0.5 EPA³
MA1023XX= 9" Arm for Square Pole. 0.5 EPA³
MA1024XX= 9" Arm for Round Pole. 0.5 EPA³
MA1029XX= Wall Mount Bracket with 10" Arm
MA1046XX= Wall Mount Bracket³
MA1208XX= 11 1/2" Arm and Round Pole Adapter - .0.8 EPA
OA1060XX= Mast Arm Adapter
MA1010XX= Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX= 2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁴
MA1061=House Side Shield for GSM (Field Installed)²⁴
MA1062=House Side Shield for GSL (Field Installed)²⁴
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes: 1 Arm not included. See Accessories.
2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
3 Available on GSS housing only.
4 Available on GSL housing only.
5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
7 Requires reduced envelope BT-37 lamp when used with GSM housing.
8 175, 250 and 400W MH available for non-US markets only.
9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
12 Medium housing fixture only.
13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
14 Must use reduced envelope lamp, not available in GSL housing.
15 Available on GSM and GSL housings only.
16 RW optic not available with flat glass.
17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
19 Add ss suffix in the order shown.
20 Quartz options not available with SL optics.
21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
22 Arm mount only, 400W Maximum.
23 Order separately, replace XX with color suffix.
24 Compatible with sag lens vertical optics only.

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

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AIR= Arm Included for² Round Pole
AIS= Arm Included for² Square Pole
SM1= Spider Mount³ (2 3/8" OD Tenon)
SM2= Spider Mount (3" OD Tenon)
SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP
70=(1) 70W
100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=(1) 70W
100=100W
150=150W
250=250W
400=400W
750=750W
1000=1000W⁷
MH⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH= Metal Halide⁸

Voltage⁹

120= 120V
208= 208V
240= 240V
277= 277V
347= 347V
480= 480V
MT= Multi-Tap¹⁰
TT= Triple-Tap¹⁰
ST= 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F= Type III Formed
3S= Type III Segmented¹³
4S= Type IV Segmented¹³
5S= Type V Segmented¹³
FT= Forward Throw
SL= Spill Light Eliminator¹⁴
CA= Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR= Area Round
AS= Area Square
3V= Type III Vertical
RW= Rectangular Wide¹⁶

Lens Type

FG= Flat Glass¹⁷
SG= Sag Glass

Color¹⁸

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP= Dark Platinum
GM= Graphite Metallic

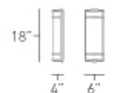
Options¹⁹

F= Single Fuse (120, 277 or 347V)
FF= Double Fuse (208, 240 or 480V)
L= Lamp Included
EM= Quartz Restrike w/²⁰ Delay
Q= Quartz Restrike²⁰
R= NEMA Twistlock Photocontrol Receptacle
EHS= External Adjustable House Side Shield
HS= House Side Shield²¹
VS=Vandal Shield²²

Accessories²³

GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX= Direct Mount Kit for Square Pole¹⁵
MA1007XX= 14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX= 6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX= Direct Mount Kit for Round Pole¹⁵
MA1021XX= 6" Arm for Square Pole. 0.5 EPA³
MA1022XX= 6" Arm for Round Pole. 0.5 EPA³
MA1023XX= 9" Arm for Square Pole. 0.5 EPA³
MA1024XX= 9" Arm for Round Pole. 0.5 EPA³
MA1029XX= Wall Mount Bracket with 10" Arm
MA1046XX= Wall Mount Bracket³
MA1208XX= 11 1/2" Arm and Round Pole Adapter - .0.8 EPA
OA1060XX= Mast Arm Adapter
MA1010XX= Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX= 2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁴
MA1061=House Side Shield for GSM (Field Installed)²⁴
MA1062=House Side Shield for GSL (Field Installed)²⁴
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

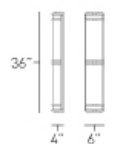
- Notes: 1 Arm not included. See Accessories.
2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
3 Available on GSS housing only.
4 Available on GSL housing only.
5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
7 Requires reduced envelope BT-37 lamp when used with GSM housing.
8 175, 250 and 400W MH available for non-US markets only.
9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
12 Medium housing fixture only.
13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
14 Must use reduced envelope lamp, not available in GSL housing.
15 Available on GSM and GSL housings only.
16 RW optic not available with flat glass.
17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
19 Add ss suffix in the order shown.
20 Quartz options not available with SL optics.
21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
22 Arm mount only, 400W Maximum.
23 Order separately, replace XX with color suffix.
24 Compatible with sag lens vertical optics only.



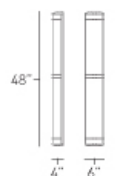
FIXTURE WEIGHT 7 LBS



FIXTURE WEIGHT 9 LBS



FIXTURE WEIGHT 11 LBS



FIXTURE WEIGHT 13 LBS



AU1-S1SA-24-GW-BEP



TYPE: E
AUSW-36-7-X-2FQ-1
Please specify desired part number

MATCHING FIXTURES



page 384

FEATURES

- The Allure sconce features solid aluminum die-cast ends with a domed top.
- 0.125" thick, matte anodized, aluminum extruded back channel.
- Decorative aluminum die-cast horizontal bars with distinctive tapering arch design.
- Consult factory for custom bar configurations.
- 3/16" thick extruded virgin white acrylic is 45% DR high impact, UV stable, F1 rated, and UL-94 HB Flame Class rated.
- Allure can be mounted vertically or horizontally.
- Hinged front face simplifies re-lamping and maintenance.
- 21 standard powder coat paints offered, however all RAL colors available.
- Utilizes highly efficient, long lasting and low mercury T5 or T5HO lamps for minimal fixture maintenance and lamp disposal.
- Contact factory for additional modifications or options.

SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH	LAMPING [PHOTOMETRIC TESTS]	VOLTAGE	OPTIONS
 AU1	S1SA INDOOR ADA COMPLIANT SCONCE 	18	GW GLOSS WHITE ACRYLIC	PTD PAINTED – SPECIFY CODE [EX. BKP FOR BLACK PAINT, SEE PAGE 492 FOR PAINT OPTIONS]	18" 	120	DMA ADVANCE® DIMMING BALLAST
		24	MW MATTE WHITE ACRYLIC		18X27 1@27W BX	277	DML LUTRON® DIMMING BALLAST
			18X39 1@39W BX (13796.0)		347	EMR REMOTE MOUNT EMERGENCY [18" SIZE ONLY]	
			24" 		EMI INTEGRAL EMERGENCY [24"/36"/48" SIZES ONLY]		
			2LF14 2@14W T5		ULD UL DAMP LABEL		
			2LF24 2@24W T5HD (13797.0)		FUS FUSED		
			18X40 1@40W BX				
			18X50 1@50W BX				
			18X55 1@55W BX				
			36" 				
			2LF21 2@21W T5				
		2LF39 2@39W T5HD (13798.0)					
2BX39 2@39W BX							
48" 							
2LF28 2@28W T5							
2LF54 2@54W T5HD (13799.0)							
2BX40 2@40W BX							
2BX50 2@50W BX							
2BX55 2@55W BX							
 SPECIFY CATALOG CODE							

SAMPLE CODE: AU1-S1SA-24-GW-BEP-2LF14-120-FUS

 PHOTOMETRIC INFORMATION AVAILABLE AT WWW.OCL.COM

- Fixture mounts to a standard 4" J-box (supplied by others), and requires additional anchors.
- Bodine® emergency ballast available, standard with remote mounted test switch and indicator light.
- Advance® and Lutron® dimming ballasts available. Controls not included.
- Integral HPF electronic fluorescent ballast with Class A sound rating [3-5 year ballast warranty depending on ballast specification].

- Fixture is ADA compliant.
- For photometric data, please visit www.ocl.com.
- For lamp and base information, see pages 496-505 in the reference section.
- For specific mounting instructions, please contact factory.
- Five year product warranty.



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

December 7, 2010

Mayor Harold Dielmann
City Council Members
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: St. Timothy's Episcopal Church
Application 10-038

Honorable Mayor and City Council Members:

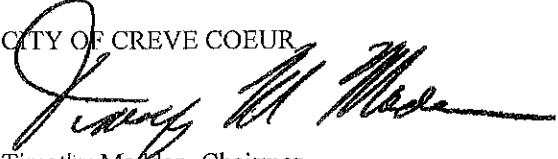
The Planning and Zoning Commission, at its meeting of December 6, 2010, reviewed the request of Christopher Chiodini, representing St. Timothy's Episcopal Church, for approval of a Conditional Use Permit Amendment and Site Development Plan for 808 N. Mason Road.

By unanimous vote, the P&Z Commission recommends approval of the Conditional Use Permit and Site Development Plan Amendment, subject to the conditions in Ordinance 2206 and the following new conditions:

1. The Conditional Use Permit shall be for the construction of an 11,979 sq. ft. addition for a total of 28,089 sq. ft facility for a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Amended Site Development Plan for New Parish Center" prepared by Chiodini Associates, last dated December 2, 2010.
3. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. The term shall be extended at the request of residents.

Sincerely,

CITY OF CREVE COEUR


Timothy Madden, Chairman
Planning & Zoning Commission

TM:pr

cc: Mr. Chris Chiodini, Chiodini Associates
M.C. Perkins, City Administrator
Carl Lumley, City Attorney
J. Heines, Director of Public Works
G. Eidman, Chief of Police
A. Oestereich, Fire Marshal
S. Unser, Chief Building Official
G. Seifried, Project Manager

B. Holmes
D. Woods
P. Burke

**MINUTES OF A REGULAR MEETING
PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI
December 6, 2010**

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, December 6, 2010, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt, Vice Chair
 Mr. Barry Glantz
 Ms. Cynthia Kramer
 Dr. Scott Saunders
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, City Planner
 Ms. Pat Rosenblatt, Recording Secretary

2. CHANGES TO – ACCEPTANCE OF THE AGENDA

The Commission members voted approval of the agenda, as distributed.

3. APPROVAL OF MINUTES OF THE MEETING OF NOVEMBER 15, 2010

Mr. Eberhardt moved to approve the minutes of November 15, 2010. Dr. Saunders seconded the motion, which unanimously passed.

4. PUBLIC COMMENT

None.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

10-038 St. Timothy's Episcopal Church

10-038 St. Timothy's Episcopal Church

Mr. Chris Chiodini, with Chiodini Associates, represented St. Timothy's Episcopal Church in a request for approval of a Conditional Use Permit and Site Development Plan for a new addition and parking lot at 808 North Mason Road.

Mr. Chiodini stated that the use of the property is not changing and pointed out how the proposed addition would better serve the St. Timothy congregation. He stated that the additional 24 requested parking spaces would provide 132 parking spaces on site and pointed out that the Montessori School allows them the use of their parking when necessary for any overflow. Mr. Chiodini identified the additional landscaping proposed and spoke of the neighborhood meeting that took place last week with the residents requesting the berm be extended around the retaining walls. He presented an overall plan of the facility and pointed out that they were not looking for simultaneous use of the Parish Hall and Sanctuary. A brief discussion followed.

Dr. Barton moved to recommend approval of the Conditional Use Permit and Site Development Plan Amendment for the St. Timothy's Episcopal Church, submitted with Application #10-038, subject to the conditions contained in the draft ordinance attached to the staff report dated December 6, 2010 and subject to the extension of the berm. Dr. Saunders seconded the motion, which unanimously carried.

BILL NO. 5289

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE DEDICATION OF THE NEW DAUTEL LANE RIGHT OF WAY AND MAINTENANCE OF THE PUBLIC ROAD PAVEMENT WITHIN SAID RIGHT OF WAY; AND VACATION OF THE EXISTING DAUTEL LANE RIGHT OF WAY.

WHEREAS, contingent upon the completion of construction and final construction approval of Dautel Lane, the City of Creve Coeur hereby accepts dedication of the new Dautel Lane right of way as identified as "Exhibit A"; and

WHEREAS, contingent upon the completion of construction and final construction approval of Dautel Lane, the City of Creve Coeur hereby vacates the right of way of the existing Dautel Lane as identified as "Exhibit B" except to the extent overlapped by the new Dautel Lane; and

WHEREAS, on or about July 14, 2008, the Planning and Zoning Commission recommended approval of such vacation and dedication by means of the Walgreen's Plat approval recommendation to Council;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The new Dautel Lane right of way as identified in "Exhibit A" is hereby accepted for dedication to the City of Creve Coeur. The City of Creve Coeur also accepts the maintenance of the Dautel Lane road pavement within said right of way.

SECTION 2: The right of way for the existing Dautel Lane as identified in "Exhibit B" is hereby vacated, except to the extent overlapped by the new Dautel Lane.

SECTION 3: This Ordinance shall take effect in accordance with Section 3.11(g) of the Charter, but only upon certification below by the City Administrator of completion of construction and final construction approval of the new Dautel Lane. After adoption and approval of this ordinance, and upon its becoming effective, a certified copy thereof may be duly filed in the Office of the Recorder of Deeds, St. Louis County.

ADOPTED THIS _____ DAY OF _____, 2011.

A. J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

The undersigned hereby confirms that it is the owner of the real property underlying the new Dautel Lane as described on Exhibit A and hereby dedicates the right of way for such roadway to the City of Creve Coeur, Missouri, subject to its acceptance as provided herein.

PACE-CREVE COEUR ASSOCIATES, L.L.C.

By: Pace-Graeser Associates, L.L.C., its Manager

By: Pace Realty Fund, L.L.C., its Manager

By: Pace Realty Investors, L.L.C., its Manager

By: _____
Mark A. Sedgwick, Manager

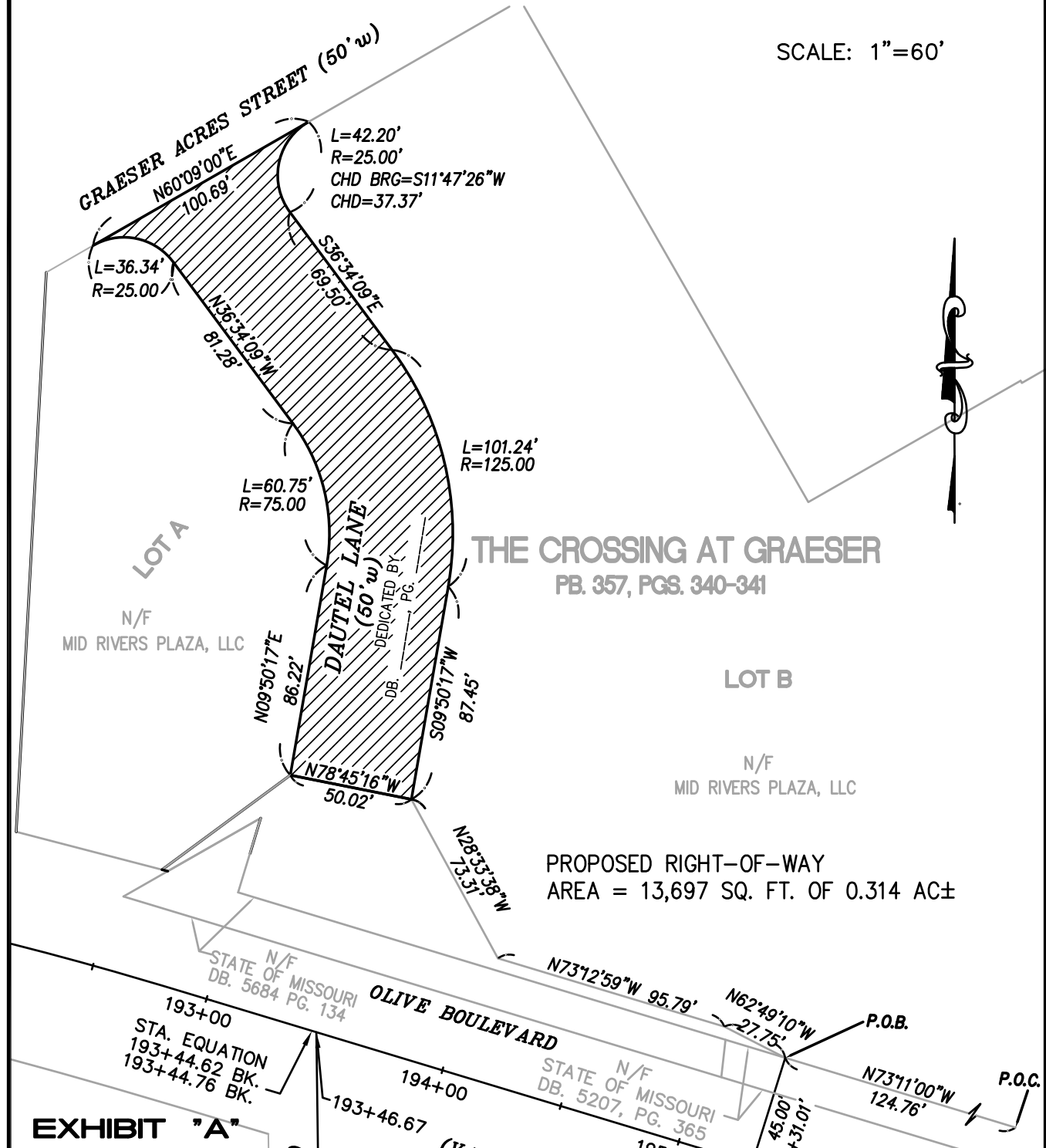
I hereby certify completion of construction and final construction approval of the new Dautel Lane as of the ____ day of _____, 2011.

MARK PERKINS, CITY ADMINISTRATOR

DATE: 12/7/10

JOB NO. 206-3800

SCALE: 1"=60'



Property Description

Right-of-Way Dedication City Right of Way

A tract of land being part of Dautel Lane as dedicated by Book _____, Page _____ of the St. Louis County Records, located in U.S. Survey 1962, and in the Northeast 1/4 of Section 2, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri being more fully described as follows:

Commencing at the southeast corner of Lot B of The Crossing At Graeser, a subdivision according to the plat thereof as recorded in Plat Book 357, Pages 340 & 341 of above said records, said point also being located on the northeastern line of Olive Boulevard, 90 feet wide; thence along said northeastern line North 73 degrees 11 minutes 00 seconds West, 124.76 feet to a point being located 45 feet left of Centerline Station 195+31.01; thence leaving the northeastern line of Olive Blvd North 62 degrees 49 minutes 10 seconds West, a distance of 27.75 feet to a point; thence North 73 degrees 12 minutes 59 seconds West, a distance of 95.79 feet to a point; thence North 28 degrees 33 minutes 38 seconds West, a distance of 73.31 feet to the POINT OF BEGINNING of the tract herein described, said point being on the eastern line of the aforesaid Dautel Lane; thence North 78 degrees 45 minutes 16 seconds West, a distance of 50.02 feet to a point on the western line of said Dautel Lane; thence along the western line of Dautel Lane North 09 degrees 50 minutes 17 seconds East, a distance of 86.22 feet to a point of curvature; thence along a curve to the left having a radius of 75.00 feet and an arc length of 60.75 feet to the point of tangency; thence North 36 degrees 34 minutes 09 seconds West, a distance of 81.28 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet and an arc length of 36.34 feet to a point on the Southern line of Graeser Acres Street (50 wide) thence along said Southern line North 60 degrees 09 minutes 00 seconds East, a distance of 100.69 feet to a point; thence in a southerly direction along a curve to the left having a radius of 25.00 feet, an arc length of 42.20 feet, the chord of which bears South 11 degrees 47 minutes 26 seconds West, a chord distance of 37.37 feet to a point of tangency on the Eastern line of the aforesaid Dautel Lane; thence along said eastern line South 36 degrees 34 minutes 09 seconds East, a distance of 69.50 feet to a point of curvature; thence along a curve to the right having a radius of 125.00 feet and an arc length of 101.24 feet to the point of tangency; thence South 09 degrees 50 minutes 17 seconds West, a distance of 87.45 feet to the Point of Beginning and containing 13,696 square feet or 0.314 acre more or less.

DATE: 11/08/10

JOB NO. 206-3800

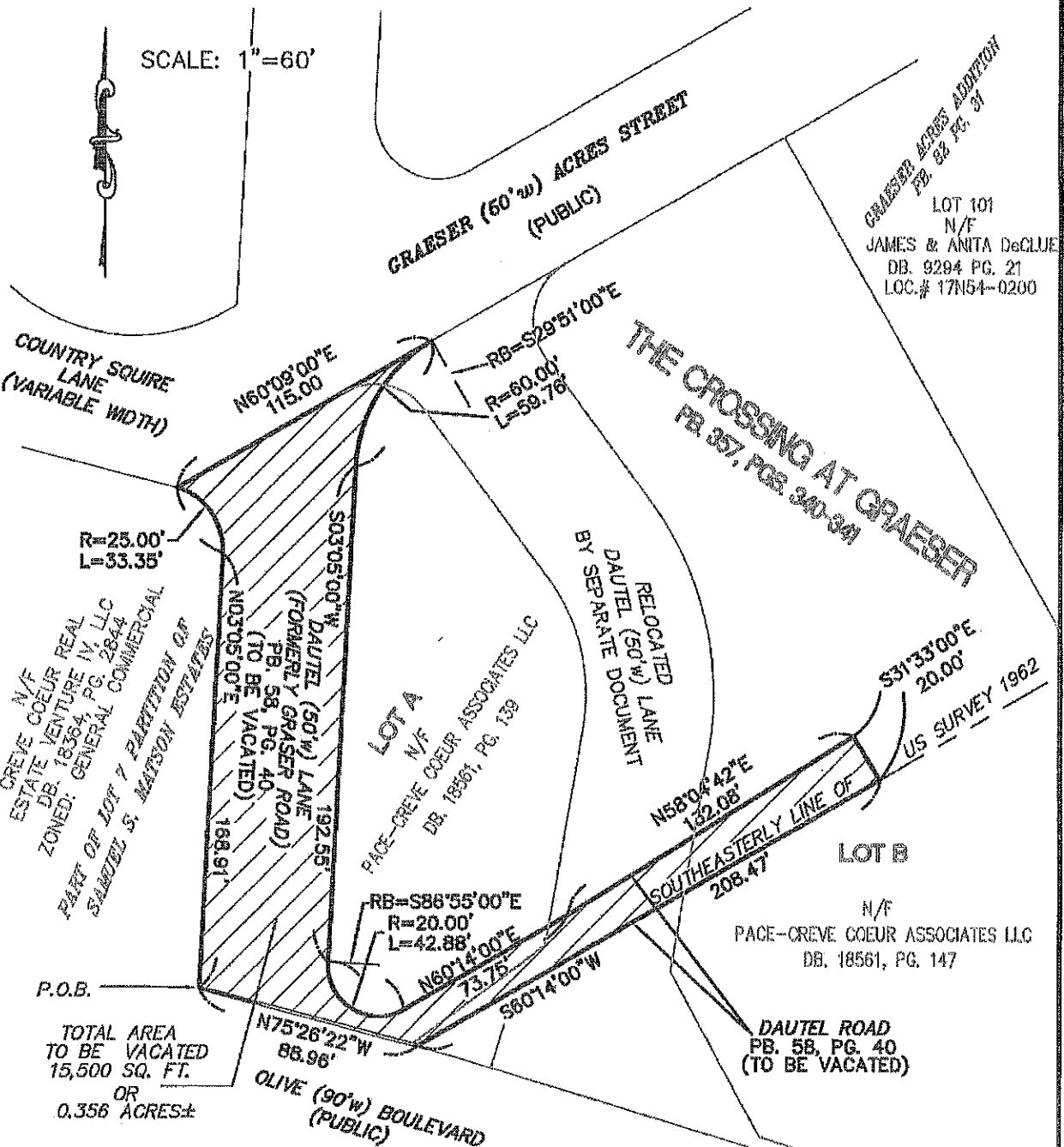


EXHIBIT "B"

R.O.W. VACATION PLAT

A TRACT OF LAND BEING DAUTEL ROAD AND DAUTEL LANE,
AS DEDICATED BY PLAT BOOK 58, PAGE 40, PART OF THE NE 1/2
OF SEC. 2, T. 45. N., R. 5. E. OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR AND ST. LOUIS COUNTY, MISSOURI

O:\DRAW3800\2063800\SURVEY\DAUTEL-VAC-EXHIBIT.DWG

PROPERTY DESCRIPTION

Dautel Vacation

A tract of land being part of Dautel Lane and Dautel Road as established by Graeser Acres Plat One, a subdivision according to the plat thereof as recorded in Plat Book 58, Page 40 of the St. Louis County Records, located in U.S. Survey 1962, and in the Northeast 1/4 of Section 2, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri being more fully described as follows:

Beginning at the southwestern corner of Dautel Lane, (formerly Graeser Road) Road, 50 feet wide, said point also being located on the northern right-of-way line of Olive Boulevard, 90 feet wide; thence along the west line of above said Dautel Lane, North 03 degrees 05 minutes 00 seconds East, 168.91 feet to a point of curvature to the left; thence along said curve having a radius of 25.00 feet, a chord which bears North 35 degrees 08 minutes 04 seconds West, 30.93 feet an arc length of 33.35 feet to its intersection with the direct southwesterly prolongation of the southeastern right-of-way line of Graeser Acres Road, 50 feet wide; thence along said prolongation line North 60 degrees 09 minutes 00 seconds East, 115.00 feet to the beginning of a non-tangent curve to the left, said point also being located on the eastern line of above said Dautel Lane; thence along said eastern line the following courses and distances: along last said curve having a radius of 60.00 feet, a chord which bears South 31 degrees 37 minutes 00 seconds West, 57.32 feet and an arc length of 59.76 feet to a point of tangency; South 03 degrees 05 minutes 00 seconds West, 192.55 feet to a point of tangency; along said curve having a radius of 20.00 feet, a chord which bears South 58 degrees 20 minutes 30 seconds East, 35.13 feet and an arc length of 42.88 feet to a point of tangency, said point also being located on the northwestern line of Dautel Road, variable width; thence along the northwestern, eastern and southeastern line of Dautel Road, the following courses and distances: North 60 degrees 14 minutes 00 seconds East, 73.75 feet; North 58 degrees 04 minutes 42 seconds East, 132.08 feet; South 31 degrees 33 minutes 00 seconds East, 20.00 feet and South 60 degrees 14 minutes 00 seconds West, 208.47 feet to the northern right-of-way of above said Olive Boulevard; thence along said northern right-of-way line North 75 degrees 26 minutes 22 seconds West, 88.96 feet to the Point of Beginning and containing 15,500 square feet or 0.356 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on November 5, 2010.



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: December 29, 2010

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Staff Report – Acceptance of the Dedication of New Dautel Lane Right of Way and Vacation of the Old Dautel Lane Right of Way

Background

The Olive/Graeser TDD construction is almost completed. The scope of work for this project included a traffic signal on Olive Blvd. at Graeser Rd., a 2-foot wide concrete median on Olive Blvd, new concrete curb and gutter and construction of new sidewalks.

An additional requirement for this project was tied to the Walgreen's site Development approved by Council through Ordinance 5052 on July 14, 2008. This approval required improvements to re-aligned Dautel Lane located on the north-side of Olive Blvd. with the new traffic signal at Olive Blvd./Graeser Rd.

Current Status

As previously mentioned, the new traffic signal has been installed and the new Dautel Lane construction is almost completed. Due to the road being relocated, it will be necessary for the city to accept the new Dautel Lane right-of-way dedication as identified in "Exhibit A" of the attached draft ordinance, and vacate the existing Dautel Lane right-of-way as identified as "Exhibit B".

By approving the attached ordinance these two actions can take place simultaneously. The city will give up rights to the existing Dautel Lane right-of-way and assume ownership of the new Dautel Lane right-of-way and maintenance of the new road pavement.

Public Works staff has reviewed the project approvals and the attached documents and recommends passing the submitted draft ordinance and attachments.

BILL NO. 5290

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 240.030 OF THE CREVE COEUR CODE OF ORDINANCES PERTAINING TO TAPPMAYER HOUSE FEES.

WHEREAS, the City periodically reviews its facility rental fees to respond to the market, and

WHEREAS, the City staff has reviewed its fees and has considered market demand and found certain fee adjustments to be appropriate, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 240.030 of the Creve Coeur Code of Ordinances is amended by adding the following:

[The following user fee schedule shall be in effect for the Tappmeyer House:]

Upstairs or Downstairs (per floor), four-hour time slot . . . 80.00

Entire house, four-hour time slot . . . 100.00

Additional Hours.

Upstairs or Downstairs (per floor), fee per additional hour . . . \$20

Entire house, fee per additional hour . . . \$25

Management Fee (if no caterer) per hour . . . \$15

Security deposits.

Tappmeyer . . . 200.00

SECTION 2: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

ADOPTED THIS _____ DAY OF JANUARY

AJ Wang
Council President

APPROVED THIS _____ DAY OF JANUARY

Harold Dielmann
Mayor

ATTEST:

Deborah Ryan, City Clerk



INTEROFFICE MEMORANDUM

Date: January 10, 2011

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: Tappmeyer House

The City Council approved rental fees for the Tappmeyer House at its March 22, 2010 meeting. It was discussed then that staff would report back to the Council at the end of the year to review actual usage, rental revenues, and operating expenses and then consider if the fees should be adjusted. This information is provided below in addition to considerations for increasing rental revenues and reducing operating expenses.

Actual Usage

The City has received 15 to 20 inquiries into renting the Tappmeyer House since last March. Inquiries have been made about renting the house for events such as family reunions, baby showers, birthday parties, etc.; however, the house has only been rented one time to date. Based on comments made to staff, reasons for not renting the house include the following:

Too expensive. In addition to the base rental fee and security deposit, patrons are required to pay caterer fees to an exclusive caterer (Russo's) for any food they wish to have at their event.

Space not conducive to hosting large gatherings. Most people that are interested in the house want to use the historic main-floor section of the house as opposed to the basement; however, the main floor has too many rooms which are not conducive to hosting large gatherings.

Not available after dark. Many of the inquiries made are for evening events, which are not possible due to the absence of parking lot and pathway lighting and the 9:15 lighting curfew. Lighting issues are further discussed below under "lighting".

Additionally, the market may be saturated with similar facilities. Staff contacted representatives from other historic homes that can be rented for events including Hanley House in Clayton, Sappington House in Crestwood, Hawken House in Webster Groves, Oakland House in Affton, and Mudd's Grove in Kirkwood. The managers at these facilities reported that they do not typically book more than a few events per month and in some cases not more than a few per year. All but one indicated that enough revenue was generated to cover operating costs. Most must rely on donations or municipal government support.

These facilities are also generally more conducive to hosting events than the Tappmeyer House is, primarily because they can be rented in the evenings. They are also decorated and furnished, and some have been improved to accommodate larger gatherings. Examples include the Hearth Room at Hawken House and the Tea Room at Sappington House.

Considerations for Increasing Revenue

As stated above, the base rental fee plus the required caterer fees can be cost prohibitive for some. For example, someone wishing to bring only refreshments for a meeting may be deterred from renting the house if required to pay caterer fees for the refreshments. A caterer should not be required for every event that includes food; however, if an event is catered, it may be appropriate to require use of an exclusive caterer such as Russo's.

It is also recommended that the base rental fees be lowered and that marketing be improved in order to increase usage and exposure of the house to the public. The current and proposed rental rates are provided below:

Current Rental Rates*Tappmeyer Room Rental Fees*

Upstairs or downstairs (entire floor), four-hour time slot	\$	150
Entire house, four-hour time slot	\$	300

Additional Hours.

Upstairs or downstairs, fee per additional hour	\$	37.50
Entire house, fee per additional hour	\$	75

<i>Management Fee (if no caterer)/ per hour</i>	\$	10
---	----	----

Security deposits.

Tappmeyer	\$	250
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Proposed Rental Rates

Rental rates for the Tappmeyer House are proposed as follows:

Tappmeyer Room Rental Fees

Upstairs or downstairs (entire floor), four-hour time slot	\$	80
Entire house, four-hour time slot	\$	100

Additional Hours.

Upstairs or downstairs, fee per additional hour	\$	20
Entire house, fee per additional hour	\$	25

<i>Management Fee (if no caterer)/ per hour</i>	\$	15
---	----	----

Security deposits.

Tappmeyer	\$	200
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Staff will continue to evaluate demand and will recommend future rate adjustments as needed.

It is anticipated that reducing the rental fees will drive up rentals and increase exposure to the house; however, it is also recommended that the following efforts be made to increase usage and exposure:

Target Audiences. This may include publicizing the Tappmeyer House in the City's resident and business newsletters, facebook page, and email blasts as an alternative and interesting location for business parties, events, and meetings. A brochure could be developed and distributed to bakeries, wedding and event planners, bridal expos, etc.

Media. The Tappmeyer House has an interesting story to tell. Local media such as West News Magazine and the Suburban Journal may serve as a free source of marketing and exposure.

Staff Training. Staff should be able to readily respond to all types of inquiries and be able to sell the facility.

Operating Expenses

As stated above, other historic facilities in the area report that revenues do not typically cover operating expenses. The City should obviously place an effort on controlling and reducing operating expenses.

Actual operating expenses for the Tappmeyer House over the past 12 months are as follows:

Electric Utility	\$1,668
Water/sewer	\$377
Fire alarm and monitoring	\$500
Property Insurance	\$2,275
Maintenance*	<u>\$3,400</u>
TOTAL	\$8,220

*Maintenance expenditures include average annual costs for all repairs, painting, cleaning, etc. over a fifteen year cycle.

Reducing Operating Expenses

The electric utility which both cools and heats the house (no gas line access) accounts for a significant share of total operating expenses. A programmable thermostat is currently installed. However, the thermostat is accessible to anyone in the house and can be left heating or cooling an empty house for days at a time if the occupant fails to adjust the temperature back to an unoccupied level upon leaving. It is recommended that a lock box be installed on the thermostat with an accessible timed-override switch. This would allow anyone entering the house to turn cooling or heating to the preset temperature (e.g. 70 degrees). The thermostat would then automatically adjust back to an energy-efficient default (cooler in the winter or warmer in the summer) after a short period, even if the occupants fails to switch the thermostat back to the unoccupied setting when leaving. It has also been recently observed that the front door to the house may need to be weather stripped.

Steps are also being considered to reduce the risk of damage, theft, and vandalism to the property. The Tappmeyer Committee has asked the City to consider installing a low temperature sensor in the house at a cost of \$865 to alert staff if the heating unit fails which could cause pipes to freeze and break.

The Committee has also asked that the City purchase materials for a white picket fence to be constructed around the air-conditioning units at the house and that an alarm system then be installed on the fence at a cost of \$975 to help prevent copper theft and vandalism. The units were damaged in 2010 when copper parts were stripped from both units. The cost to repair the units was \$3,500 of which insurance paid \$2,500. Staff is also considering a cage for the units instead of an alarm system.

Lighting

It is clear that without at least some lighting in the parking lot as well as additional lighting along the path between the house and the parking lot, the house cannot be rented out in the evening hours. However, even with additional lighting, the 9:15 PM lighting curfew in Millennium Park limits use. Installing bollard lights along the path and in the parking lot is estimated to cost approximately \$30,000. However, it does not appear that enough additional revenue would be generated to justify this investment at this time.

Recommendations

Staff recommends the following:

- Reduce rental fees (see attached ordinance)
- Reduce electric utility costs with thermostat modifications
- Improve marketing and awareness as indicated above

I would be happy to provide additional information or answer any questions.

Attachment:

- Ordinance to amend rental fees

AN ORDINANCE AMENDING SECTION 220.020 OF THE CITY CODE OF ORDINANCES OF THE CITY OF CREVE COEUR REGARDING INVASIVE AND EXOTIC PLANT SPECIES.

WHEREAS, the Recycling, Environment and Beautification Committee of the City of Creve Coeur, Missouri has recognized the need for revisions to Section 220.020 of the City Code of Ordinances; and

WHEREAS, this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances in such manner would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 220.020 of the City's Code of Ordinances is amended to read as follows:

Sec. 220.020. High weeds, high grass, and rank vegetable growth prohibited.

- (1) All areas shall be kept free from weeds, grass, or rank vegetation in excess of 7 inches except as otherwise provided in section 220.030 regarding exemptions to height limitation. It shall be the duty of any person owning, leasing, occupying, or controlling any plot of ground in the City to prevent the growth of and eliminate, noxious weeds including but not limited to cocklebur, thistles, ragweed, crown vetch, garlic mustard, purple loosestrife ~~and, Johnson grass, and other invasive plants such as Japanese honeysuckle and multiflora roses.~~ The Department of Public Works shall maintain a list of ~~plants known to be invasive in Missouri, as well as~~ permitted ornamental grasses and native plants, for use in connection with the enforcement of this ordinance.
- (2) Except as otherwise stated expressly in subsection (1) or the list of plants referenced therein, weeds shall not include cultivated flowers, gardens, and native plantings used for aesthetic enhancement, to improve the natural environment of Missouri and/or to offset and control any soil loss problems either occurring or predicted including bank stabilization on a creek system.

SECTION 2. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2011.

A.J. Wang, President
City Council

APPROVED THIS ____ DAY OF _____, 2011.

Harold L. Dielmann
Mayor

Attest:

Deborah Ryan
City Clerk

TO: Mayor and Members of the City Council

FROM: Recycling, Environment and Beautification (REB) Committee

RE: Honeysuckle Removal

DATE: December 1, 2010

By unanimous vote, the REB recommends the following with respect to honeysuckle in our community:

1. Ordinance change: due to the prevalence of honeysuckle in the community, it is not feasible to prohibit honeysuckle on residential lots. Therefore, we recommend removing the prohibition in Sect. 14-45 of Ordinance 4071, as follows:

Sec. 14-45. High weeds, high grass, and rank vegetable growth prohibited.

(1) All areas shall be kept free from weeds, grass, or rank vegetation in excess of 7 inches except as otherwise provided in section 14.46 regarding exemptions to height limitation. It shall be the duty of any person owning, leasing, occupying, or controlling any plot of ground in the City to prevent the growth of and eliminate, noxious weeds including but not limited to cockleburrs, thistles, ragweed, crown vetch, garlic mustard, purple loosestrife, and Johnson grass. ~~and other invasive plants such as Japanese honeysuckle and multiflora roses. The Department of Public Works shall maintain a list of plants known to be invasive in Missouri, as well as permitted ornamental grasses and native plants, for use in connection with the enforcement of this ordinance.~~

2. Make changes to the Creve Coeur Landscaping Guide as follows:
 - (a) Modify the last sentence of the introductory paragraph of the Creve Coeur Invasive Plant List to delete: “and will be considered weeds when left uncontained and uncontrolled on private property.”
 - (b) Provide a list of alternative plants that can be planted where honeysuckle is removed. See Suitable Replacements for Honeysuckle.
 - (c) Create a series of 3 brochures that can easily be disseminated to residents: deer resistant plants, invasive plants, and alternatives to honeysuckle.
 - (d) Post the Landscaping Guide permanently on the City’s Website
3. The REB recommends that the City create a multi-year plan to eradicate honeysuckle on City property, specifically the Government Center, City Parks, and in the Right of Way (ROW), beginning with arterial thoroughfares where honeysuckle is encroaching on the sidewalk. The REB offers the following suggestions:
 - (a) Chaminade was involved in a honeysuckle removal program on their property several years ago. Perhaps they would like to partner with the City.

- (b) The Audubon Society may be interested in lending assistance.
 - (c) The Boy Scouts have indicated interest in this project.
 - (d) Members of the REB have shown interest in contacting Monsanto to have Round-Up donated to assist the City in this honeysuckle removal project.
 - (e) The City allocates funds on an annual basis for replacement shrubs to be planted in the ROW where honeysuckle is removed, similar to the street tree planting program.
- 4. The REB recommends that the City Council pass a resolution declaring Creve Coeur's support for St. Louis County's honeysuckle removal days in the County Parks.
- 5. The REB proposes educating the community about why honeysuckle is a harmful plant in Missouri and why it should be removed from our landscape. Such measures will include:
 - (a) One or more articles in the City Newsletter
 - (b) A demonstration at the 2011 Arbor Day Event at Malcolm Terrace Park about how to remove honeysuckle
 - (c) Flyers listing suitable replacement plants will be given out at Arbor Day
 - (d) Seedlings from the Department of Conservation that are suitable honeysuckle alternatives will be distributed at Arbor Day.

Suitable replacements for Honeysuckle *

All of these replacements for honeysuckle offer privacy, lovely flowers, berries and personality to your landscape. These shrubs are both beautiful and environmentally beneficial. The majority of these shrubs are deer resistant and some are native to Missouri.

1. Witch hazel- (Native) This shrub is always the first to bloom in the garden. Late winter finds it covered in lovely yellow blooms. It is deer resistant as well. This is one of the shorter shrubs in this list, about 4 to 5 feet tall at maturity.

2. Mock Orange- The scent emitted from a blooming mock orange is intoxicating. You'll think you're in an orange orchard! At 4 to 5 feet tall, they are sturdy shrubs that offer privacy.

3. Lilacs- There are so many lilacs, you may have a hard time choosing one. You will find many colors- white, numerous shades of lavender and even reddish tones. The Canadian hybrid lilac blooms later than most varieties, and forms a dense hedge. Most top out at 6 to 7 feet tall.

4. Hydrangea- There are more hydrangeas than we have space for here. 'Annabelle' and 'Limelight' are white blooming hydrangeas that offer superb privacy. Leave the flower heads intact for winter interest. No garden is complete without a few old-fashioned 'Mophead' hydrangeas. They range in color from pink to blue, and grow from 4 to 6 feet tall. 'Compact' Pee Gee is a dense, 6 foot tall shrub with clear, white panicle blooms and is a favorite of many.

5. Viburnum- The viburnum family of shrubs is very large and has so much to offer. 'Korean Spice' has the most fragrant blooms you'll ever smell. The blossoms are small, changing colors as they mature. The new introduction 'Blue Muffin' is 5 to 7 feet tall with bright blue berries. The old-fashioned 'Snowball' viburnum has blooms that resemble snow balls!

6. Forsythia- Another old-fashioned favorite. Bright, clear yellow blooms in early spring are a real mood lifter! "Northern Sun" is very hardy, growing to 8 feet tall in full sun. The branches can be forced to flower in a vase, indoors in late winter.

7. Winterberry- (Native) This holly defoliates, offering stunning red berries that attracts birds. Both male and female plants are required for blooming; make sure that you buy more than one. The newer varieties have become more tolerant of extreme cold. It has a perfect hedge height of 8 feet tall.

8. Summersweet (Clethra)- This shrub has fragrant, white flower spikes that bloom for an extended period of time. 'Hummingbird' is compact, about 3 feet tall and 4 feet wide. They love the shade.

9. Weigela- Numerous shrubs are in this family. ‘Polka’ has lovely pink blossoms in the spring that last a few weeks. It will become a favorite shrub- it’s a compact 4 feet tall addition to your sun garden. Burgundy and variegated leaf types are commonly found in the nursery. Some weigelas reach 6 feet tall and 8 feet wide.

10. Red and Yellow Twig Dogwood- (Native) This valuable addition to your garden will reward you with winter interest and color. As the name states, bright red or yellow branches add color to your garden all winter long. ‘Cardinal’ has the brightest red stems. They are adaptable, tolerating full sun to shade.

11. American Beautyberry- (Native) This is a spreading, low growing native shrub. It produces the brightest purple clusters of berries in the fall that are positively breathtaking! Best in the front of a hedge border.

12. Purple Leaf Sand Cherry- As the name suggests, this shrub has bright purple foliage. It flowers in spring, offering fragrant pinkish-white flowers. It likes sun, but can tolerate some shade.

13. Serviceberry- (Native) This shrub has lovely snow white flowers in spring, giving way to purple fruit in summer. The berries attract wildlife. It is a sun lover, maturing at about 6 to 8 feet tall.

14. Ninebark- (Native) The large ninebark family can adapt to varying conditions. ‘Nanus’ grows to 5 feet tall and is extremely dense. They require very little care.

* Asian honeysuckle is harmful to our Missouri environment. It causes erosion on stream banks, it increases the deer population (and studies are showing it increases ticks), and its negative impact is affecting everything from beneficial insects to migratory birds. You can eradicate honeysuckle by cutting it down and treating the stumps with a 20% solution of Roundup. Roundup is used because it breaks down quickly and is the least harmful of the commercial herbicides.

CREVE COEUR LANDSCAPING GUIDE



Table of Contents:

1. Creve Coeur Street Tree Brochure
2. Missouri Native Grasses
3. Missouri Native Vines
4. Missouri Native Shrubs/Trees
5. Missouri Native Wildflowers
6. Ornamental Grasses
7. Invasive Plants
8. Deer Resistant Plants



Creve Coeur Street Tree Brochure

Recommended by the
Creve Coeur Recycling, Environment, &
Beautification Committee

2007





Introduction

Introduction

The Recycling, Environment, and Beautification Committee is pleased to present this list of recommended street trees for enhancing Creve Coeur. Special thanks are extended to the Kirkwood Urban Forestry Commission (KUFC) for lending their list to the City of Creve Coeur.

The intention of this effort is to provide urban planners, architects, landscape architects, engineers, contractors, landscape contractors, parks managers, public works managers, and Creve Coeur residents with a list of appropriate trees for street tree application, tailored to the Creve Coeur environment.

Creve Coeur Recycling, Environment, and Beautification Committee Members

Fran Cantor, chair
Susan Baseley, vice chair
Judy Pass
Doug Wolter
Claire Chosid
Joan McNulty
Elizabeth Callahan
Mary Harris
Bob Bockserman
Beth Kistner (council liaison)

Note

For the convenience of the users, each list of offered twice: alphabetical sorted by **common name** and **botanical name**.

Definitions

Botanical Name: the scientific Latin name of the plant

Cultivar: a named plant variety selected for specifically unique and desired characteristics

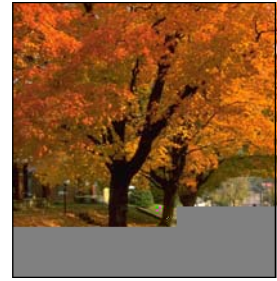
Invasive: by introduction to the landscape, any plant that can cause economic or environmental harm or harm to human health.

Street Tree: trees growing on city-owned property within the rights-of-way of all streets, avenues, or ways within the city.

Note: contact City of Creve Coeur Public Works at (314) 872-2533 for verification of city right-of-way locations.

Tree-form: a single trunk form of a tree species normally offered as a clump or multi-trunk tree.

Tree Lawn: the city right-of-way planting area between the street curb/edge and the sidewalk.



Introduction

Undesirable Trees Not Recommended for Creve Coeur

While many tree species are quite applicable and adaptable for Creve Coeur's challenging urban streetscape, the REB Committee has also identified a variety of trees not appropriate for use within the streetscape environment. Primary reason for discouraging the use of these undesirable tree species include the following:

- Weak branching habit, resulting in the frequent release of fallen branches.

- Producer of messy fruit, creating a slip hazard on pavement.

- Prone to damage by insects, disease, and nutrient deficiencies.

- Producers of numerous viable seeds, creating an invasive plant impact upon the surrounding landscape.

Potentially Threatened Trees

The dynamic nature of plants and the environment requires constant monitoring of trees and their potential pest enemies. The increased presence of such pests as Emerald Ash Borer and Japanese Beetle can potentially require removal of trees from recommended lists. Potential pest problems are referenced in the comment section associate with each tree list.



Introduction

City of Creve Coeur Shared Cost Street Tree Planting Program

Creve Coeur offers a street tree planting program for residents and subdivisions. A public/private partnership, the city will cover half the costs of planting trees in the right-of-way with the residents paying the other half. Details about the program can be found on the city's Web site, www.creve-coeur.org/Public-works/tree.htm/.

The next page of this brochure contains the city's list of preferred street trees for 2007-2010. Information about these trees can be found elsewhere in the brochure. The trees on the preferred list have been selected by the city for their disease resistance, ability to withstand storms, ease of maintenance, and salt tolerance.

Homeowners who are participating in the city's Street Tree Planting program will find that it is more cost effective to choose trees from the preferred list. However, other selections in the brochure may be available.

List of Preferred Street Trees for the City of Creve Coeur Shared Cost Street Tree Planting Program 2007-2010

Small Trees (under 30 ft)

- Flowering Crabapple (non fruiting)
- Trident Maple
- * Eastern Redbud
- Serviceberry (Single Trunk variety)

Medium Trees (30-45 ft)

- Turkish Filbert
- *American Hophornbeam
- European Hornbeam
- *American Yellowwood

Large Trees (over 45 ft)

- Ginko
- *Red Maple
- Northern Red Oak
- Willow Oak
- Japanese Zelkova

*Missouri Native Trees

Please refer to the remainder of this brochure for further information about these trees and for additional selections.



Preferred List



Small Trees Under 30' ht.

*Missouri Native
Trees

Small Trees Under 30' ht.

Sorted by Common Name
TL = Suited for Tree Lawn Species

Common Name	Botanical Name	Suggested Cultivar(s)	TL	Comments
		<i>Centurion; Harvest Gold; Prairie Fire; Professor Sprenger; Snowdrift; Sugar Tyme</i>		
Crabapple, Flowering	Malus x hybrids		X	suggested cultivars are most resistant to foliar diseases
Hawthorne, Dotted	Crataegus punctata	<i>Ohio Pioneer (thornless)</i>	X	suggested cultivar is thornless; not readily available in commerce
Hawthorne, Green	Crataegus viridis	<i>Winter King</i>	X	maintains attractive red fruit during the winter months
Lilac, Japanese Tree	Syringa reticulata	<i>Ivory Silk; Regent; Summer Snow</i>	X	
Maackia, Amur	Maackia amurensis		X	not readily available in commerce
Magnolia	Magnolia x loebneri	<i>Merrill</i>	X	suggest tree-form (single trunk) selections for street tree application
Magnolia, Saucer	Magnolia soulangiana		X	suggest tree-form (single trunk) selections for street tree application
Maple, Tatarian	Acer tataricum		X	
Maple, Trident	Acer buergerianum		X	tolerant of dry sites
*Redbud, Eastern	Cercis canadensis		X	
		<i>Autumn Brilliance; Autumn Sunset; Cumulus; Princess Diana; Snowcloud; Tradition</i>		
Serviceberry	Amelanchier x grandiflora		X	suggest tree-form (single trunk) selections for street tree application

See other side of this page for this same list alphabetized by botanical name.

Small Trees Under 30' ht.

Sorted by Botanical Name
TL = Suited for Tree Lawn Species



Small Trees
Under 30' ht.

*Missouri Native
Trees

Botanical Name	Suggested Cultivar(s)	Common Name	TL	Comments
Acer buergerianum		Maple, Trident	x	tolerant of dry sites
Acer tataricum		Maple, Tatarian	x	
Amelanchier x grandiflora	<i>Autumn Brilliance; Autumn Sunset; Cumulus; Princess Diana; Snowcloud; Tradition</i>	Serviceberry	x	suggest tree-form (single trunk) selections for street tree application
*Cercis canadensis		Redbud, Eastern	x	
Crataegus punctata	<i>Ohio Pioneer (thornless)</i>	Hawthorne, Dotted	x	suggested cultivar is thornless; not readily available in commerce
Crataegus viridis	<i>Winter King</i>	Hawthorne, Green	x	maintains attractive red fruit during the winter months
Maackia amurensis		Maackia, Amur	x	not readily available in commerce
Magnolia soulangiana		Magnolia, Saucer	x	suggest tree-form (single trunk) selections for street tree application
Magnolia x loebneri	<i>Merrill</i>	Magnolia	x	suggest tree-form (single trunk) selections for street tree application
Malus x hybrids	<i>Centurion; Harvest Gold; Prairie Fire; Professor Sprenger; Snowdrift; Sugar Tyme</i>	Crabapple, Flowering	x	suggested cultivars are most resistant to foliar diseases
Syringa reticulata	<i>Ivory Silk; Regent; Summer Snow</i>	Lilac, Japanese Tree	x	



Medium Trees (30-45' ht.)

Sorted by Common Name
TL = Suited for Tree Lawn Species

Medium Trees
30' - 45' ht.

*Missouri Native
Trees

Common Name	Botanical Name	Suggested Cultivar(s)	TL	Comments
		<i>Heritage; Dura Heat</i>	X	extensive surface roots compete with ground cover plantings; suggest tree-form(single trunk) selections for street tree application; may be a short lived as a street tree
*Birch, River	Betula nigra			
	Phellodendron			
Corktree, Amur	amurense	<i>Macho</i>	X	tolerant of dry sites
	Corylus			
Filbert, Turkish	columna		X	tolerant of dry sites; not readily available in commerce
Hardy Rubber Tree	Eucommia ulmoides		X	not readily available in commerce
Honeylocust, Thornless	Gleditsia triacanthos	<i>Imperial</i>	X	suggested cultivars are thornless
*Hophornbeam, American	Ostrya virginiana		X	tolerant of dry sites
	Carpinus			
Hornbeam, European	betulus	<i>Fastigate (upright)</i>	X	suggest tree-form(single trunk) selections for street tree application
Magnolia, Cucumbertree	Magnolia acuminata		X	
	Acer			
Maple, Hedge	campestre	<i>Queen Elizabeth State Street</i>	X	not readily available in commerce
Maple, Miyabe	Acer miyabei	<i>(Morton)</i>	X	may be drought sensitive
		<i>Norwegian</i>		
	Acer x truncatum	<i>Sunset; Pacific Sunset</i>	X	
Maple, Shantung				
*Yellowwood, American	Cladrastis kentukea		X	

NOTE: The Creve Coeur REB Committee discourages the use of ornamental pear (Pyrus) trees as street trees. Even the purported "improved" cultivars have been found to be subject to storm damage and fire blight disease.

See other side of this page for this same list alphabetized by botanical name.

Medium Trees (30-45' ht.)

Sorted by Botanical Name
TL = Suited for Tree Lawn Species

Botanical Name	Suggested Cultivar(s)	Common Name	TL	Comments
Acer campestre	<i>Queen Elizabeth</i>	Maple, Hedge	x	not readily available in commerce
	<i>State Street</i>			
Acer miyabei	<i>(Morton)</i>	Maple, Miyabe	x	may be drought sensitive
	<i>Norwegian Sunset;</i>	Maple, Shan-		
Acer x truncatum	<i>Pacific Sunset</i>	tung	x	
				extensive surface roots compete with ground cover plantings; suggest tree-form(single trunk) selections for street tree application; may be a short lived as a street tree
*Betula nigra	<i>Heritage; Dura Heat</i>	Birch, River	x	
				suggest tree-form (single trunk) selections for street tree application
Carpinus betulus	<i>Fastigiata (upright)</i>	Hornbeam, European	x	
*Cladrastis kentukea		Yellowwood, American	x	
				suggest tree-form (single trunk) selections for street tree application
Corylus colurna		Filbert, Turkish	x	tolerant of dry sites; not readily available in commerce
Eucommia ulmoides		Hardy Rubber Tree	x	not readily available in commerce
Gleditsia triacanthos	<i>Imperial</i>	Honeylocust, Thornless	x	suggested cultivars are thornless
Magnolia acuminata		Magnolia, Cucumbertree	x	
*Ostrya virginiana		Hophornbeam, American	x	tolerant of dry sites
Phellodendron amurense	<i>Macho</i>	Corktree, Amur	x	tolerant of dry sites

NOTE: The Creve Coeur REB Committee discourages the use of ornamental pear (Pyrus) trees as street trees. Even the purported "improved" cultivars have been found to be subject to storm damage and fire blight disease.



Medium Trees
30' - 45' ht.

*Missouri Native
Trees



Large Trees
over 45' ht.

*Missouri Native
Trees

Large Trees (over 45' ht.)

Sorted by Common Name
TL = Suited for Tree Lawn Species

Common Name	Botanical Name	Suggested Cultivar(s)	TL	Comments
*Ash, Green	Fraxinus pennsylvanica	Urbanite	X	potentially prone to ash borer and ash yellows disease; Urbanite is the only recommended Green Ash cultivar
Over 20% of Creve Coeur's trees are Green Ash; the continued planting of Green Ash is discouraged in order to minimize the chance of catastrophic losses from insects or disease.				
*Ash, White	Fraxinus americana	Autumn Applause; Autumn Purple; Champaign County	X	potentially prone to ash borer and ash yellows disease
*Bald Cypress	Taxodium distichum	Shawnee Brave	X	tolerant of poorly drained sites
*Elm, American	Ulmus americana	Valley Forge	X	
Elm, hybrid	Ulmus x hybrid	Frontier; Homestead; Pioneer; Patriot	X	
Elm, Lacebark or Chinese	Ulmus parvifolia	Dynasty; Ohio	X	may be marginally cold hardy
Ginkgo, Maidenhair Tree	Ginkgo biloba	Autumn Gold; Lakeview; Princeton Sentry	X	only male cultivars are recommended; female trees produce messy and foul smelling fruit
*Hackberry, Common	Celtis occidentalis	Prairie Pride	X	tolerant of dry sites
Honeylocust, Thornless	Gleditsia triacanthos	Moraine; Shademas-ter; Skyline	X	suggested cultivars are thornless
Linden, Littleleaf	Tilia cordata	Chancellor (upright); Fairview; Glenleven; Greenspire		subject to defoliation by the Japanese beetle; not always the most salt and drought tolerant
Linden, Silver	Tilia tomentosa	Green Mountain; Sterling		

Large Trees (over 45' ht.)

Sorted by Common Name

TL = Suited for Tree Lawn Species



Large Trees
Over 45' ht.

*Missouri Native
Trees

Common Name	Botanical Name	Suggested Cultivar(s)	TL	Comments
Maple, Hybrid	Acer x	<i>Autumn Blaze</i>	X	
*Maple, Red	Acer rubrum	<i>Autumn Flame;</i> <i>Red Sunset</i>		leaf scorch may occur when growing among extensive paved areas
*Maple, Sugar	Acer saccharum	<i>Green Mountain;</i> <i>Fall Fiesta(Bailsta)</i>		not well adapted to sites prone to soil compaction; may be sensitive to salt
*Oak, Bur	Quercus macrocarpa			difficult to transplant; produces large acorns, better suited for large lawn areas
Oak, English	Quercus robur	<i>Fastigate</i> <i>(upright); Skymas-</i> <i>ter (upright)</i>		foliage may be prone to powdery mildew disease
Oak, Hybrid	Quercus x Warei	<i>Regal Prince(Long)</i>		attractive glossy foliage
*Oak, Northern Red	Quercus rubra			
*Oak, Shumard	Quercus shumardii			
Oak, Swamp White	Quercus bicolor			
*Oak, Willow	Quercus phellos			may be marginally cold hardy; prone to iron chlorosis
Planetree, London	Platanus x acerifolia	<i>Bloodgood</i>	X	
Zelkova, Japanese	Zelkova serrata	<i>Green Vase; Halka;</i> <i>Village Green</i>	X	

See next page for this same list alphabetized by botanical name.



Large Trees (over 45' ht.)

Sorted by Botanical Name
TL = Suited for Tree Lawn Species

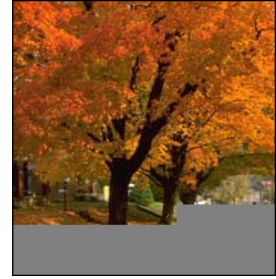
Large Trees
over 45' ht.

*Missouri Native
Trees

Botanical Name	Suggested Cultivar(s)	Common Name	TL	Comments
* Acer rubrum	<i>Autumn Flame; Red Sunset</i>	Maple, Red		leaf scorch may occur when growing among extensive paved areas
* Acer saccharum	<i>Green Mountain; Fall Fiesta(Bailsta)</i>	Maple, Sugar		not well adapted to sites prone to soil compaction; may be sensitive to salt
Acer x freemanii	<i>Autumn Blaze</i>	Maple, Hybrid	X	
* Celtis occidentalis	<i>Prairie Pride</i>	Hackberry, Common	X	tolerant of dry sites
* Fraxinus americana	<i>Autumn Applause; Autumn Purple; Champaign County</i>	Ash, White	X	potentially prone to ash borer and ash yellows disease
* Fraxinus pennsylvanica	<i>Urbanite</i>	Ash, Green	X	potentially prone to ash borer and ash yellows disease; Urbanite is the only recommended Green Ash cultivar
Over 20% of Creve Coeur's trees are Green Ash; the continued planting of Green Ash is discouraged in order to minimize the chance of catastrophic losses from insects or disease.				
Ginkgo biloba	<i>Autumn Gold; Lakeview; Princeton Sentry</i>	Ginkgo, Maidenhair Tree	X	only male cultivars are recommended; female trees produce messy and foul smelling fruit
Gleditsia triacanthos	<i>Moraine; Shademoor; Skyline</i>	Honeylocust, Thornless	X	suggested cultivars are thornless
Platanus x acerifolia	<i>Bloodgood</i>	Planetree, London	X	
Quercus bicolor		Oak, Swamp White		
* Quercus macrocarpa		Oak, Bur		difficult to transplant; produces large acorns, better suited for large lawn areas
* Quercus phellos		Oak, Willow		may be marginally cold hardy; prone to iron chlorosis

Large Trees (over 45' ht.)

Sorted by Botanical Name
TL = Suited for Tree Lawn Species



Large Trees
Over 45' ht.

*Missouri Native
Trees

Botanical Name	Suggested Cultivar(s)	Common Name	TL	Comments
Quercus robur	<i>Fastigiata (upright); Skymaster (upright)</i>	Oak, English		foliage may be prone to powdery mildew disease
*Quercus rubra		Oak, Northern Red		
*Quercus shumardii		Oak, Shumard		
Quercus x Warei	<i>Regal Prince(Long)</i>	Oak, Hybrid		attractive glossy foliage
*Taxodium distichum	<i>Shawnee Brave</i>	Bald Cypress	X	tolerant of poorly drained sites
Tilia cordata	<i>Chancellor (upright); Fairview; Glenleven; Greenspire</i>	Linden, Littleleaf		subject to defoliation by the Japanese beetle; not always the most salt and drought tolerant
Tilia tomentosa	<i>Green Mountain; Sterling</i>	Linden, Silver		
*Ulmus americana	<i>Valley Forge</i>	Elm, American	X	
Ulmus parvifolia	<i>Dynasty; Ohio</i>	Elm, Lacebark or Chinese	X	may be marginally cold hardy
Ulmus x hybrid	<i>Frontier; Homestead; Pioneer; Patriot</i>	Elm, hybrid	X	
Zelkova serrata	<i>Green Vase; Halka; Village Green</i>	Zelkova, Japanese	X	

Undesirable Trees

Sorted by Common Name
TL = Suited for Tree Lawn Species

Common Name	Botanical Name		Comments
Apple	Malus (species)	<i>(large fruit varieties)</i>	messy fruit
Boxelder	Acer negundo		messy fruit; weak branched
Catalpa	Catalpa (species)		messy fruit
Cherry; Plum	Prunus (species)	<i>(fruiting varieties)</i>	messy fruit; short lived
Crabapple	Malus x hybrids	<i>(disease prone varieties)</i>	early leaf drop due to leaf disease
Ginkgo, Maidenhair Tree	Ginkgo biloba	<i>(female non-cultivars)</i>	female trees produce abundance of messy, malodorous fruit
Hawthorne, Washington	Crataegus phaenopyrum		highly susceptible to Cedar Apple Rust disease; thorns may be a hazard if planted along sidewalks
Honeylocust	Gleditsia triacanthos	<i>(species with thorns)</i>	hazardous thorns
Horsechestnut	Aesculus (species)		messy fruit
Locust, Black	Robinia pseudoacacia		weak branched
Maple, Norway	Acer platanoides		dense shade deters healthy ground cover plantings
Maple, Silver/Soft	Acer saccharinum		weak branched
Mimosa	Albizia julibrissin		short lived
Mulberry	Morus (species)	<i>(fruiting varieties)</i>	messy fruit
Oak, Pin	Quercus palustris		prone to iron chlorosis (yellow foliage) on sites
Oak, Sawtooth	Quercus acutissima		invasive tree
Oak, Shingle	Quercus imbricaria		difficult to transplant; prone to oak wilt disease
Osage-orange	Maclura pomifera		messy fruit
Pear	Pyrus (species)	<i>(fruiting varieties)</i>	messy fruit
Pear, Ornamental	Pyrus	<i>(all cultivars)</i>	quite subject to fire blight disease and wind damage
Persimmon	Diospyros virginiana		messy fruit
Poplar; Cottonwood	Populus (species)		invasive tree
Sweet Gum	Liquidambar styraciflua		messy fruit
Sycamore; Planetree	Platanus occidentalis		disease prone
Tree of Heaven	Ailanthus altissima		invasive weed
Walnut, Black	Juglans nigra		messy fruit
Willow	Salix (species)		produces abundance of fallen branches

NOTE: All conifer (needled evergreen) trees (e.g.: pine, spruce, etc) are discouraged for street tree use due to low branching characteristic (evergreen tree species do not favor lower branch removal). *See other side of this page for this same list alphabetized by botanical name.*

Undesirable Trees

Sorted by Botanical Name
TL = Suited for Tree Lawn Species

Botanical Name		Common Name	Comments
Acer negundo		Boxelder	messy fruit; weak branched
Acer platanoides		Maple, Norway	dense shade deters healthy ground cover plantings
Acer saccharinum		Maple, Silver/Soft	weak branched
Aesculus (species)		Horsechestnut	messy fruit
Ailanthus altissima		Tree of Heaven	invasive weed
Albizia julibrissin		Mimosa	short lived
Catalpa (species)		Catalpa	messy fruit
Crataegus phaenopyrum		Hawthorne, Washington	highly susceptible to cedar apple rust disease; thorns may be a hazard if planted along sidewalks
Diospyros virginiana		Persimmon	messy fruit
Ginkgo biloba	(female non-cultivars)	Ginkgo, Maidenhair Tree	female trees produce abundance of messy, malodorous fruit
Gleditsia triacanthos	(species with thorns)	Honeylocust	hazardous thorns
Juglans nigra		Walnut, Black	messy fruit
Liquidambar styraciflua		Sweet Gum	messy fruit
Maclura pomifera		Osage-orange	messy fruit
Malus (species)	(large fruit varieties)	Apple	messy fruit
Malus x hybrids	(disease prone varieties e.g.: Hopa, Radiant...)	Crabapple	early leaf drop due to leaf disease
Morus (species)	(fruiting varieties)	Mulberry	messy fruit
Platanus occidentalis		Sycamore; Planetree	disease prone
Populus (species)		Poplar; Cottonwood	invasive tree
Prunus (species)	(fruiting varieties)	Cherry; Plum	messy fruit; short lived
Pyrus (species)	(fruiting varieties)	Pear	messy fruit
Pyrus hybrids	(all cultivars)	Pear, Ornamental	quite subject to fire blight disease and wind damage
Quercus acutissima		Oak, Sawtooth	invasive tree
Quercus imbricaria		Oak, Shingle	difficult to transplant; prone to oak wilt disease
Quercus palustris		Oak, Pin	prone to iron chlorosis (yellow foliage) on sites with high PH soils
Robinia pseudoacacia		Locust, Black	weak branched
Salix (species)		Willow	produces abundance of fallen branches

NOTE: All conifer (needled evergreen) trees (e.g.: pine, spruce, etc) are discouraged for street tree use due to low branching characteristic (evergreen tree species do not favor lower branch removal).

Missouri Native Grasses

The City of Creve Coeur is grateful to Mervin Wallace of Missouri Wildflowers Nursery (www.mowildflowers.net) for this comprehensive list of Missouri natives.

SCIENTIFIC NAME	COMMON NAME	Preference	Seed Stalks Appear	Fall Color	Height Feet	Moisture	Biennial Perennial	Comments
<i>Andropogon gerardi</i>	Big Bluestem	Sun - lt. shade	July - Aug.	reddish-brown	5-9	average	P	Use with Blazing Stars, Compass Plant, Sweet Coneflower, and other tall ones. Plants may fall over in Nov.
<i>Bouteloua curtipendula</i>	Sideoats Grama	Sun	July - Sept.	tan	1.5 - 2	dry - ave.	P	Foliage is a foot or less. Leafless seed stalks have attractive, oat-like seeds hanging to one side at top.
<i>Buchloe dactyloides</i>	Buffalo Grass, Cody	Sun	June - Aug.	tan	0.25 - 0.50	dry	P	There are cultivars designed for lawns that thrive in compact, clay soil and sun.
<i>Carex glaucoidea</i>	Blue Wood Sedge	Sun - shade	May - July	tan	0.25 - 0.50	dry - ave.	P	More blue than green foliage, its compact size and being evergreen make it a good border plant.
<i>Carex muskingumensis</i>	Palm Sedge	Sun - shade	June - Sept.	tan	1-2	ave. - moi.	P	Terrific foliage plant for rain gardens and other plantings with average moisture. Almost evergreen.
<i>Carex stricta</i>	Tussock Sedge	Sun - lt. shade	May and June	tan	1 - 1.5	moist	P	Like Prairie Dropseed foliage with fountain effect, but will take some shade and wet soil. Rain Garden.

<i>Chasmanthium latifolium</i>	River Oats, Sea Oats, Uniola	Sun-med. shade	July or Aug.	reddish - brown	2-3	ave. - moi.	P	Attractive flattened seed heads. Plant in mass in shade to stabilize soil. They increase in beds from seed.
<i>Danthonia spicata</i>	Poverty grass	Sun - lt. shade	June	tan	0.33 - 0.50	dry - ave.	P	Can be used as lawn grass. Low maintenance lawn grass for poor, Ozarkian soil.
<i>Diarrhena obovata</i>	Beak grass	Lt. - full shade	Aug. or Sept	tan	1.5 - 2	average	P	Dark green arching foliage remains green into winter. Will hold soil on shaded slopes. Rain garden.
<i>Elymus canadensis</i>	Canada Wild Rye	Sun-med. shade	June and July	tan	2-4	dry - moi.	P	Used in Prairie/Meadow plantings. Makes nutritious forage and hay. Adds vertical contrast in beds.
<i>Elymus hystrix</i>	Bottlebrush Grass	Sun-med. shade	June and July	tan	2-4	dry - moi.	P	Seed structures remain well into fall. Use in partly shaded locations. A conservative species in beds.
<i>Elymus virginia</i>	Virginia Wild Rye	Sun-med. shade	June and July	tan	3-4	dry - moi.	P	Same qualities as E canadensis. Seed structures tend to stand erect while <i>canadensis</i> 's tend to nod over.
<i>Eragrostis trichodes</i>	Sand Love Grass	Sun	July - Oct.	purplish	3-4	dry - moi.	P	
<i>Juncus effusus</i>	Soft Rush	Sun - lt. shade	June - Sept.	tan	18 - 30	moi. - wet	P	Tight clumps of soft, round, vertical leaves make it a formal species for perennial beds and rain gardens.

<i>Koeleria macrantha</i>	June Grass	Sun	June	tan	1.5 - 2	dry - ave.	P	
<i>Panicum virgatum</i>	Switch Grass	Sun	July - Aug.	reddish - brown	3-5	dry - moi.	P	A most formal, native grass, standing up through winter, and giving true meaning to "ornamental" grass.
<i>Schizachyrium scoparium</i>	Little Bluestem	Sun - lt. shade	August	reddish - brown	2-4	dry - ave.	P	Plants have a faded denim color when growing, and are showiest from early July to October.
<i>Sorghastrum nutans</i>	Indian Grass	Sun - lt. shade	August	tan	5-7	dry - ave.	P	A courser foliage grass that can fit in well among and behind tall flowers. Seed lightly in prairie plantings.
<i>Spartina pectinata</i>	Prairie Cord Grass	Sun	Aug. - Sept.	tan	5-7	ave. - moi.	P	Use in low areas for erosion and weed control. A beautiful colony- forming grass that needs space.
<i>Sporobolus heterolepis</i>	Prairie Dropseed	Sun	Aug. - Oct.	tan	1.5 - 2	dry - ave.	P	Equally space (30" - 36") this ornamental grass to create a formal presentation. Likes dry, sunny places.
<i>Tripsacum dactyloides</i>	Eastern Gama Grass	Sun - lt. shade	June or July	orange- tan	5-8	dry - moi.	P	

Missouri Native Vines

The City of Creve Coeur is grateful to Mervin Wallace of Missouri Wildflowers Nursery (www.mowildflowers.net) for this comprehensive list of Missouri natives.

SCIENTIFIC NAME	COMMON NAME		Bloom			
		Preference	Period	Color	Moisture	Comments
<i>Aristolochia tomentosa</i>	Dutchman's Pipe Vine	Sun - medium shade	May - June	yellow	average - moist	Fuzzy heart-shaped leaves are food for Pipevine Swallowtail larvae. Flowers resemble a tobacco pipe.
<i>Berchemia scandens</i>	Supple-jack	Sun - Shade	May - June	greenish-yellow	dry - moist	Green stems, small leaves, and small grape like clusters of seeds make it quite ornamental. Fall color.
<i>Campsis radicans</i>	Trumpet Creeper	Sun - lt. shade	June - August	red	dry - moist	Good hummingbird plant. Needs to climb or it will sprawl and can become unwelcome. Not for flower beds.
<i>Celastrus scandens</i>	American Bittersweet	Sun - medium shade	May - June	orange	average	Fruits are very attractive and eaten by birds in winter. Good for an arbor or trellis. Male/female are separate.
<i>Parthenocissus vitacea</i>	Virginia Creeper	Sun - medium shade	June & July	greenish	dry - moist	Leaves turn brilliant red early. Good climber for walls, fences, trellises & other objects. Good wildlife plant.
<i>Passiflora incarnata</i>	Passion Flower	Sun - lt. shade	June - August	blue & purple	average - moist	Delicate, 3" diameter flowers have a rich fragrance. Vines reach 10 -12' and die back each year.

Missouri Native Shrubs/ Trees

The City of Creve Coeur is grateful to Mervin Wallace of Missouri Wildflowers Nursery (www.mowildflowers.net) for this comprehensive list of Missouri natives.

SCIENTIFIC NAME	COMMON NAME		Flowering		Height		
		Preference	Period	Color	Feet	Moisture	Comments
<i>Aesculus glabra</i>	Ohio Buckeye	Sun-shade	Apr-May	cream	20-30	ave - moi	Will grow in shade or sun. Used by hummingbirds when they arrive. Leaf out early and drop leaves early.
<i>Aesculus pavia</i>	Red Buckeye	Sun-shade	Apr-Jun	red	6-12	ave - moi	Hummingbirds use the dark red flowers in Spring. Prefers good, rich soil. A small tree with attractive dark green foliage.
<i>Alnus serrulata</i>	Smooth Alder	Sun-med shade	Mar-Apr	green to purple	10-15	moist	This symmetrical and compact small tree is being overlooked for landscaping as it handles dryer conditions than thought.
<i>Amelanchier arborea</i>	Service Berry	Sun-shade	March-May	Reddish-purple fruit	20-30	dry - ave	Showy white flowers, smooth, gray bark, and red fruits. A small tree to use any place Flowering dogwood would be used.
<i>Amorpha canescens</i>	Lead Plant	Sun-lt shade	June	purple	3-4	dry - ave	The silvery gray foliage and deep purple flower spikes add a striking contrast in prairie plantings and landscaped beds.
<i>Amorpha fruticosa</i>	Indigo Bush	Sun-lt shade	May and Jun	indigo	6-8	ave - moi	A medium sized shrub for landscaping, wildlife seed and cover. Host to Silver Spotted Skippers. Handles dry conditions.

<i>Aralia spinosa</i>	Hercules' Club	Sun - shade	Jul and Aug	white/black berries	20-35	ave - moi	
<i>Asimina triloba</i>	Pawpaw	Lt-full shade	Apr-May	maroon	20-40	ave - moi	Host to the Zebra Swallowtail. Attractive large foliage. Sweet fruits are edible. Sparingly spreads by underground suckers.
<i>Betula nigra</i>	Riverbirch	Sun	Apr-May	catkins	80	ave - moi	Good for landscaping with small leaves and attractive bark. Use to hold soil along streams and drainages.
<i>Callicarpa americana</i>	American Beauty Berry	Sun-med shade	Jun-Aug	rose to pink	3-5	dry - ave	Striking purple berries last two months starting in early Oct. Long lived, but may die back to ground level in cold winters.
<i>Carya illinoensis</i>	Pecan	Sun-shade	Apr-May	catkins	150	ave - moi	
<i>Carya laciniosa</i>	Shellbark Hickory	Sun	Apr-May	catkins	90	ave - moi	
<i>Ceanothus americanus</i>	New Jersey Tea	Sun - shade	May and June	white	3	dry - ave	Used for tea after the Boston Tea Party. Attractive small shrub. If older plants begin to look ratty, cut them back to 4".
<i>Ceanothus herbaceus</i>	Prairie Redroot	Sun - shade	May and June	white	3	dry - ave	Considered to be more attractive than New Jersey Tea for landscaping. Roots make red dye. Leaves make a tea.

<i>Cephalanthus occidentalis</i>	Buttonbush	Sun-lt shade	Jun-Aug	white	6-10	ave - moi	Butterflies love the sweet scented flowers. Plants tolerate average to saturated soil moisture. Will work in rain gardens.
<i>Cercis canadensis</i>	Eastern Redbud	Sun-shade	Mar-May	rose-purple	30-40	dry - ave	
<i>Cornus amomum</i>	Silky Dogwood	Sun-shade	June	white/bl ue fruit	6-8	ave - moi	The flowers and fruits, plus red stems in fall and winter make this a four season shrub. Good for rain gardens and wildlife.
<i>Cornus drummondii</i>	Rough-leaved Dogwood	Sun-lt shade	May-Jun	cream	20	dry - moi	A good shrub for bird food, nesting, and cover. Use in "covey headquarters" for quail. Handles very dry conditions.
<i>Cornus florida</i>	Flowering Dogwood	Sun-shade	Apr-May	white	12-30	ave	The red seeds are relished by migrating Robins in fall. Handles varied conditions. Common on dry glades near Branson.
<i>Corylus americana</i>	Hazelnut	Sun-med shade	Mar-Apr	catkins	10	dry - moi	Compact, multiple stemmed shrub that provides excellent wildlife food and cover. Very colorful in autumn. Edible nuts.
<i>Diospyros virginiana</i>	Persimmon	Sun-lt shade	May-Jun	cream	60-70	dry - ave	The ripe fruits are eaten by people and many species of mammals. Male and female flowers are on different plants.
<i>Euonymus americanus</i>	Strawberry Bush	Sun-shade	May-Jun	maroon	Upto 6	ave - moi	Long lasting foliage and exceptionally attractive fruits. Its small size makes it useful around buildings. Rain gardens.

<i>Morus rubra</i>	Red Mulberry	Sun-shade	Apr-May	purple-black fruit	60	ave - moi	Fleshy fruit eaten by humans and at least 21 species of birds. Attractive, fast growing tree with a spreading crown.
<i>Nyssa aquatica</i>	Water Tupelo	Sun-shade	Apr-May	dark purple fruit	80	ave - moi	
<i>Nyssa sylvatica</i>	Black Gum	Sun-shade	Apr-May	dark blue fruit	tall tree	dry - moi	
<i>Physocarpus opulifolius</i>	Ninebark	Sun-shade	May-Jun	white	8-9	dry - moi	Ornamental shrub with white flower clusters on arching stems. Wonderful foliage and bark. Useful for erosion control.
<i>Pinus echinata</i>	Short-leaf Pine	Sun-lt shade	Mar-Apr	fruits Sept-Oct	20- 25	dry	

<i>Rosa carolina</i>	Pasture Rose	Sun-lt shade	May and Jun	pink	1-3	dry - ave	
<i>Rosa setigera</i>	Prairie Rose	Sun-med shade	May-Jun	pink	4-6	dry - ave	Archiving to climbing stems bear many single 2" flowers. Red hips in fall and winter are eaten by birds.
<i>Rubus spp.</i>	Blackberry	Sun-lt shade	Apr-Jun	white	4-6	dry - ave	Edible fruit and plants provide great wildlife food and cover.
<i>Salix humilis</i>	Prairie Willow	Sun-lt shade	Apr-May	white	4 - 6	dry - ave	
<i>Sambucus canadensis</i>	Elderberry	Sun-lt shade	Jun-Jul	white	Upto 15	dry - moi	Berries are eaten by about 45 bird species, and are used to make pies, wines, and jellies.
<i>Sambucus racemosa</i>	Scarlet Elder	Lt-med shade	Apr-May	white/ scarlet fruit	4-8	ave - moi	Red (scarlet) berries in June are eaten by at least 23 bird species. Ornamental, medium ht. shrub.
<i>Sassafras albidum</i>	Sassafras	Sun-lt shade	Apr-May	yellow	30 - 60	dry - ave	An outstanding, medium sized tree for landscaping. Host to Spice Bush Swallowtail larvae.
<i>Spirea alba</i>	Meadow-sweet	Sun	Jun-Aug	white	3-4	moist	One wild population of <i>S. alba</i> remains in Missouri. A short, multi-stemmed shrub for moist areas.

<i>Staphylea trifoliata</i>	American Bladdernut	Sun-med shade	Apr-May	white	10-20	moist	
<i>Taxodium distichum</i>	Bald Cypress	Sun	Mar-Apr	cones	70-80	ave - moi	A tall, deciduous conifer used frequently in landscaping on average to moist soil.
<i>Zanthoxylum americanum</i>	Prickly Ash	Sun-med shade	Apr - May	fruits Jun-Aug	8	ave - moi	Red and black seeds are eaten by quail and other birds and wildlife. Thicket-forming medium shrub.

Missouri Native Wildflowers

The City of Creve Coeur is grateful to Mervin Wallace of Missouri Wildflowers Nursery (www.mowildflowers.net) for this comprehensive list of Missouri natives.

SCIENTIFIC NAME	COMMON NAME	Preference	Bloom Period	Flower Color	Height inches	Moisture	Biennial Perennial	Comments
<i>Achillea millefolium</i>	Yarrow	Sun - lt. shade	May - July	white	24 - 36	dry - ave.	P	With spreading underground stems, it can produce a groundcover of finely dissected, fern-like foliage.
<i>Acorus calamus</i>	Sweet Flag	Sun	May - July	greenish yellow	24 - 48	moist	P	
<i>Allium stellatum</i>	fall Glade Onion	Sun	Aug. and Sept	Pink	10-16	dry - ave.	P	Plant in dry, sunny beds among earlier blooming species to add balls of rose-pink flowers in fall.
<i>Amsonia ciliata</i> <i>var. filifolia</i>	Thread-leaved Blue Star	Sun	Apr. and May	blue	10-18	dry	P	A compact plant, good for formal beds with foliage resembling pine needles and with delicate blue flowers.
<i>Amsonia illustris</i>	Shining Blue Star	Sun - lt. shade	May	blue	30 - 48	ave. - moi.	P	The willow-like leaves turn yellow in fall. Plants are dense and shrub-like in appearance.
<i>Anemone canadensis</i>	Meadow Anemone	Sun - lt. shade	June - July	white	12-18	ave. - moi.	P	Spreads underground to form colonies of 12" high foliage topped with white flowers in June.

<i>Antennaria parlinii</i>	Pussytoes	Sun-med. shade	Apr. and May	cream	5-8	dry - ave.	P	A groundcover with silvery-green, oval foliage hugging the ground. Use in sun to part shade in dry soil.
<i>Aquilegia canadensis</i>	Columbine	Sun - shade	Apr.- June	red and yellow	24 - 36	dry - ave.	P	A good plant to provide nectar for hummingbirds as they arrive. Plants do best in a few hours of sun.
<i>Aralia racemosa</i>	Spikenard	Shade	July and Aug.	white/ purple berries	36 - 48	ave. - moi.	P	An impressive, shrub-sized foliage plant for shade. Needs organic soil that gets moisture in July and Aug.
<i>Artemisia ludoviciana</i>	White Sage, Wormwood	Sun - shade	July and Aug.	gray-green	24 - 36	dry - ave.	P	Use this attractive foliage plant with tall species. It will wander slowly by underground stems.
<i>Aruncus dioicus</i>	White Goat's Beard	Sun - shade	June	cream	36 - 48	dry - moi.	P	Good foliage and flowers. Put it toward the back of a bed. Excels in bright areas. Yellow autumn colors.
<i>Asarum canadense</i>	Wild Ginger	Shade	Apr. and May	maroon	4-6	ave. - moi.	P	Attractive groundcover with velvety, heart-shaped leaves. Needs good organic soil and part to full shade.
<i>Asclepias incarnata</i>	Marsh, Swamp Milkweed	Sun - lt. shade	Aug. and Sept.	lav. - purple	48 - 60	ave. - moi.	P	Excellent nectar plant for butterflies and an exceptional host to Monarch larvae. Ideal for rain gardens.
<i>Asclepias syriaca</i>	Common Milkweed	Sun - lt. shade	June - Aug.	lavender	48 - 60	average	P	Fragrant. Host for Monarch larvae. Spreads slowly. Control by pulling unwanted stems once per season.

<i>Asclepias tuberosa</i>	Butterfly Weed	Sun - lt. shade	June and July	orange	24 - 36	average	P	A very popular plant. Great in a bed or a lawn. Nursery stock establishes easily.
<i>Aster anomalous</i>	Woodland Aster	Lt. - med. shade	Sept. and Oct.	lavender	36 - 48	dry - ave.	P	
<i>Aster laevis</i>	Smooth Aster	Sun - lt. shade	Sept. - Oct.	blue	20-30	dry - ave.	p	Bright blue flowers and shapely blue-green leaves make this one of the best, but not most formal asters.
<i>Aster linariifolius</i>	Stiff-leaved Aster	Sun - med. shade	Sept. - Oct.	purple	8-15	dry - ave.	P	A short, compact aster with round mounds of foliage. Works well in full sun or part shade and dry soil.
<i>Aster novae-angliae</i>	New England Aster	Sun-med. shade	Sept. and Oct.	purple or pink	40 - 60	ave. - moi.	P	Great for migrating Monarchs. For shorter plants pinch out top buds until early summer.
<i>Aster oblongifolius</i>	Aromatic Aster	Sun	Oct. and Nov.	blue	12-30	dry	P	Very late bloomer. Dense shrub-like appearance. Large, 1" diameter blue flowers. Prefers dry sites.
<i>Aster oolentangiensis</i>	Sky Blue Aster	Sun - lt. shade	Sept. and Oct.	blue	18 - 36	dry - ave.	P	Much like smooth aster with large clusters of beautiful blue flowers, but with heart-shaped, green leaves.
<i>Aster paludosus</i>	Southern Prairie Aster	Sun	Aug. and Sept	violet - blue	12-20	dry - ave.	P	An early blooming aster, with large flowers appearing at the top of the stem first. A good dried flower.

<i>Aster patens</i>	Purple Daisy	Lt. - med. shade	Sept. and Oct.	blue	12-24	dry - ave.	P	
<i>Aster sericeus</i>	Silky Aster	Sun	Aug. and Sept.	violet - purple	16 - 26	dry - ave.	P	This compact plant with silvery green foliage is great for a formal locaton. Loves sunny, dry locations.
<i>Aster turbinellus</i>	Lavender Aster	Sun-med. shade	Oct. - Nov.	lav. - purple	20 - 36	dry - ave.	P	Yields masses of blue flowers in fall. A tad wild looking, but the plant is well worth the flowers.
<i>Astragalus crassicaupus</i>	Ground Plum	Sun	Mar. - May	purple - pink	8-12	dry - ave.	P	Low growing legume with cream flowers and "ferny" leaves.
<i>Baptisia alba</i>	White Wild Indigo	Sun	June and July	white	36 - 48	average	P	Use blue/white indigo interchangeable. Try them in a native, ornamental grass screen or border.
<i>Baptisia australis</i>	Blue Wild Indigo	Sun	May and June	blue	30 - 60	dry - ave.	P	Use as a small shrub in a lawn, or put in the middle or back of a peerennial bed. Excellent plant.
<i>Baptisia bracteata</i>	Cream Wild Indigo	Sun - Lt. shade	Apr. - June	cream yellow	12-18	dry - ave.	P	An excellent small to medium-sized perennial, noted for its foliage, flowers, and seed pods.
<i>Blephilia ciliata</i>	Ohio Horse Mint	Sun-med. shade	May - July	blue-laven.	16 - 24	dry - ave.	P	Great, non-assertive mint for dry shady spots. The balls of dry, gray seed heads are attractive.

<i>Calamintha arkansana</i>	Calamint	Sun	June - Sept.	pale laven.	5-12	dry - ave.	P	Tea from this aromatic herb has a Pennyroyal flavor. Relishes hot, dry sites (rock walls and rock gardens).
<i>Callirhoe bushii</i>	Bush's Poppy Mallow	Sun - lt. shade	June and July	magenta	24 - 30	dry - ave.	P	Stems stand erect. Works well alone or mixed with plants that bloom later, like Black-eyed susans.
<i>Callirhoe digitata</i>	Fringed Poppy Mallow	Sun - lt. shade	June - Aug.	magenta	30 - 60	dry - ave.	P	Slender leafless stems offer no "visible means of support" to flowers. Use with tall, late bloomers.
<i>Callirhoe involucrata</i>	Purple Poppy Mallow	Sun	June and July	magenta	4-6	dry - ave.	P	Stems lie flat and will hang over walls. Fantastic flowers contrast well with Missouri Primrose.
<i>Camassia scilloides</i>	Wild Hyacinth	Sun - lt. shade	Apr. - May	lavender	18 - 24	dry - ave.	P	
<i>Castilleja coccinea</i>	Indian Paintbrush	Sun	Apr. and May	orange to red	10-20	dry - moi.	B	A good plant for seeded meadow plantings, but does not survive well in cultivated beds.
<i>Chelone obliqua, speciosa</i>	Rose Turtlehead	Sun - shade	Sept. and Oct.	rose pink	30 - 48	ave. - moi.	P	Succeeds in any rich, organic soil in shade or sun. Naturally grows in moist conditions near water.
<i>Cimicifuga racemosa</i>	Black Cohosh	Shade - med shade	May - Aug.	white	24 - 48	dry - ave.	P	A wonderful plant for the shade garden. Use with Celandine poppy, Wild geranium, and Jacob's ladder.

<i>Coreopsis grandiflora</i>	Large-flowered Coreopsis	Sun - lt. shade	June	yellow	12-18	dry - ave.	P	Plants, flowers, and growing conditions are all similar to Lanceleaf coreopsis, except they blossom later.
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	Sun - lt. shade	May and June	yellow	16 - 24	dry - ave.	P	Plant seeds on rocky or clay banks to produce a groundcover. Use as a nurse crop in seeded plantings.
<i>Coreopsis palmata</i>	Prairie Coreopsis	Sun-med. shade	June and July	yellow	18 - 24	dry - ave.	P	Brighter yellow flowers than Lanceleaf coreopsis. Plant spread slowly by underground stems.
<i>Coreopsis tinctoria</i>	Plains Coreopsis	Sun	July and Aug.	yellow and red	24 - 48	dry - ave.	A	An annual used to add early color to seeded plantings. It also persists in perennial beds.
<i>Cunila origanoides</i>	Dittany	Sun-med. shade	Sept. and Oct.	lavender	14 - 20	dry - ave.	P	A plant that is habitually orderly and clean in appearance. Produces frost flowers in late fall/early winter.
<i>Dalea candida</i>	White Prairie Clover	Sun	June and July	white	18 - 30	dry - ave.	P	Like Purple prairie clover, but with coarser leaves and white flowers. Good addition to a prairie planting.
<i>Dalea purpurea</i>	Purple Prairie Clover	Sun	June and July	purple	18 - 24	dry - ave.	P	An ideal plant in a formal setting with fern-like foliage and many clusters of purple flowers.
<i>Delphinium carolinianum</i>	Prairie Larkspur	Sun-med. shade	May - June	purple	24 - 48	average	P	

<i>Delphinium exaltatum</i>	Tall Larkspur	Sun-med. shade	July and Aug.	blue - purple	24 - 48	average	P	Prefers some shade and well-drained soil. Moist organic soil may cause root rot.
<i>Delphinium treleasei</i>	Trelease's Larkspur	Sun	May - June	blue - purple	24 - 36	dry - ave.	P	Performs beautifully in sunny well-drained beds. Grows wild only on glades of SW MO and NW AR.
<i>Dodecatheon meadia</i>	Shooting Star	Sun-med. shade	May - June	white - rose	10-16	dry - ave.	P	A wonderful small, spring wildflower. Plants go dormant by July 1. Use with later blooming companions.
<i>Echinacea pallida</i>	Pale-purple Coneflower	Sun - lt. shade	June	pink - purple	26 - 36	dry - ave.	P	Nice, fragrant, long-stemmed flowers with upright, narrow, 12" long leaves. Tolerates dry conditions.
<i>Echinacea paradoxa</i>	Yellow Coneflower	Sun	June	yellow	26 - 36	dry - ave.	P	Similar to Pale-purple and Glade coneflowers, but with yellow flowers. Echinaceas make great cut flowers.
<i>Echinacea purpurea</i>	Purple Coneflower	Sun-med. shade	June - Aug.	pink - purple	30 - 40	ave.- moi.	P	Prolific bloomer over a long time. For contrast use with Grayhead coneflower. Slightly weedy in beds.
<i>Echinacea simulata</i>	Glade Coneflower	Sun	June	pink - purple	26 - 36	dry - ave.	P	Similar to Pale-purple coneflower, but more intense flower color and begins blooming a week earlier.
<i>Equisetum spp.</i>	Horsetail	Sun			30 - 36	ave. - moi.	P	

<i>Erigeron pulchellus</i>	Robin's Plantain	Lt. - med. shade	April and May	white and yellow	10-14	average	P	Flowers are like a large daisy with pinkish white petals. Good for drier, well drained, less organic soils than ragwort.
<i>Eryngium yuccifolium</i>	Rattlesnake Master	Sun - Lt. shade	July and Aug.	white	30 - 48	average	P	Unusual foliage plant for contrast. Attractive in beds in summer, fall, and winter. Good dried flower.
<i>Eupatorium coelestinum</i>	Mist Flower, Wild Ageratum	Sun-med. shade	Aug. - Oct.	blue-purple	16 - 24	ave. - moi.	P	Masses of small flowers in fall give an image of blue mist. Spreads by underground stems.
<i>Eupatorium purpureum</i>	Joe-Pye Weed	Sun - Lt. shade	July and Aug.	pink - purple	48 - 80	ave.- moi.	P	To make shorter with more flowers pinch top bud out after first or second set of leaves appear.
<i>Filipendula rubra</i>	Queen of the Prairie	Sun - Lt. shade	July	pink	48 - 60	moist	P	Attractive foliage. Likes rich organic soil and water during dry periods. Use in rain gardens.
<i>Gentiana andrewsii</i>	Bottle Gentian, Closed Gentian	Sun - Lt. shade	Sept. - Nov.	dark blue-purple	5-16	dry - ave.	P	The shiny foliage on formal looking plants is a welcome sight before the outstanding flowers arrive in fall.
<i>Gentiana puberulenta</i>	Downy Gentian	Sun - Lt. Shade	Sept. - Nov.	dark blue-purple	5-16	dry - ave.	P	
<i>Geranium maculatum</i>	Wild Geranium	Lt. shade - shade	Apr. and May	pink - laven.	16 - 22	ave.- moi.	P	Dense mounds of foliage last until Sept and Oct with adequate moisture. Attractive flowers last 4-6 wks.

<i>Glandularia canadensis</i>	Rose Verbena, reg. color	Sun	Mar. - Nov.	lilac - rose	10-16	dry - ave.	P	The creeping stems will hang over walls. Long bloomer. Fragrant. Good butterfly plant.
<i>Glandularia canadensis</i>	Rose Verbena, rose-pink	Sun	Mar. - Nov.	lilac - rose	10-16	dry - ave.	P	A color variation that commonly occurs in west-central Missouri. Prefers well-drained, sunny locations.
<i>Helenium autumnale</i>	Sneezeweed	Sun - lt. shade	Aug. - Oct.	yellow	24 - 48	ave.- moi.	P	Masses of bright yellow flowers cover the broad tops of these plants in the summer. Use in wet areas.
<i>Helianthus occidentalis</i>	Western Sunflower	Sun	July and Aug.	yellow	30 - 40	dry - ave.	P	Helps to create uneven heights in prairie/meadow plantings, which is beneficial to ground nesting birds.
<i>Helianthus salicifolius</i>	Willow-leaved Sunflower	Sun	July and Aug.	yellow	36 - 72	dry - ave.	P	Graceful foliage plant for the back of a bed. Use alone for bird seed. Pull unwanted seedlings early.
<i>Helianthus silphioides</i>	Silphium Sunflower	Sun - lt. shade	Aug. - Sept.	yellow	36 - 72	dry - ave.	P	Large, dark green, heart-shaped leaves make this natural finch feeder stand out in the back of a bed.
<i>Heliopsis helianthoides</i>	Ox-eye Sunflower	Sun - lt. shade	Jun. - Sept.	yellow	24 - 48	dry - moi.	P	This long bloomer provides quality birdseed from Aug-Nov. Use with summer flowers that are purple.
<i>Heuchera Richardsonii</i>	Alum Root, Coral Bells	Sun-med. shade	May and June	cream	24 - 36	dry - ave.	P	Used by hummingbirds. Mounds of round, fuzzy leaves are the main feature. Plants don't like wet soil.

<i>Hibiscus lasiocarpus</i>	Rose Mallow	Sun - lt. shade	Aug. and Sept.	white and pink	48 - 66	ave. - moi.	P	Naturally grows within 2' of water's edge, but does well when mulched in a perennial bed. Shrub-like.
<i>Hydrastis canadensis</i>	Golden Seal	Shade	Apr. or May	white	6-10	ave. - moi.	P	Red, raspberry-shaped fruits in June and July. An attractive medicinal herb to put in good soil and shade.
<i>Hypericum pyramidatum</i>	Great St. John's-wort	Shade	May - June	lilac	18 - 24	ave. - moi.	P	Showy flowers; attractive, smooth foliage; and large size make it a good plant for shaded, rich soil sites.
<i>Iodanthus pinnatifidus</i>	Purple Rocket	Shade	May - June	lilac	18 - 24	ave. - moi.	P	An attractive member of the mustard family that deserves more use in shaded, rich soil areas.
<i>Iris brevicaulis</i>	Short-stemmed Iris	Sun - shade	May - June	blue	18 - 20	ave. - moi.	P	Tolerates full shade, but blooms better in bright areas. Of the native irises, it blooms last in the season.
<i>Iris cristata</i>	Crested Iris	Sun-1/2 shade	Apr. or May	blue	5-10	dry - ave.	P	Great groundcover or border plant. Performs best in half sun and half shade. Prefers well drained soil.
<i>Iris fulva</i>	Copper Iris	Sun-med. shade	May	copper	18 - 24	moist	P	Works well near water, in rain gardens, and perennial beds where rich, organic soil is abundant.
<i>Iris virginica</i>	Southern Blue Flag	Sun-med. shade	May	blue	30 - 40	moist	P	Works well near water, in rain gardens, and perennial beds where rich, organic soil is abundant.

<i>Lespedeza capitata</i>	Roundheaded Bushclover	Sun - lt. shade	July - Sept.	green/cream	30 - 40	average	P	The reddish-brown seed heads are attractive through winter. A good wildlife plant.
<i>Liatris aspera</i>	Rough Blazing Star	Sun - lt. shade	Sept.	purple	24 - 48	dry - ave.	P	Flowers when monarchs migrate. Plant all three tall blazing star species together to extend flowering.
<i>Liatris mucronata</i>	Bottlebrush Blazing Star	Sun	July - Aug.	purple	18 - 30	dry	P	Needs dry, poor conditions to keep it from becoming too lanky. Attractive foliage.
<i>Liatris punctata</i>	Dotted Blazing Star	Sun	July - Aug.	purple	18 - 30	dry	P	
<i>Liatris pycnostachya</i>	Prairie Blazing Star	Sun	July - Aug.	purple	30 - 48	average	P	Handles a wide range of moisture. All blazing stars are natural butterfly restaurants.
<i>Liatris scariosa</i>	Eastern Blazing Star	Sun - lt. shade	Aug. and Sept.	purple	30 - 54	average	P	This one has the most intense color and seems to be the best Liatris for attracting butterflies.
<i>Liatris squarrosa</i>	Scaly Blazing Star	Sun	July - Aug.	purple	12-24	dry - ave.	P	The fuzzy leaves and remaining seed structures will continue to attract attention well into winter.
<i>Lobelia cardinalis</i>	Cardinal Flower	Sun - lt. shade	Aug. and Sept.	red	24 - 54	moist	P	Attracts hummingbirds and yellow butterflies. Needs organic soil. Water during dry periods.

<i>Lobelia siphilitica</i>	Blue Lobelia	Sun - lt. shade	Sept. and Oct.	blue	12-24	ave. - moi.	P	Very similar to Cardinal flower. Both are good choices for rain gardens.
<i>Maianthemum racemosum</i>	False Solomon's Seal	Lt. - full shade	May - June	cream	16 - 30	ave. - moi.	P	Adds contrast to shade gardens. Clusters of ruby red berries replace the creamy white flower clusters.
<i>Manfreda virginica</i>	Agave, False Aloe	Sun-med. shade	Jun-July	green/ brown	5-10	dry - ave.	P	Interesting foliage plant with purplish mottling. Could use near landscape boulders in a dry, sunny bed.
<i>Marshallia caespitosa</i>	Barbara's Buttons	Sun	May and June	white	8-14	dry - ave.	P	Short, compact foliage is green through winter. Several plants together look good.
<i>Mertensia virginica</i>	Bluebells	Sun - shade	April and May	pink - blue	12-24	ave. - moi.	P	Beautiful forest wildflower. Needs organic soil. Goes dormant in late June, so plant among other species.
<i>Mimosa quadrivalvis</i>	Sensitive Briar	Sun - lt. shade	June - Aug.	magenta	36 - 48	dry - ave.	P	Every child should see the leaves fold up when touched. Only seeds available as plants don't transplant.
<i>Mimulus ringens</i>	Monkey Flower	Sun - lt. shade	June - Sept	blue	24 - 36	ave. - moi.	P	A showy, long bloomer suitable for rain gardens and moist beds.
<i>Monarda bradburiana</i>	Bee Balm, Horsemint	Sun - shade	May and June	lavendar	18 - 24	average	P	Excels in partly sunny locations where it assumes a dense cushion shape. Not invasive like exotic mints.

<i>Monarda fistulosa</i>	Wild Bergamot	Sun - lt. shade	June and July	lavendar	36 - 48	average	P	A large plant. Morning or full sun and a breezy site will eliminate the formation of mildew on this one.
<i>Oenothera macrocarpa</i>	Missouri Primrose	Sun	May and June	yellow	5-12	dry - ave.	P	One of the best for dry, sunny locations. Will hang over walls. A prolific plant in cultivations.
<i>Oenothera pilosella</i>	Prairie Sundrops	Sun - lt. shade	May - July	yellow	16 - 20	ave. - moi.	P	1.5" waxy yellow flowers. Spreads slowly. Suitable for the dryer parts of rain gardens.
<i>Oenothera speciosa</i>	Pink Primrose	Sun	May and June	pink	12-20	dry - ave.	P	Plants spread rapidly in good, loose soil. Best used as groundcover, or added to meadow plantings.
<i>Oenothera speciosa</i>	White Evening Primrose	Sun	May and June	white	12-20	dry - ave.	P	Same qualities as Pink Evening Primrose. If used in a bed, neither species will out compete larger plants.
<i>Opuntia humifusa</i>	Prickly Pear Cactus	Sun	May and June	yellow	8-14	dry	P	If you have a dry, sunny bed like a rock garden or the top of a retaining wall, why not include a cactus?
<i>Orbexilum pedunculatum</i>	Sampson's Snakeroot	Sun	May and July	lavendar	20 - 36	dry - ave.	P	
<i>Palafoxia callosa</i>	Spanish Needles	Sun	Sept. and Oct.	lavendar	20 - 36	dry - ave.	A	Will reseed annually in harsh, dry conditions. Use in beds for fall color. Can handle several prunings.

<i>Parthenium integrifolium</i>	Wild Quinine	Sun - lt. shade	June and July	white	30 - 40	dry - ave.	P	This attractive plant is being overlooked for beds where contrast is needed. Dries well in full bloom.
<i>Penstemon cobaea</i>	Purple Beard-tongue	Sun	May and June	purple	18 - 30	dry - ave.	P	Spectacular! Plant behind Missouri Primrose. Don't enrich soil; add lime at most. Prefers gravel mulch.
<i>Penstemon digitalis</i>	Foxglove Beard-tongue	Sun - lt. shade	May and June	white	30 - 50	ave. - moi	P	Prolific and versatile. Seed pods are almost red in summer. Most hardy of the White Beardtongues.
<i>Penstemon pallidus</i>	Pale Beard-tongue	Sun - lt. shade	May and June	white	12-24	dry - ave.	P	Blooms earlier than the other Beardtongues and is shorter. Grows in much dryer conditions than digitalis.
<i>Penstemon tubaefflorus</i>	Prairie Beard-tongue	Sun	June	white	30 - 48	dry - ave.	P	Works well with Purple Beardtongue, needing a similar, well drained, sunny location.
<i>Phlox bifida</i>	Sand Phlox	Sun - med. shade	March - May	pale blue	4-6	dry - ave.	P	Colorful ground cover, forming large creeping mats. Best in slightly shaded areas on well-drained slopes.
<i>Phlox divaricata</i>	Wild Sweet William	Sun - shade	Apr. - June	blue - lilac	12-16	ave. - moi.	P	Delightful, early bloomer. Increases readily from seed if leaf litter is mulched, burned, or removed.
<i>Phlox glaberrima</i>	Smooth Phlox	Sun - lt. shade	June - July	deep magenta	16 - 24	moist	P	A bright, medium height. Phlox that likes slightly moist soil. Can be used in rain gardens.

<i>Phlox maculata</i>	Meadow Phlox	Sun-med. shade	July - Oct.	reddish-purp.	30 - 48	moist	P	For good, highly organic soil, this is the best phlox. Not aggressive or mildew pron. Use in rain gardens.
<i>Phlox paniculata</i>	Garden or Summer Phlox	Sun - shade	July - Sept.	pink	30 - 48	ave. - moi.	P	A reliable nectar source for butterflies in summer. All phlox species are good nectar sources.
<i>Phlox pilosa</i> var. <i>ozarkana</i>	Ozark Downy Phlox	Sun - lt. shade	May and June	deep rose	12-18	average	P	Great color and long bloomer. Spreads slowly, acceptably finding its way between other plants.
<i>Phlox pilosa</i> var. <i>pilosa</i>	Downy Phlox	Sun - lt. shade	May and June	pink	12 - 24	average	P	
<i>Physostegia angustifolia</i>	Obedient Plant	Sun - lt. shade	July - Sept.	pink - white	36 - 60	ave. - moi.	P	New flowers stay in the position they are moved to, hence "obedient". This species does not spread.
<i>Polemonium reptans</i>	Jacob's Ladder	Shade	Apr. - June	blue	12-18	ave. - moi.	P	A very nice forest (shade) species. The attractive foliage remains green a large part of the year.
<i>Polygonatum biflorum</i>	Solomon's Seal	Sun - shade	May - June	cream,	24 - 48	ave. - moi.	P	Great foliage plant. While considered a shade species, it should not be overlooked for a sunny location.
<i>Porteranthus stipulata</i>	Indian Physic	Sun - shade	June	pale-pink	24 - 36	dry - ave.	P	With this one you don't just get soft foliage, you get red and yellow fall foliage and showy white flowers.

<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	Sun	July and Aug.	white	12-20	dry - moi.	P	An excellent nectar plant for butterflies. A mint that spreads slowly. It is fragrant and can be used in tea.
<i>Ratibida columnifera</i>	Long-head Coneflower	Sun	June and July	yellow	20 - 30	dry - ave.	P	A weak perennial on good soil, but very successful on sunny, dry sites.
<i>Ratibida pinnata</i>	Gray-head Coneflower	Sun-med. shade	June and July	yellow	36 - 48	average	P	Hardy perennial. Root systems and foliage well-suited for erosion control. Easy from seed.
<i>Rudbeckia fulgida</i>	Orange Coneflower	Sun - lt. shade	July - Sept.	yellow	20 - 30	ave. - moi.	P	Others sell Goldstrum, a cultivar of this native. We have a native variety that is clump forming.
<i>Rudbeckia hirta</i>	Black-eyed Susan	Sun - lt. shade	June	yellow	24 - 36	average	A	An annual included in seed mixes for early color. Will move around when used in perennial beds.
<i>Rudbeckia missouriensis</i>	Missouri Coneflower	Sun	July and Aug.	yellow	20 - 30	dry - ave.	P	Exceptional perennial for sunny, well-drained beds. Blooms a long time in July and Aug. Good cut flower.
<i>Rudbeckia subtomentosa</i>	Sweet Coneflower	Sun-med. shade	Aug. and Sept.	yellow	36 - 54	ave. - moi.	P	Becomes quite large in fertile beds, becoming 2-3 feet across with hundreds of flowers.
<i>Rudbeckia triloba</i>	Brown-eyed Susan	Sun - med. shade	July-Sept.	yellow	36 - 54	ave. - moi.	A	An annual, 3-5 ft tall with many 1.5" diameter flowers. Use in seeded meadow plantings and beds.

<i>Ruellia humilis</i>	Wild Petunia	Sun - lt. shade	June - Sept.	blue	12-16	dry - ave.	P	These small, long lived plants work well around the edges of sunny, dry beds. Very long bloom period.
<i>Salvia azurea</i>	Blue Sage	Sun - lt. shade	Aug. and Sept.	blue	36 - 60	dry - ave.	P	Pinch tops once to make shorter. Good color companions are Sweet Coneflower and Royal Catchfly.
<i>Sanguinaria canadensis</i>	Bloodroot	Shade	Mar - April	white	8	ave.	P	This petite, early spring bloomer deserves space near the border of any shady wildflower garden.
<i>Saururus cernuus</i>	Lizard's Tail	Sun - med. shade	May - Sept.	cream	20 - 40	moi. - wet	P	Use in rain gardens and wet areas. Plants have spikes of fragrant, white flowers and heart-shaped leaves.
<i>Scutellaria incana</i>	Downy Skullcap	Sun-3/4 shade	Aug. and Sept.	blue	30 - 40	ave. - moi.	P	Performs best in good, fertile soil in sun or shade. Use near Cardinal Flower. A water garden candidate.
<i>Sedum ternatum</i>	Wild Stonecrop	Sun-med. shade	May	white	2-4	average	P	Good for border or ground cover where short "evergreen" species are needed. Reproduce by tip cuttings.
<i>Senecio aureus</i>	Golden Ragwort	Half sun-full shade	April and May	yellow	12-24	ave. - moi.	P	A ground cover for rich soil in average to wet locations. Stays green in winter. Good for rain gardens.
<i>Senecio obovatus</i>	Squaw-weed	Half sun-full shade	April and May	yellow	10-14	dry - ave.	P	Prefers dryer conditions than Golden Ragwort, and it has smaller foliage. Remains green in winter.

<i>Senna marilandica</i>	Wild Senna	Sun - lt. shade	July and Aug.	yellow	48 - 60	ave. - moi.	P	Larval food source for two butterfly species. Unusual foliage and seed pods. Seeds are wildlife food.
<i>Silene caroliniana, wherryi</i>	Wild Pink	Sun-med. shade	Apr. and May	pink	2-4	dry - ave.	P	Early plant for butterflies. Small plant that will need some weed free space. Prefers sandy acid soil.
<i>Silene regia</i>	Royal Catchfly	Sun	June - Aug.	red	24 - 48	average	P	Long blooming period. Mid-summer hummingbird food source. Flowers 2nd year, but it matures slowly.
<i>Silene virginica</i>	Fire Pink	Sun-med. shade	Apr. and May	red	10-16	dry - ave.	P	Greets the hummingbirds on their arrival. Superb in nearly full sun and well drained, sandy soil.
<i>Silphium integrifolium</i>	Rosin Weed	Sun - lt.shade	July and Aug.	yellow	48 - 72	dry - ave.	P	
<i>Silphium laciniatum</i>	Compass Plant	Sun	July and Aug.	yellow	48 - 96	average	P	Goes well with Big Bluestem and Prairie Blazing Star. Produces large birdseed.
<i>Silphium perfoliatum</i>	Cup Plant	Sun - lt.shade	July - Sept.	yellow	60 - 96	ave. - moi.	P	
<i>Silphium terebinthinaceum</i>	Prairie Dock	Sun - lt. shade	Aug. and Sept.	yellow	24 - 36	dry - ave.	P	Excellent large foliage plant with leaves shaped like elephant ears. Produces large birdseed.

<i>Solidago drummondii</i>	Cliff Goldenrod	Sun-med. shade	Sept. - Oct.	yellow	18 - 30	dry - ave.	P	3 to 5 plants in a mass planting makes a great show of foliage and flowers. Can be used in shade gardens.
<i>Solidago nemoralis</i>	Gray Goldenrod	Sun - lt. shade	July - Sept.	yellow	16 - 24	dry - ave.	P	A compact goldenrod with ornate flowers clusters. It loves lousy, dry soil in hot, sunny locations.
<i>Solidago petiolaris</i>	Woodland Goldenrod	Sun - med. shade	Sept. - Oct	yellow	24 - 36	dry - ave.	P	If there was a yellow blazing star, it would look much like this goldenrod. Good choice for partial shade.
<i>Solidago riddellii</i>	Riddell's Goldenrod	Sun - lt. shade	Aug. and Sept.	yellow	36 - 48	ave. - moi.	P	A great choice for rain gardens. Combine with Cardinal Flower and Blue Lobelia in average to moist soil.
<i>Solidago rigida</i>	Rigid Goldenrod	Sun	Sept.	yellow	30 - 48	average	P	Finches love the seeds. It will provide color contrast for Blue Sage and Rough Blazing Star.
<i>Solidago speciosa</i>	Showy Goldenrod	Sun - lt. shade	Sept. - Oct.	yellow	24 - 48	dry - ave.	P	The vertical flower clusters go well with Rough Blazing Stars. It's common name describes it well.
<i>Spigelia marilandica</i>	Indian Pink	Half sun-lt. shade	May - July	red and yellow	18 - 24	ave. - moi.	P	Great hummingbird plant.
<i>Stylophorum diphyllum</i>	Celandine Poppy	Shade	April and May	yellow	16 - 24	ave. - moi.	P	A wonderful forest wildflower that needs good, organic soil and shade to do well.

<i>Talinum calycinum</i>	Fame Flower, Rock Pink	Sun	May - Sept.	magenta	5-12	dry	P	Flowers open noon till dark, June - Sept. Delicate, petite plant for the driest conditions. Works in pots.
<i>Tephrosia virginiana</i>	Goat's Rue	Sun - lt. shade	June	pink and cream	16 - 24	dry - ave.	P	
<i>Thalia dealbata</i>	Water Canna	Sun - lt. shade	July and Aug.	blue - purple	48 - 60	wet	P	Handsome plant in greenhouses, sun rooms, and outdoor pools and ponds. Plant outside in 6-12" water.
<i>Tradescantia ernestiana</i>	Woodland Spiderwort	Shade	April - May	rose - purple	5-12	ave. - moi.	P	A showy species for shade. Foliage dies back in summer and reappears in fall. Likes good organic soil.
<i>Tradescantia ohiensis</i>	Ohio Spiderwort	Sun - lt. shade	May - July	blue	36 - 48	average	P	Very attractive for the back or middle of beds. Prolific in good soil, producing large clumps.
<i>Verbesina helianthoides</i>	Wing Stem	Sun - lt. shade	June - Aug.	yellow	36 - 48	dry - ave.	P	
<i>Vernonia arkansana</i>	Curlytop Ironweed	Sun - lt. shade	June - Oct.	blue - purple	36 - 48	average	P	An attractive plant from head to toe, not a "weed". Sizable plant for the back of beds and rain gardens.
<i>Veronicastrum virginicum</i>	Culver's-root	Sun - lt. shade	June - Aug.	white	36 - 48	ave. - moi.	P	A vertical plant with spikes of white flowers and attractive, whorled leaves. Rain gardens and good soil.

<i>Waldsteinia fragarioides</i>	Barren Strawberry	Any shade	April - June	yellow	4-6	dry - moi.	P	Waxy buttercup-like flowers. A choice ground cover for shade, that thrives in humus rich soil.
<i>Yucca glauca</i>	Soapweed Yucca	Sun	April - June	creamy white	36 - 60	dry - ave.	P	A yucca with a much different look, having narrow, silvery green foliage. Use in sunny, dry locations.
<i>Zizia aptera</i>	Golden Alexanders	Sun - lt. shade	May - June	yellow	12-20	dry - ave.	P	A host plant for Black and Missouri Woodland Swallowtail butterflies. Blooms a long time in Spring.

Ornamental Grasses

The City of Creve Coeur is grateful to University of Illinois Extension (www.urbanext.uiuc.edu/grasses/types.html) for this list of ornamental grasses.

SCIENTIFIC NAME	COMMON NAME	Preference	Seed Stalks Appear	Fall Color	Height Ft or In	Moisture	Biennial Perennial	Comments
<i>Briza maximas</i>	Annual Quaking Gras	very light shade			1-2 ft	well-drained	annual	flowers are silver white and appear like small rattlesnake tails
<i>Calamagrostis acutiflora</i>	Feather Reed Grass	sun to light shade	June-July	white to reddish-white	3-5 ft	dry to moist	perennial	very vertical, clump forming grass
<i>Chasmanthium latifolium</i>	Northern Sea Oats	partial shade	June - Sept	rusty, tan, brown or bronze	2-3 ft	moist, but tolerates some drought	perennial	native, can be invasive; upright narrow to arching perennial with rhizomes
<i>Erianthus ravennae</i>	Plume Grass, Hardy Pampas Grass	full sun	Sept. Oct		8-12 ft	moist	perennial	upright to open habit with large, white plumed flowers
<i>Festuca amethystina</i>	Large Blue Fescue	full sun		blue gray	6-18 in	well-drained	perennial	Fescues are mound-forming, semi-evergreen perennials used as accent and specimen plantings in the foreground of borders and in rock gardens. Large Blue Fescue is hardier than blue fescue.
<i>Festuca ovinia</i> var. <i>glauca</i>	Blue Fescue	full sun		blue gray	6-18 in	well-drained	perennial	

<i>Lagurus ovatus</i>	Rabbit's Tail Grass	sunny			2 ft	well-drained	annual	flowers are fuzzy white panicles resembling rabbit tails
<i>Miscanthus sinensis</i>	Japanese Silver Grass	full sun	late Aug	green foliage with flowers	3-6 ft	moist		robust, upright, dense grass growing in very tight clumps
<i>Molinia litorialis</i>	Purple Moor Grass	full sun or very light shade	June - Oct	green foliage with color flowers	5-8 ft	well-drained; slightly acidic		mound habit of bright green foliage
<i>Pennisetum alopecuroides</i>	Perennial Fountain Grass	full sun to shade	July	Purple	1-3 ft	moist	perennial	upright-open, mound forming plant
<i>Panicum virgatum</i>	Switch Grass	full sun or very light shade	July - Sept	golden yellow or bronze	3-7 ft		perennial	upright-open vigorous perennial with numerous rhizomes; used as background/screen
<i>Pennisetum setaceum</i>	Annual Fountain Grass		mid summer	red and green leaved forms	3-4 ft		annual	arching, upright outstanding accent plant for the annual border.
<i>Sporobolus heterolepis</i>	Prairie Dropseed	sunny	Aug - Sept		2 ft	drought tolerant		upright-arching habit of growth

January 2007
Creve Coeur Invasive Plant List

The Missouri Department of Conservation and the Missouri Botanical Garden have documented exotic plants that spread aggressively in Missouri and are a threat to the Missouri native ecosystem. This list is updated periodically as more information is available from reliable botanical sources. The following plants will not be approved for new plantings and will be considered weeds when left uncontained and uncontrolled on private property.

Category	Scientific Name	Common Name
forb	<i>Alliaria petiolata</i>	Garlic Mustard
forb	<i>Carduus nutans</i>	Musk Thistle
forb	<i>Centaurea stoebe</i>	Spotted knapweed
forb	<i>Dipsacus fullonum</i>	Common Teasel, Fuller's Teasel
forb	<i>Dipsacus laciniatus</i>	Cut-leaved Teasel
forb	<i>Lythrum salicaria</i>	Purple Loosestrife
forb	<i>Melilotus alba</i>	White sweet clover
forb	<i>Melilotus officinalis</i>	Yellow sweet clover
grass	<i>Bothriochloa bladhii</i>	Eurasian bluestem
grass	<i>Bromus sterilis</i>	Bromegrass
grass	<i>Bromus tectorum</i>	Thatch bromegrass
grass	<i>Elymus arenarius glauca</i>	Blue Lyme grass
grass	<i>Festuca arundinacea</i>	Tall fescue
grass	<i>Festuca pratensis</i>	Meadow fescue
grass	<i>Phalaris arundinacea</i>	Ribbon Grass
grass	<i>Securigera varia</i>	Crown vetch
grass	<i>Sorghum halepense</i>	Johnson grass
shrub	<i>Elaeagnus umbellata</i>	Autumn Olive
shrub	<i>Euonymus alatus</i>	Burning bush, winged
shrub	<i>Lespedeza cuneata</i>	Sericea Lespedeza, Chinese Lespedeza
shrub	<i>Ligustrum sinense</i>	Chinese privet
shrub	<i>Lonicera morrowii</i>	Scrub honeysuckle, Marrow's honeysuckle
shrub	<i>Lonicera maackii</i>	Bush honeysuckle, Amur honeysuckle
shrub	<i>Rosa multiflora</i>	Multiflora Rose
tree	<i>Acer ginnala</i>	Amur maple
tree	<i>Rhamnus cathartica</i>	Common buckhorn
vine	<i>Celastrus orbiculatur</i>	Asian (Oriental) bittersweet
vine	<i>Euonymus fortunei</i>	Wintercreeper
vine	<i>Hedera helix L.</i>	English ivy
vine	<i>Lonicera japonica</i>	Japanese honeysuckle
vine	<i>Pueraria lobata, Pueraria montana</i>	Kudzu

More Information: photos, sketches and additional information can be found at the following web sites:

www.invasive.org go to Weeds

www.mobot.org/MOBOT/research/mepp/ratings.shtml

www.mdc.mo.gov/nathis/exotic/vegman

What is an Invasive Plant?

An invasive plant is an introduced, “exotic,” species that has the ability to thrive and spread aggressively outside its natural range. Most non-native plants that were brought to North America have not spread aggressively. Tulips, originally from Asia, are an example. They stay where we plant them and may require special attention to keep them healthy. Unlike tulips and other non-invasive plants, invasive exotic plants are characteristically adaptable, aggressive and have a high reproductive capacity. Their vigor combined with a lack of natural enemies often leads to outbreak populations, and they may become the dominant species of a landscape in just a few years.

Why are they a problem?

It's a matter of ecology. In many cases, plants from other parts of the world are welcomed, manageable additions to our gardens. However, in some situations these non-native species cause serious ecological disturbances. In the worst cases, invasive plants like mile-a-minute, purple loosestrife, and kudzu ruthlessly choke out other plant life. By leaving no room for other plants to survive, the invasive plant changes the multi-fauna habitat and thus alters the biodiversity of that entire ecosystem.

Where do they come from?

In some cases, invasive plants arrive purely by accident, as seed in agricultural products, or on shipments from overseas. In other cases, invasive plants are selected for their horticultural attributes. Beautiful, unusual, exceptionally hardy, drought-tolerant, or fast-growing plants are sought by gardeners the world over. Unfortunately, plants selected for their resilience may be invasive because of their adaptable nature. Plants selected for their aesthetic value may be hard to banish from your garden even after their invasive tendencies are revealed.

Invasive Plants

- Produce large numbers of new plants each season.
- Tolerate many soil types and weather conditions.
- Spread easily and efficiently, usually by wind, water, or animals.
- Grow rapidly, allowing them to displace slower growing plants.
- Spread rampantly when they are free of the natural checks and balances found in their native range.
- Are extremely difficult to eradicate once they are well established.

March 2007
Deer Resistant Gardening

In 2005 the white-tailed deer population in the United States was estimated at between 30 and 32 million deer. We in Creve Coeur are not alone in our desire to plant our yards and not have our plantings browsed by deer. There are many resource lists of deer resistant plants on the Internet. The list that we are presenting here contains plants that have been experimented with and that have been proven to be effectively deer resistant from "West County Deer" by the Mason Ridge Garden Club. We wish to thank Claire Chosid for sharing her experience and her list with us.

Scientific Name	Common Name	Plant of Merit
<i>Acanthus</i>	Bear-breeches	
<i>Actaea matsumurae</i> 'white pearl'	Bugbane	yes
<i>Ageratum</i>	Floss Flower	
<i>Amsonia uhbvricti</i>	Bluestar	yes
<i>Anemones</i>	Anemones	
<i>Astilbe chinensis</i> var. <i>puma</i>	Chinese Astilbe	yes
<i>Buddleja Davidii</i>	Butterfly Bush	
<i>Buxus microphylla</i> var. <i>japonica</i> 'Morris Midget'	Japanese Boxwood	yes
<i>Canna</i> 'Striata'	Canna Lily	yes
<i>Caryopteris x clandonensis</i> 'Longwood Blue	Bluebeard	yes
<i>Dianthus</i> Feuerhexe' FIREWITCH	cheddar pink	yes
<i>Digitalis purpurea</i>	Common foxglove	
<i>Euphorbia</i> 'Froep' EXCALIBUR	spurge	
<i>Geranium</i> 'Gerwat' ROZANNE	Cranesbill	yes
<i>Helleborus orientalis</i> subsp. <i>abchasicus</i> (Early Purple Group)	Hellebore – early purple group	
<i>Hydrangea anomala</i> subsp. <i>Petiolaris</i>	Climbing Hydrangea	yes
<i>Iris sibirica</i> 'Caesar's Brother'	Siberian Iris	yes
<i>Lavendula</i>	Lavendar	
<i>Ligularia</i>	Goldstar	
<i>Liriope</i>	Monkey Grass	
<i>Lobularia maritima</i> 'Snow Crystals'	Sweet Alyssum	yes
<i>Mertensia Virginia</i>	Virginia Bluebird	
<i>Monarda</i>	Bee Balm	
<i>Pentas Lanceolata</i>	Pentas	
<i>Perovskia atriplicifolia</i>	Russian Sage	yes

<i>Pulmonaria</i>	Lungwort	
<i>Rosamainus</i>	Rosemary	
<i>Salvia</i>	Sage	
<i>Senecio Cineraria</i>	Dusty Miller	
<i>Stachys byzantina</i> 'Big Ears'	Lamb's Ear	yes
<i>Tagetes</i>	Marigold	
<i>Tradescantia</i>	Spiderwort	
<i>Verbena bonariensis</i>	Tall Verbena	yes

In general deer dislike plants with a texture that is not smooth or with any type of distinct taste. Most herbs are deer resistant. On the other hand, they love hostas and impatiens, and if you have a deer problem, we strongly caution against planting these plants.

While the experts tell us that "plant selection" is the most effective way to deter deer from browsing, there are also commercial retardants such as Liquid Fence and NIMBY available. If you choose to use retardants, remember to read all labels for information, rotate their use, and reapply as directed.

A joint program between the Missouri Botanical Garden, Powell Gardens, and University of Missouri Extension, Plants of Merit are regionally selected plants chosen for their beauty, easy care, and reliable performance.

RESOLUTION NO. 946

A RESOLUTION AUTHORIZING THE PAYMENT OF PRO-RATED BASE FEE AND 2011 QUARTERLY UTILIZATION FEE FOR THE WEST CENTRAL DISPATCH CENTER IN THE AMOUNT OF \$127,610

WHEREAS, The City Council approved Ordinance 5161 authorizing the City's participation in the West Central Dispatch Center (WCDC);

WHEREAS, in accordance with the WCDC by laws, previously approved by the City as part of the participation agreement, the City has been invoiced \$50,000 for the 2011 pro-rated base fee and \$77,610 for the 2011 quarterly utilization fee for a total cost of \$127,610

WHEREAS, this money is necessary to provide funding for City police dispatch services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR AS FOLLOWS:

SECTION 1: Authorization is hereby granted to pay the WCDC an amount of \$127,610 for base fee and quarterly utilization costs.

Adopted this 24th day of January, 2011.

Harold L. Dielmann
Mayor

Attest:

Deborah Ryan, MRCC
City Clerk



Memo

To: Mark Perkins, City Administrator
From: Dan Smith, Director of Finance
Date: 1/20/2011
Re: WDCD Assessment for Base Fee and Utilization Fee

Attached is a proposed resolution approving payment of \$127,610 to the West Central Dispatch Center (WDCD). This payment is broken up in two parts:

1.	Pro-rated Base Fee	\$ 50,000
2.	2011 Quarterly Utilization	\$ 77,610
	Total Fee	\$127,610

This fee is authorized by article VIII, Section (C) (2) and (D) of the bylaws of the WDCD and was based on the estimated 2011 budget.

I would be pleased to respond to any questions.

Ryan, Deborah

From: support@civicplus.com
Sent: Monday, December 27, 2010 4:23 PM
To: Ryan, Deborah
Subject: Online Form Submittal: Board, Committee and Commission Application

If you are having problems viewing this HTML email, click to view a [Text version](#).

Board, Committee and Commission Application

In selecting members for various Boards, Committees and Commissions in the City of Creve Coeur, the City Council selects a broad representation of citizens with diverse backgrounds, talents and interests. Submission of a completed application does not guarantee placement.

Name* Chris Sander

Address* 1324 Mallet Hill Drive

Home Phone* 3144979646

Cell Phone 3144979646

Place of Employment LeaderOne Financial

Address of Place of Employment 1324 Mallet Hill Drive

Do you live within Creve Coeur city limits?* ☐ Yes ☒ No

Email Address csander@leader1.com

Please indicate your top three areas of interest. The city's website contains information on all Boards, Committees and Commissions that may assist you in making your decision.*

☐ Board of Adjustment	☐ Historic Preservation Committee
☐ Building Code Board of Appeals	☐ Parks and Recreation Committee
☐ Climate Action Task Force	☐ Personnel Appeals Committee
☐ Finance Committee	☒ Planning and Zoning Commission
☒ Economic Development Commission	☐ Police and Safety Committee
☐ Employee Pension Fund Board	☐ Public Art Task Force

From the choices you selected above, please indicate which is your first, second and third choice.*

What Ward do you live in?

Length of residence in City 8

Are you a registered voter?* ☒ Yes ☐ No

Are you willing to attend meetings on a regular basis?* ☒ Yes ☐ No

Have you ever held an elected or appointed position or office? ☐ Yes ☒ No

If yes, specify any previous Board,

Committee or Commission:

Education and Employment Information I have been serving the mortgage industry since 1993. From 1993 to 1995, I was the Owner of Mortgage Processing Services Inc., which was located on Olive Blvd. in Creve Coeur. In 1995, I joined a St. Louis financial firm as Executive Vice President and became Owner of IMS Mortgage Services, LLC in 1999. In 2010, I became a partner of LeaderOne Financial Services. From 2005 to 2006, I served as President of the Missouri Association of Mortgage Brokers (MAMB). During this time, I worked with members of the Missouri Senate and House of Representatives regarding protecting homeowners from abusive lending practices. I also served as Education Co-Chair for the association and I have authored several courses on mortgage lending. I also served as a delegate with the National Association of Mortgage Brokers (NAMB) and worked with members of the U.S. House of Representatives in regards to the role of Fannie Mae and Freddie Mac. I currently serve as an instructor for the National Mortgage Licensing Service and contributed to the legislation that now requires that all Mortgage Originators be licensed. I was also the Republican candidate for U.S. Congress in 2008 in Missouri's 3rd District.

Community Activities Member, Mortgage Bankers Association. Enjoy playing hockey and golf.

Other Information I'm happily married to my wife, Kelly and I have two children.

* indicates required fields.

The following form was submitted via your website: Board, Committee and Commission Application

Name: Chris Sander

Address: 1324 Mallet Hill Drive

Home Phone: 3144979646

Cell Phone: 3144979646

Place of Employment: LeaderOne Financial

Address of Place of Employment: 1324 Mallet Hill Drive

Do you live within Creve Coeur city limits?: No

Email Address: csander@leader1.com

Please indicate your top three areas of interest. The city's website contains information on all Boards, Committees and Commissions that may assist you in making your decision.: Economic Development Commission, Planning and Zoning Commission

From the choices you selected above, please indicate which is your first, second and third choice.: Economic Development Commission - First Planning and Zoning Commission - Second

What Ward do you live in?:

Length of residence in City: 8

Are you a registered voter?: Yes

Are you willing to attend meetings on a regular basis?: Yes

Have you ever held an elected or appointed position or office?: No

If yes, specify any previous Board, Committee or Commission::

Education and Employment Information: I have been serving the mortgage industry since 1993. From 1993 to 1995, I was the Owner of Mortgage Processing Services Inc., which was located on Olive Blvd. in Creve Coeur. In 1995, I joined a St. Louis financial firm as Executive Vice President and became Owner of IMS Mortgage Services, LLC in 1999. In 2010, I became a partner of LeaderOne Financial Services. From 2005 to 2006, I served as President of the Missouri Association of Mortgage Brokers (MAMB). During this time, I worked with members of the Missouri Senate and House of Representatives regarding protecting homeowners from abusive lending practices. I also served as Education Co-Chair for the association and I have authored several courses on mortgage lending. I also served as a delegate with the National Association of Mortgage Brokers (NAMB) and worked with members of the U.S. House of Representatives in regards to the role of Fannie Mae and Freddie Mac. I currently serve as an instructor for the National Mortgage Licensing Service and contributed to

the legislation that now requires that all Mortgage Originators be licensed. I was also the Republican candidate for U.S. Congress in 2008 in Missouri's 3rd District.

Community Activities: Member, Mortgage Bankers Association. Enjoy playing hockey and golf.

Other Information: I'm happily married to my wife, Kelly and I have two children.

Additional Information:

Form submitted on: 12/27/2010 4:22:33 PM

Submitted from IP Address: 99.27.125.128

Referrer Page: No referrer - Direct link

Form Address: <http://creve-coeur.org/forms.aspx?FID=62>

From: Ken Howard <ken_63131@yahoo.com>

Subject: Ken Howard

To: dryan@ci.creve-couer.mo.us

Date: Monday, January 3, 2011, 2:42 PM

Dear Harold,

Thank you for your interest in allowing me to serve on the Economic Development Commission.

In terms of background, I have been a resident of Creve Couer since 2003. My wife, Sharon, and I have two 4 year old daughters and live in the Lac du Bois subdivision. I also serve as a Trustee for the subdivision.

I spent the first thirteen years of my career in the banking business, working for both Mercantile Bank(now US Bank) and then Boatmen's Bank(now Bank of America). I was a commercial lender serving the west county area that includes Creve Couer and Maryland Heights. In 1995, I bought a company that provided home health care services to elderly patients. I was in that business for about five years.

My next venture was import and distribution of general merchandise. I bought one importer, started another in 2003 and continue in that business today. I have had offices in Creve Couer, Overland and Maryland Heights. I am very familiar with the Olive/270 corridor and have a great deal of experience in operating a business in this area.

I look forward to assisting this Commission in its efforts to facilitate the long term growth of our city. I believe CC has everything necessary to assist businesses of all sizes compete. I think my experience in operating companies with as many as 250 employees and/or competing on an international basis will allow me to contribute to the efforts of this Commission.

Thank you for all that you have done for Creve Couer, I look forward to this appointment.

Sincerely,

Kenneth A. Howard

Ryan, Deborah

From: Mindy J. Maune [mjm@mlfpc.com]
Sent: Monday, January 03, 2011 10:11 AM
To: Ryan, Deborah
Subject: FW: Economic Development Commission
Attachments: image004.gif; Letter to Deborah Ryan.pdf; Melinda Maune resume.doc

Good morning Deborah-

I wanted to advise you that the phone number on my resume that I submitted on December 21 has changed. I can now be reached by telephone at 314-651-8590.

Thanks.

Mindy Maune

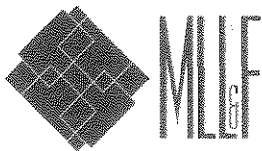
From: Mindy J. Maune
Sent: Tuesday, December 21, 2010 4:56 PM
To: 'dryan@ci.creve-coeur.mo.us'
Subject: Economic Development Commission

Deborah-

Please find attached my resume and letter of interest to fill the opening on the Economic Development Commission.

Mindy J. Maune

Associate



Martin, Leigh, Laws & Fritzlen P.C.
Attorneys

St Louis
7733 Forsyth Blvd Ste 1975
St Louis, MO 63105
Ph: 314-862-5200
Fax: 314-863-4600
www.mllfpc.com™

[Download vCard](#)

Working Together  Completing the Puzzle

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MARTIN, LEIGH, LAWS & FRITZLEN P.C.
Attorneys at Law

December 22, 2010

TO: Deborah Ryan

RE: Vacancy on Economic Development Commission

Ms. Ryan,

This correspondence, along with my attached resume, serve as my application to fill the vacancy on the Creve Coeur Economic Commission. Please review the attached resume and consider me for the position.

I currently reside in Ward 1 of Creve Coeur in the Briarcliff subdivision. I purchased my condominium and moved to Creve Coeur in May of 2006.

Since May of 2001, I have been residing and practicing law in the metropolitan St. Louis area. I am currently a Senior Associate with the law firm of Martin, Leigh, Laws & Fritzlen, P.C. in their Clayton, Missouri office. My legal area of focus has always been in the area of Creditor Rights, Bankruptcy and Default Servicing. My clients include small banks, mortgage companies and servicers and automobile finance institutions.

If you would like additional information, references or to set up an interview, please feel free to contact me via email at mjm@mllfpc.com.

Sincerely,

Melinda J. Maune

MELINDA J. MAUNE

WORK EXPERIENCE

August, 2000- May, 2001	Missouri Department of Revenue-Bankruptcy Unit Jefferson City, Missouri •Represented the MDOR in all bankruptcy related tax issues and court proceedings.
May, 2001- June, 2003	Associate -Riezman Berger P.C.-Bankruptcy Department Clayton, Missouri •Represented and protected the interests of major financial corporations in Chapter 7, 11, 13 consumer bankruptcy cases in Missouri, Illinois, Kansas and North and South Dakota •Responsible for hiring and supervision of local counsel to represent firm's interests in out of state bankruptcy proceedings.
June, 2003- To March, 2010	Partner-Noonan & Wiseman, P.C.-Bankruptcy Department Saint Louis, Missouri •Manager of Bankruptcy Department since January of 2007. Responsible for managing and maintaining large caseload of consumer bankruptcy cases representing mortgage and car finance creditors. •Facilitate client development and education through client visits and presentations. •Coordinator and Speaker at Bankruptcy CLE programs. •Instrumental in training and mentoring of new bankruptcy associates and paralegals.
April, 2010 to Present	Senior Associate- MARTIN, LEIGH, LAWS & FRITZLEN, PC-Bankruptcy Department Clayton, Missouri •Represent the interests of major financial corporations in Chapters 7, 11, 12, 13 consumer bankruptcy cases in Missouri, Illinois and Kansas

EDUCATION

University of Missouri-Columbia School of Law
Juris Doctorate, May 2000
Award for Top Performance in Freedom of Speech-Winter 1999
Award for Top Performance in Children and the Law-Fall 1999
Intercollegiate Athletic Department Externship in Office of Compliance
Summer Intern with the Missouri State Public Defender's Office-1998-99

University of Central Missouri, Warrensburg, Missouri
Bachelor of Science, Criminal Justice, May 1997
G.P.A 3.96 summa cum laude
UCM Varsity Soccer Team
Foreign Exchange Program-Budapest Hungary

PROFESSIONAL MEMBERSHIPS

Missouri Bar Association, National Association of Chapter 13 Trustees, MU Alumni Association, Admitted to the U.S. District Courts of Eastern and Western Missouri and Southern, Central and Northern Illinois, Kansas and Nebraska

Ryan, Deborah

From: support@civicplus.com
Sent: Tuesday, January 04, 2011 6:51 PM
To: Ryan, Deborah
Subject: Online Form Submittal: Board, Committee and Commission Application

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Board, Committee and Commission Application

In selecting members for various Boards, Committees and Commissions in the City of Creve Coeur, the City Council selects a broad representation of citizens with diverse backgrounds, talents and interests. Submission of a completed application does not guarantee placement.

Name*	Sheila Weaver	
Address*	21 Sackston Woods	
Home Phone*	3144328797	
Cell Phone	3145412909	
Place of Employment	Marvin Gelber Enterprises Inc	
Address of Place of Employment	677 N. New Ballas Rd, Ste 200	
Do you live within Creve Coeur city limits?*	☒ Yes	☐ No
Email Address	sheila.weav@att.net	
Please indicate your top three areas of interest. The city's website contains information on all Boards, Committees and Commissions that may assist you in making your decision.*	☐ Board of Adjustment	☐ Historic Preservation Committee
	☐ Building Code Board of Appeals	☐ Parks and Recreation Committee
	☐ Climate Action Task Force	☐ Personnel Appeals Committee
	☐ Finance Committee	☐ Planning and Zoning Commission
	☒ Economic Development Commission	☐ Police and Safety Committee
	☐ Public Art Task Force	
	☐ Employee Pension Fund Board	
From the choices you selected above, please indicate which is your first, second and third choice.*	1 - Economic Dev Comm (It was indicated there was an opening on this commission)	
What Ward do you live in?	2	
Length of residence in City	12	
Are you a registered voter?*	☒ Yes	☐ No
Are you willing to attend meetings on a regular basis?*	☒ Yes	☐ No
Have you ever held an elected or appointed position or office?*	☐ Yes	☒ No
If yes, specify any previous Board, Committee or Commission:		
Education and Employment Information	Univ. of Missouri, Columbia, 1962-63 Office Mgmt, Keystone Ind, Chicago ILL 1963-71 Mark Twain State Bank, 1971 - 1977 Real Estate Sales 1977-85. Hold broker's license. Owner of Kitchen Remodeling Business 1985-98 VP, Marvin Gelber Ent. 1999 - present	
Community Activities		
Other Information		

* indicates required fields.

The following form was submitted via your website: Board, Committee and Commission Application

Name: Sheila Weaver

Address: 21 Sackston Woods

Home Phone: 3144328797

Cell Phone: 3145412909

Place of Employment: Marvin Gelber Enterprises Inc

Address of Place of Employment: 677 N. New Ballas Rd, Ste 200

Do you live within Creve Coeur city limits?: Yes

Email Address: sheila.weav@att.net

Please indicate your top three areas of interest. The city's website contains information on all Boards, Committees and Commissions that may assist you in making your decision.: Economic Development Commission

From the choices you selected above, please indicate which is your first, second and third choice.: 1 - Economic Dev Comm (It was indicated there was an opening on this commission)

What Ward do you live in?: 2

Length of residence in City: 12

Are you a registered voter?: Yes

Are you willing to attend meetings on a regular basis?: Yes

Have you ever held an elected or appointed position or office?: No

If yes, specify any previous Board, Committee or Commission::

Education and Employment Information: Univ. of Missouri, Columbia, 1962-63 Office Mgmt, Keystone Ind, Chicago ILL 1963-71 Mark Twain State Bank, 1971 - 1977 Real Estate Sales 1977-85. Hold broker's license. Owner of Kitchen Remodeling Business 1985-98 VP, Marvin Gelber Ent. 1999 - present

Community Activities:

Other Information:

Additional Information:

Form submitted on: 1/4/2011 6:50:43 PM

Submitted from IP Address: 76.233.74.40

Referrer Page: No referrer - Direct link

Form Address: <http://creve-coeur.org/forms.aspx?FID=62>

Ryan, Deborah

From: support@civicplus.com
Sent: Wednesday, December 29, 2010 11:25 AM
To: Ryan, Deborah
Subject: Online Form Submittal: Board, Committee and Commission Application

If you are having problems viewing this HTML email, click to view a [Text version](#).

Board, Committee and Commission Application

In selecting members for various Boards, Committees and Commissions in the City of Creve Coeur, the City Council selects a broad representation of citizens with diverse backgrounds, talents and interests. Submission of a completed application does not guarantee placement.

Name*	Mel Klearman	
Address*	739 Bergerac Drive	
Home Phone*	4344715	
Cell Phone		
Place of Employment	Retired	
Address of Place of Employment		
Do you live within Creve Coeur city limits?*	☒ Yes	☐ No
Email Address	melklearman@att.net	
Please indicate your top three areas of interest. The city's website contains information on all Boards, Committees and Commissions that may assist you in making your decision.*	☐ Board of Adjustment	☐ Historic Preservation Committee
	☐ Building Code Board of Appeals	☐ Parks and Recreation Committee
	☐ Climate Action Task Force	☐ Personnel Appeals Committee
	☐ Finance Committee	☐ Planning and Zoning Commission
	☒ Economic Development Commission	☐ Police and Safety Committee
	☐ Employee Pension Fund Board	☐ Public Art Task Force
	☐ Economic Development Commission	
From the choices you selected above, please indicate which is your first, second and third choice.*		
What Ward do you live in?	4	
Length of residence in City	47	
Are you a registered voter?*	☒ Yes	☐ No
Are you willing to attend meetings on a regular basis?*	☒ Yes	☐ No
Have you ever held an elected or appointed position or office?*	☒ Yes	☐ No
If yes, specify any previous Board, Committee or Commission:	Director Adviser, Olive/Graeser TDD	
Education and Employment Information	3 years college Self employed Sales Manager New Home Folio Real Estate Development	
Community Activities	Active in my homeowner's association Handled financial, real estate and electricity outage situations for my h/o assoc.	
Other Information	Debbie, this may be a duplicat app.	

* indicates required fields.

The following form was submitted via your website: Board, Committee and Commission Application

Name: Mel Klearman

Address: 739 Bergerac Drive

Home Phone: 4344715

Cell Phone:

Place of Employment: Retired

Address of Place of Employment:

Do you live within Creve Coeur city limits?: Yes

Email Address: melklearman@att.net

Please indicate your top three areas of interest. The city's website contains information on all Boards, Committees and Commissions that may assist you in making your decision.: Economic Development Commission

From the choices you selected above, please indicate which is your first, second and third choice.: Economic Development Commission

What Ward do you live in?: 4

Length of residence in City: 47

Are you a registered voter?: Yes

Are you willing to attend meetings on a regular basis?: Yes

Have you ever held an elected or appointed position or office?: Yes

If yes, specify any previous Board, Committee or Commission.: Director Adviser, Olive/Graeser TDD

Education and Employment Information: 3 years college Self employed Sales Manager New Home Folio Real Estate Development

Community Activities: Active in my homeowner's association Handled financial, real estate and electricity outage situations for my h/o assoc.

Other Information: Debbie, this may be a duplicat app.

Additional Information:

Form submitted on: 12/29/2010 11:24:37 AM

Submitted from IP Address: 70.130.145.157

Referrer Page: <http://creve-coeur.org/index.aspx?NID=388>

Form Address: <http://creve-coeur.org/forms.aspx?FID=62>

Ryan, Deborah

From: Laura Bryant [laura.bryant@yahoo.com]
Sent: Wednesday, December 29, 2010 11:26 AM
To: Ryan, Deborah
Cc: JeanneRhoades; MELVIN KLEARMAN Bellerive Estates; Perkins, Mark C.
Subject: City of Creve Coeur: Economic Development Commission Vacancy (Mel Klearman)

Debbie:

Jeanne Rhoades and I would like to submit Mel Klearman's name as a nominee for the Creve Coeur Economic Development Commission. You should already have his background information on file, but if not, I am sure he would be willing to provide it again.

Thanks,
Laura Bryant
Ward 4/Creve Coeur City Council

The January newsletter is now available online.

There is a vacancy on the city's Economic Development Commission. If you are interested in serving, please submit an application no later than January 5, 2011 at 5:00 pm.

* * * * *

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://www.creve-coeur.org/list.aspx>

Subscribers should be aware that the City of Creve Coeur email notification subscription lists are a matter of public record and may be subject to disclosure under applicable Missouri and/or federal statute(s).

From: LauraBryant
Sent: Tuesday, November 23, 2010 2:11 PM
To: Mayor
Cc: ediotor@crevecoeurvoter.com; Mayor-Council; Ryan, Deborah; Perkins, Mark C.; Carl Lumley; Karen Yeomans MoDOT; Ron Olshwanger Creve Coeur Fire District
Subject: follow-up questions: You Paid For It (www.CreveCoeurVoter.com)

Mayor Dielmann:

Please see the most recent posting on the local blog, www.CreveCoeurVoter.com concerning your interview on Fox 2 News concerning the Olive Blvd. Transportation Development District (TDD). I have a specific question about the following on-air quote to Mr. Davis:

Dielmann: *We did our homework, but when you change the rules it changes the project.*
Mayor, I have heard this statement repeated, but I can find no documentation who exactly changed the rules midstream on the Olive Blvd TDD Board? It wasn't MoDOT, Ameren or the Creve Coeur Fire District (please see attached Aug. 21, 2006, and Oct. 8, 2008, letters). So could you please clarify? (I have included representatives from MoDOT and the Creve Coeur Fire District on this email in case you have any questions.)

Also, I believe the following quote also needs to be corrected:

Eliott Davis: *What was the initial budget?*
Mayor Dielmann: *\$5 million*
Davis: *So what do you anticipate it's going to cost?*
Dielmann: *\$9 million*

According to my records, the initial budget was not \$5 million, but actually \$3.26 million. So it appears that the Olive Blvd. TDD project budget has now tripled, not merely almost doubled (please see attached Creve Coeur Chamber of Commerce presentation). Could you please confirm?

Thank you,
Laura Bryant
Ward 4/Creve Coeur City Council

From: Creve Coeur Voter <editor@crevecoeurvoter.com>
To: ediotor@crevecoeurvoter.com
Sent: Mon, November 22, 2010 4:40:59 PM
Subject: You Paid For It

Hello Creve Coeur Voters-

Creve Coeur was the subject- specifically the Olive Blvd. TDD- last night for Channel 2's Eliot Davis on his "You Paid For It" segment. In case you missed it, the transcript is posted on

www.crevecoeurvoter.com

There is some commentary at the end as well.

Keep putting out water for the birds and critters.

dc

Ronald C. Zdellar

Vice President
Energy Delivery

One Ameren Plaza
1901 Chouteau Avenue
PO Box 66149, MC 650
St. Louis, MO 63166-6149
314.554.2541
314.554.6454 fax
rczdellar@ameren.com

August 21, 2006

Councilwoman Laura Bryant
Creve Coeur City Council Ward IV
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141



Dear Ms. Bryant:

Re: Olive Boulevard Transportation Development District Construction Project

This letter and enclosure are intended to provide you with the information promised when you met with Ameren representatives on August 8, 2006. By way of introduction, I am Ameren Services' Vice President for Energy Delivery Distribution Services and am responsible for Ameren's distribution facilities in the City of Creve Coeur. Historically, AmerenUE has enjoyed a mutually beneficial collaboration with the City of Creve Coeur, its elected officials, and administrative staff in coordinating services to your citizens. Consequently, when Mr. Rainwater received your request, he was anxious that you and the City of Creve Coeur receive full and complete information regarding Ameren's efforts in connection with the captioned project.

As explained to you by our Manager of the Gateway Division, Gene Unverfehrt, Ameren's introduction to this project occurred on August 28, 2003. At this introductory meeting, we were advised that the project was going to require the undergrounding of both sub-transmission and distribution lines along Olive Street Road. At this initial meeting, we advised the Koman Group and City officials that this project would require an Ameren full-time estimator, and that the Company was not currently staffed to support this function. Subsequent meetings were held with the aforementioned representatives, including the Koman Group's engineering firm, Henneman Associates, and a walk through was performed. Initially, the main duct run was to be located adjacent to and on the north side of Olive Street Road. By May 10, 2004, we had advised the interested parties that Ameren was going to retain a retired estimator, Jim Wagner, to devote 100% of his time to the Olive Transportation Development District Project in an effort to meet the TDD's aggressive schedule.

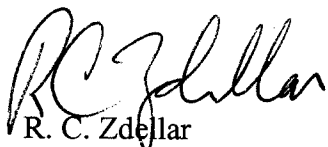
Subsequently, our engineers and estimators met with the project engineers and reviewed Ameren's standard specifications for duct systems. Thereafter, Ameren requested that the project engineers provide Ameren with specific requirements for the project and not merely conceptual drawings. Several additional meetings were held with the project representatives throughout the remainder of 2004, and by December 30, 2004, Ameren had not received the detail drawings necessary to provide a cost estimate for the project. The Koman Group's, Dan O'Connor, was specifically given this information on December 30, 2004.

In February of 2005, Ameren representatives met with Dan O'Connor at the project site and were advised for the first time that the location for the undergrounding was to be moved away from Olive Street Road approximately one block. Consequently, all previous work performed by Ameren to that date was rendered useless. Ameren representatives continued to meet with project representatives throughout the remainder of 2005 and into 2006. On June 29, 2005, Ameren gave the Koman Group our construction drawings of the electrical main duct run east of our substation to Craig Road. Then on September 13, 2005, Ameren sent the Koman Group our construction drawings of the electrical main duct run west of our substation to Emerson Road. This represents the work that the TDD must complete before Ameren can begin our work. It is our understanding that this work was not contracted out until June of 2006. As of this date, we are not aware of whether the TDD's contractor has begun any of this work.

As of this date, Jim Wagner remains as a dedicated estimator for this project, and Ameren stands ready to continue to proceed with the implementation of this project, subject to our other commitments as a public utility. We anticipate that the estimated costs of the work that Ameren must do for this project should be completed within the next few weeks. However, Ameren cannot begin our portion of the construction work until the electrical main duct run is completed by the TDD's contractor.

We are enclosing a copy of Ameren's timeline notes on this project. Should you have any questions concerning this letter or our enclosure, do not hesitate to contact either me or Gene Unverfehrt.

Sincerely,



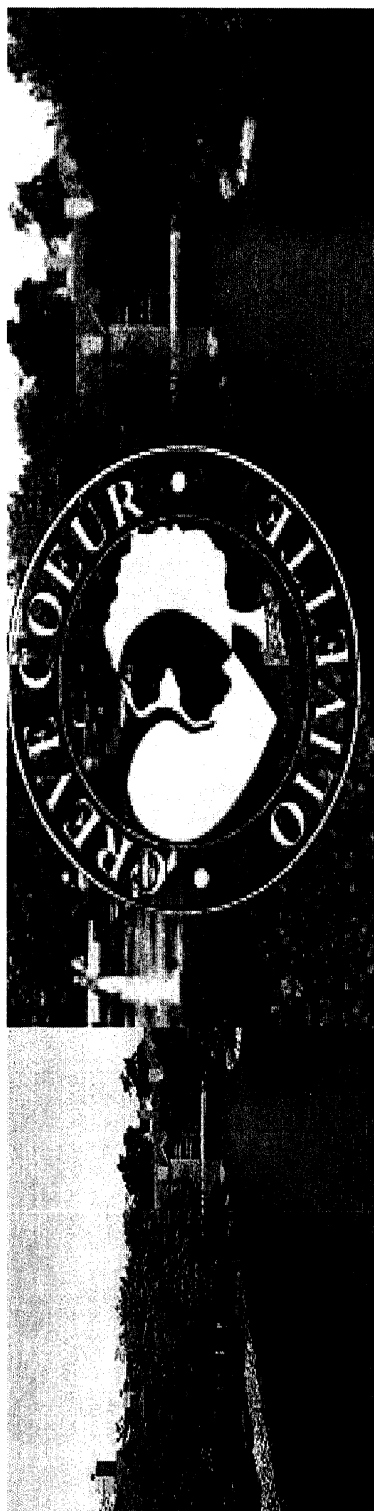
R. C. Zdellar

Olive TDD

August 28, 2003	Ameren met with Koman & city officials to discuss undergrounding. Subsequent to meeting, Ameren investigated 34KV underground options. Ameren advised Olive TDD that this job would require a full time estimator, and we were currently not staffed for this.
September 19, 2003	Met with City, Koman Group & their engineering firm, Henneman Associates. Discussed drawings they will need to engineer and estimate the relocations.
December 3, 2003	Performed job & walk thru with Henneman. Discussed Main duct run to be located adjacent to north side of Olive.
March 1, 2004	Sent budgeting cost estimates to City & Koman. Ameren's Randy Hunt advised City that Ameren would investigate estimating because of Henneman's unfamiliarity with this type of work.
March 9, 2004	City requested meeting with Ameren management to ask for donation. Ameren's Gene Unverfehrt denied request for meeting.
May 10, 2004	Koman was advised by Ameren's Gene Unverfehrt that Ameren would provide estimating (retiree) who could start in June of 2004. Gene advised Koman that for Ameren estimator to be effective, he will need detailed drawings of existing properties along Olive as well as all road improvements. This will allow alternative routes to be analyzed to keep costs low.
June 2004	Ameren retiree Jim Wagner starts with Ameren with intent to work on Olive TDD 100% of his time.
June 30, 2004	Ameren's Russ Robertson & Jim Wagner met with Koman. Advised will need drawings to start estimating. Koman indicated drawings available in two weeks.
August 26, 2004	Ameren's Russ Robertson & Randy Hunt met with Koman and Koman's civil engineer, Steve Myers with ACI/Boland INC. Reviewed Ameren's standard specifications for duct systems. Gave Koman example of Ameren relocations due to a public road improvement illustrating the details that Ameren will require.

October 4, 2004	Koman's civil engineer e-mails Ameren conceptual drawings of recommended improvements (artist's rendering). Also, there was a text list of improvements, however, no site plans.
October 27, 2004	Ameren requests meeting with Koman to review drawing requirements (again).
November 5, 2004	Ameren's Randy Hunt, Jim Wagner, and Russ Robertson met with Koman and Koman's civil engineer. Agreement was reached that plans presented were not adequate to begin estimating. Koman says will have drawing by November 12, 2004.
December 30, 2004	Russ Robertson sent Dan O'Connor e-mail advising we cannot estimate until we receive detailed drawings. Dan then requested his civil engineers to get the drawings to Ameren.
February 11, 2005	Ameren's Jim Wagner, and Russ Robertson met with Koman's Dan O'Connor and walked area along Olive to be relocated by Olive TDD. Ameren learns at this meeting that City envisions buildings being built closer to the Olive ROW. At this meeting, Dan states he will provide a new overview that shows the new roads that are planned. All previous legwork regarding route along north side of Olive is useless.
April 21, 2005	Ameren gave Koman preliminary layout for main duct bank. Dan O'Connor agreed to provide Jim Wagner with road improvement plans.
June 29, 2005	Ameren sends Koman Group our construction plat of the electrical main duct run east of our substation to Craig Road.
July 2005	Ameren's Jim Wagner received road improvement drawings for Olive-TDD
September 7, 2005	Ameren's Russ Robertson and Jim Wagner met with Koman Group and their prospective conduit bidders' to discuss project. Prospective bidders' in attendance - Payne Crest, Sach's, & Castle Contracting.
September 13, 2005	Ameren sends Koman Group our construction plats for electrical main duct run west of our substation to Emerson Road.

October 2005	Ameren's Russ Robertson discussed various locations with the City's Mark Perkins for 34KV switch pole locations around our substation.
December 20, 2005	Ameren sends Koman follow up request for financial commitment to cover substation purchases.
January 2006	Dan O'Connor request Ameren to change the main duct route that goes behind the U.S. Bank to now go in front of the U.S. Bank.
January 23, 2006	Ameren sent, Koman Group, revision to main duct run to incorporate changes at the U.S. Bank location .
February 14, 2006	Ameren sends Koman draft of financial commitment letter for Olive TDD's signature.
March 2006	Received letter for Olive TDD dated March 13, 2006 stating Olive TDD financial commitment.
March 24, 2006	Ameren sent, Koman Group, revised main duct layout to continue east of Craig Road to the easterly property line of 11401 Olive.
June 23, 2006	Koman advised Ameren that Castle Contracting was awarded bid to install duct run and conduit system. Ameren's Jim Wagner & Russ Robertson meets with Koman and Castle Contracting to review construction plans.



Chamber of Commerce

The Education Committee of the Creve Coeur-Olivette Chamber of Commerce
Cordially invites you to celebrate Creve Coeur Days at a

PUBLIC FORUM

THURSDAY, MAY 17, 2007

PROGRESS & PERSPECTIVES: CREVE COEUR

PROGRAM TOPICS

Olive Boulevard Transportation Development District (TDD) Progress
Financing the TDD Shortfall
Blighting and Public Financing for Private Development
Economic Prosperity in the New Downtown Area

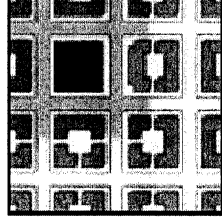
INVITED PANEL

Members of the Creve Coeur City Council
Missouri Department of Transportation
Creve Coeur Fire Protection District
Parkway School District and the Special School District
Creve Coeur Residents and Businesses

The City of Creve Coeur has been exploring and studying the establishment/redevelopment of a Central Business District and a downtown area for years.

General recommendations were discussed in the citywide 2002 Creve Coeur Comprehensive Plan, and such concepts were explored in more detail in the City's 2005 Central Business District Land Use Plan.

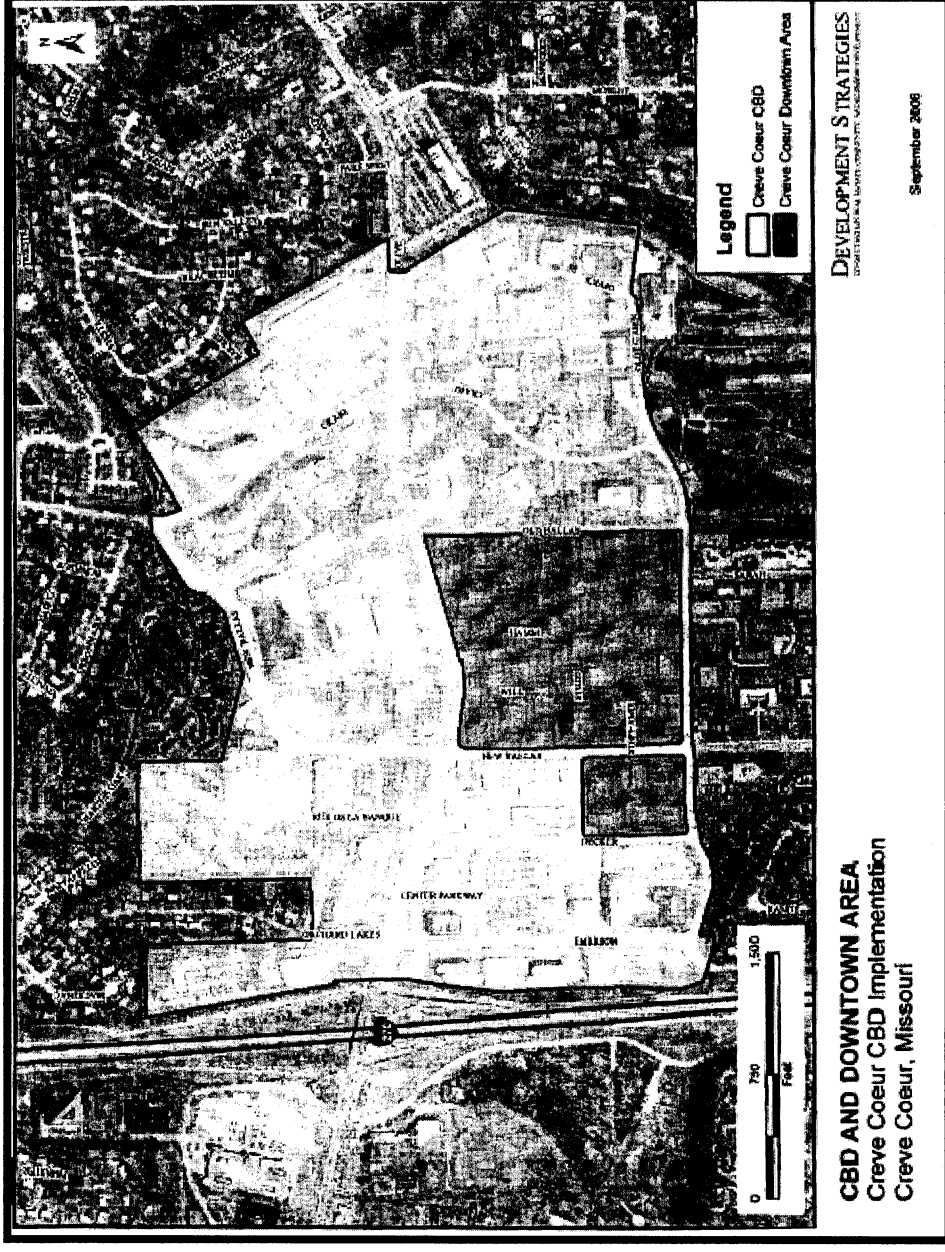
Central Business District (CBD) Land Use Plan: The Framework for a Downtown Creve Coeur



The Framework Plan is the City's tool to ensure redevelopment of the CBD conforms to the vision established by the 2002 Comprehensive Plan

The City's 2005 Central Business District Land Use Plan made recommendations to foster creation of a Central Business District (CBD) and a smaller "Downtown" area as part of the CBD.

The Downtown area is envisioned as a "place to be" containing a mixture of retail, office, residential, institutional, public and civic uses. (Source: Central Business District Land Use Plan, 09/06/05)



As part of these recommendations, to help create the Downtown area, the 2005 Central Business District Land Use Plan specifically:

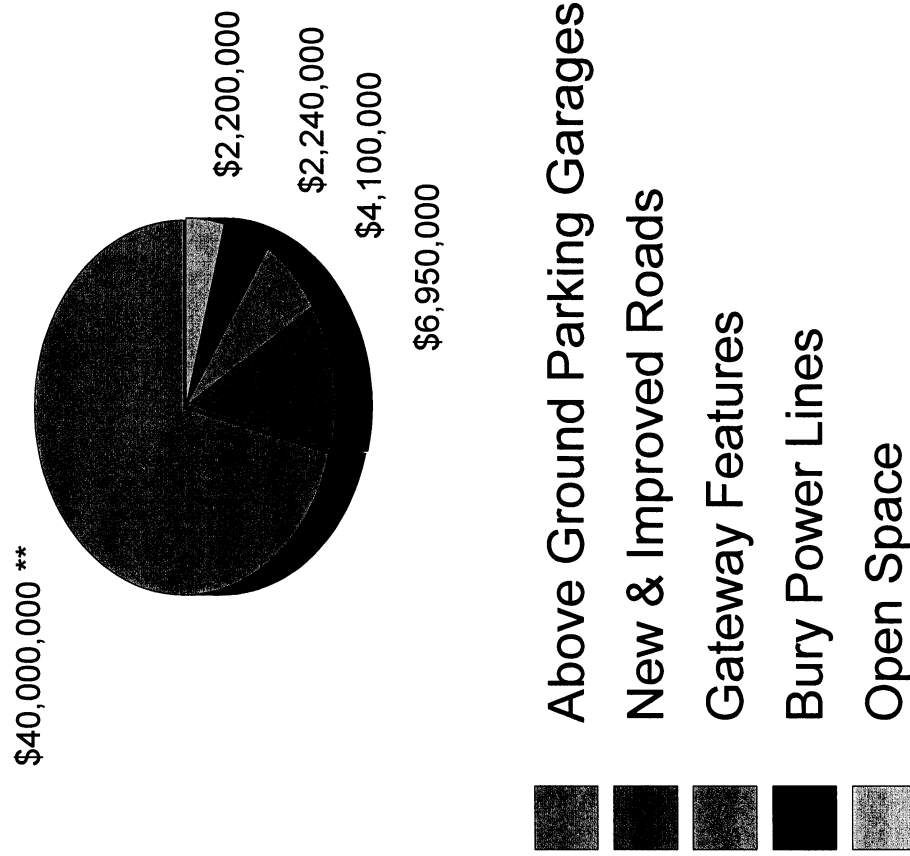
- ▶ Expressed a need to establish financing mechanisms to build streets, sidewalks, streetscape enhancements and public parking facilities; and
- ▶ Recommended exploration of public financing such as TIFs, TDDs and/or CIDs to finance the recommended improvements. (Source: CBD Downtown Area Implementation Strategy Report, 09/14/06)

In 2006, a CBD/Downtown Area Implementation Strategy Report was commissioned by the City to: (1) analyze costs of the proposed improvements and programs for the Downtown area; and (2) recommend ways to finance these improvements. (Source: CBD/Downtown Area Implementation Strategy Report, 09/14/06)

282

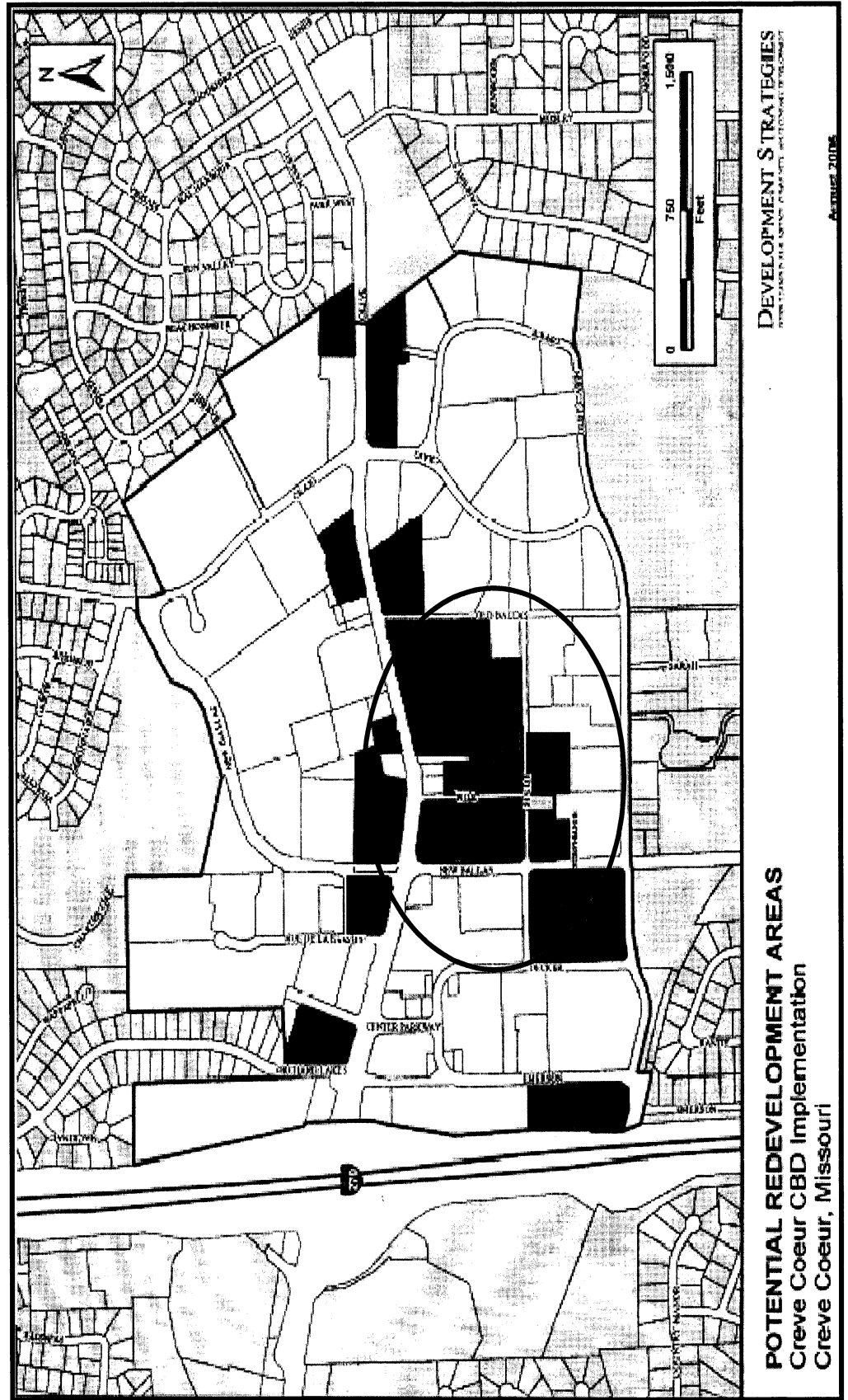
The 2006 CBD/Downtown Area Implementation Strategy Report recommended various improvements in the Downtown area of the City with an estimated cost of **\$55,490,000.00**. (Source: CBD/Downtown Area Implementation Strategy Report, 09/14/06)

Downtown Cost Summary Chart

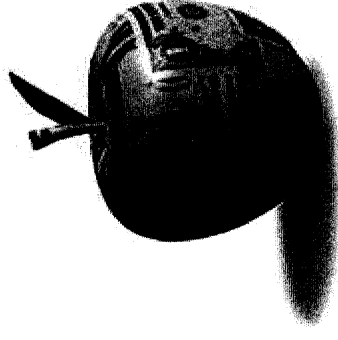


**Exclusive of land acquisition cost

The 2006 Downtown Area Implementation Strategy Report also identified 16 specific properties in the Central Business District as prime candidates for potential redevelopment. Most of these properties are in the proposed Downtown area. (Source: CBD/Downtown Area Implementation Strategy Report, 09/14/06, Appendices)

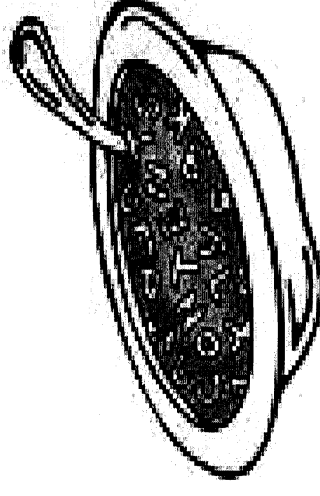


In addition to TIFs, TDDs and CIDs, the 2006 Downtown Area Implementation Strategy Report recommended a citywide economic development sales tax, 353 tax abatement and other tax-raising programs to pay for the recommended improvements to the Downtown area. All of these recommendations are currently being reviewed by the City and, preliminarily, the City's Economic Development Commission is suggesting a citywide 1/2 cent economic development sales tax.



Public Financing "Alphabet Soup"

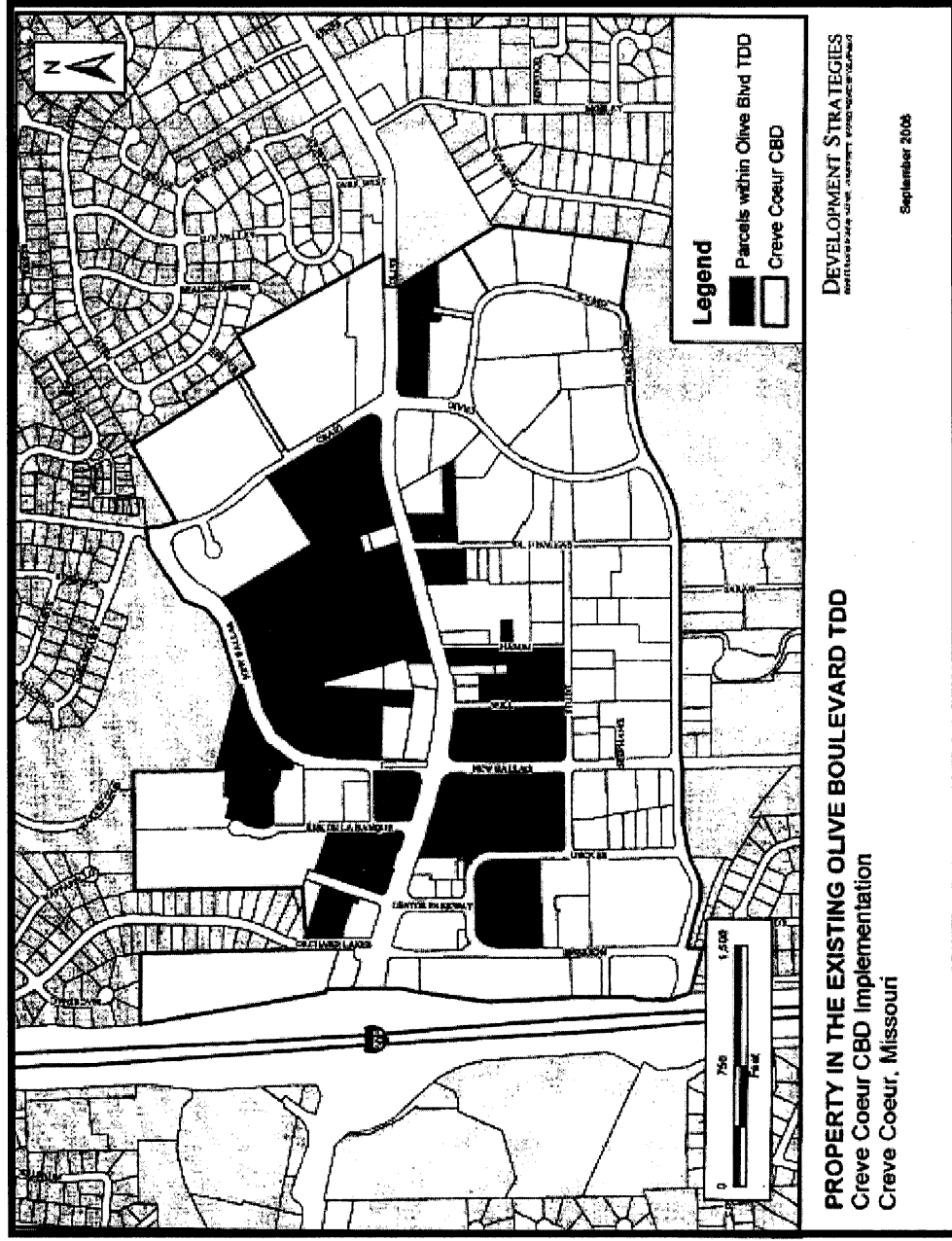
- ▶ TDDs and CIDs are public financing tools usually initiated by property owners where sales taxes and real estate assessments can be imposed on properties and businesses in the district to finance certain public improvements.
- ▶ "Tax abatement" is usually associated with certain Urban Redevelopment statutes such as Chapter 353, RSMo., where generally all or part of real estate taxes are abated for a period of years. TIFs use new taxes generated by a project to finance development costs. A finding of "blight" is generally required. This loss of tax revenue affects local school districts, the fire district and the City.



Concurrently with the studies and recommendations on the Central Business District and the Downtown area, The Koman Group, the primary developer and property owner in the area, spearheaded the creation of the Olive Blvd. Transportation Development District (TDD). (Source: *City Council Minutes, 05/10/03*)

The Olive Blvd. TDD was formed to: enhance Olive Blvd. through various infrastructure, roadway, and intersection improvements; and to improve traffic flow along Olive Blvd. between I-270 and Craig Road. (Source: *Olive Boulevard TDD Information Handout 11/10/03*)

Pursuant to requirements of the City, the Olive Blvd. TDD Board is controlled by the City and consists of 7 members, 4 of whom are the Mayor and City Council Members. (Source: *Amended and Restated Development Agreement, undated copy on City website; City Council Minutes, 07/14/03*)



The estimated cost for these improvements in 2003 was \$3,265,000.00, and the TDD project was originally estimated to be completed in 2006. The project was to be funded by bonds repaid through a ½ cent sales tax on sales in the district and a back-up real estate assessment on certain properties owned by The Koman Group. (Source: Resolution 541, 07/14/03; Amended and Restated Development Agreement, undated on City website)

The current estimate for the Olive Blvd. TDD improvements is \$9,365,000.00. MODOT and others have been blamed in part for budget overages and delays. (Source: City Council Minutes 06/12/06; TDD Supplemental Funding Strategy, 10/23/06)

RESOLUTION NO. 541

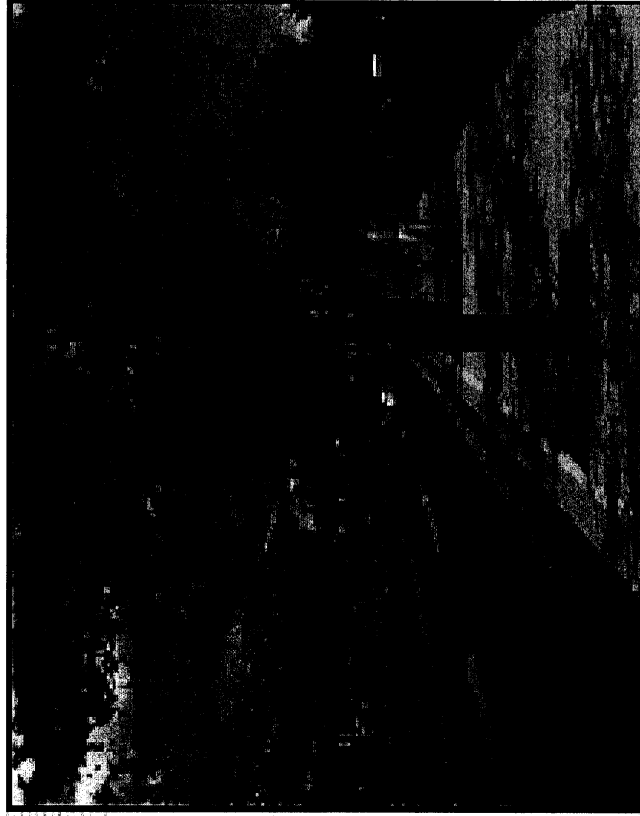
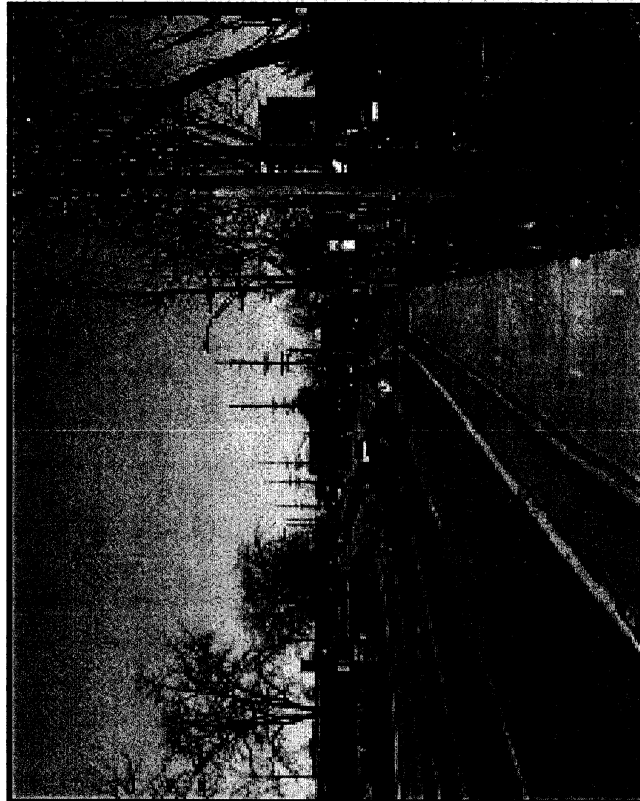
A RESOLUTION AUTHORIZING THE CITY OF CREVE COEUR, MISSOURI, TO JOIN THE KOMAN GROUP AND OTHER PROPERTY OWNERS WITHIN THE CITY IN THE CREATION OF A TRANSPORTATION DEVELOPMENT DISTRICT FOR THE PURPOSE OF CONSTRUCTING CERTAIN PUBLIC ROAD IMPROVEMENTS GENERALLY ALONG OLIVE BOULEVARD FROM CRAIG ROAD TO RUE DE LA BANQUE WEST, AUTHORIZING THE CITY TO NEGOTIATE A TRANSPORTATION DEVELOPMENT AGREEMENT WITH THE KOMAN GROUP IN ACCORDANCE WITH CERTAIN TERMS PROVIDED HEREIN, AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Creve Coeur, Missouri (the "City"), by and through its City Council, is authorized under the Missouri Transportation Development District Act, Sections 238.200 to 238.275 of the Revised Statutes of Missouri, as amended (the "Act") to file a petition with the Circuit Court of St. Louis County, Missouri (the "Court"), requesting the creation of a transportation development district (the "District") to fund, promote, plan, design, construct, improve, maintain and operate one or more transportation-related projects or to assist in such activity; and

WHEREAS, The Koman Group and various related entities thereof (collectively, the "Developer") owns certain real property along Olive Boulevard between Craig Road and Rue de la Banque West within the City and desires to petition the Court pursuant to the Act for the creation of the District; and

WHEREAS, if the District is created to undertake certain public road improvements along Olive Boulevard between Craig Road and Rue de la Banque West currently estimated to cost approximately \$3,265,000 (the "TDD Project"), the Developer will undertake additional public and private improvements within the City (the "Developer Project") to facilitate enhanced access and traffic flow along Olive Boulevard between Craig Road and Rue de la Banque West, and

The new cost estimate for the Olive Blvd. TDD improvements results in a multimillion dollar shortfall in excess of the funding capacity of the TDD based upon the current ½ cent sales tax and backup assessment. (Source: TDD Supplemental Funding Strategy, 10/23/06)



To finance this shortfall and other public improvements, The Koman Group (the Olive Blvd. TDD developer and construction manager) through its attorneys requested that the City approve a CID and Chapter 353 Tax Abatement, and provided the City with suggested forms and a timetable to accomplish its requests. (Source: *Husch & Eppenberger, LLC letter, 03/7/07*)

On April 9, 2007, the Chamber asked the City to defer The Koman Group's request so that businesses and residents could be better informed. The Chamber's concern was ignored by the majority of the City Council and the Mayor. (Source: *City Council Minutes 04/9/07*)

Husch & Eppenberger, LLC

Attorneys and Counselors at Law

314.483.707 • fax 314.483.700
central@hselaw.com

1300 Granddole Pkwy, Suite 200
St. Louis, Missouri 63103-4471
314.483.7000
fax 314.483.7000
www.huselaw.com

March 7, 2007

VIA COURIER

Carl Lumley
City Attorney
City of Creve Coeur
130 S. Bennett Ave., #200
Clayton, Missouri 63105

Re: Old Ballas and Olive Boulevard Redevelopment Project in the City of
Creve Coeur, Missouri

Dear Mr. Lumley:

On behalf of the Koman Group (the "Developer"), the purpose of this letter is to request various actions by the City of Creve Coeur (the "City") with regard to the proposed redevelopment by Developer of approximately 6.4 acres of land located at the intersection of Old Ballas and Olive Boulevard (the "Area") in a commercial and retail uses (the "Project").

It is our understanding that, in connection with the Project, the City is anticipating the use of certain development tools available pursuant to Chapter 353 Mo. Rev. Stat. ("Chapter 353") and the creation of a community improvement district (the "CID Act") in accordance with Sections 67.1401-67.1571 Mo. Rev. Stat. (the "CID Act") in order to provide for tax abatement and other financing tools necessary for redevelopment of the Area.

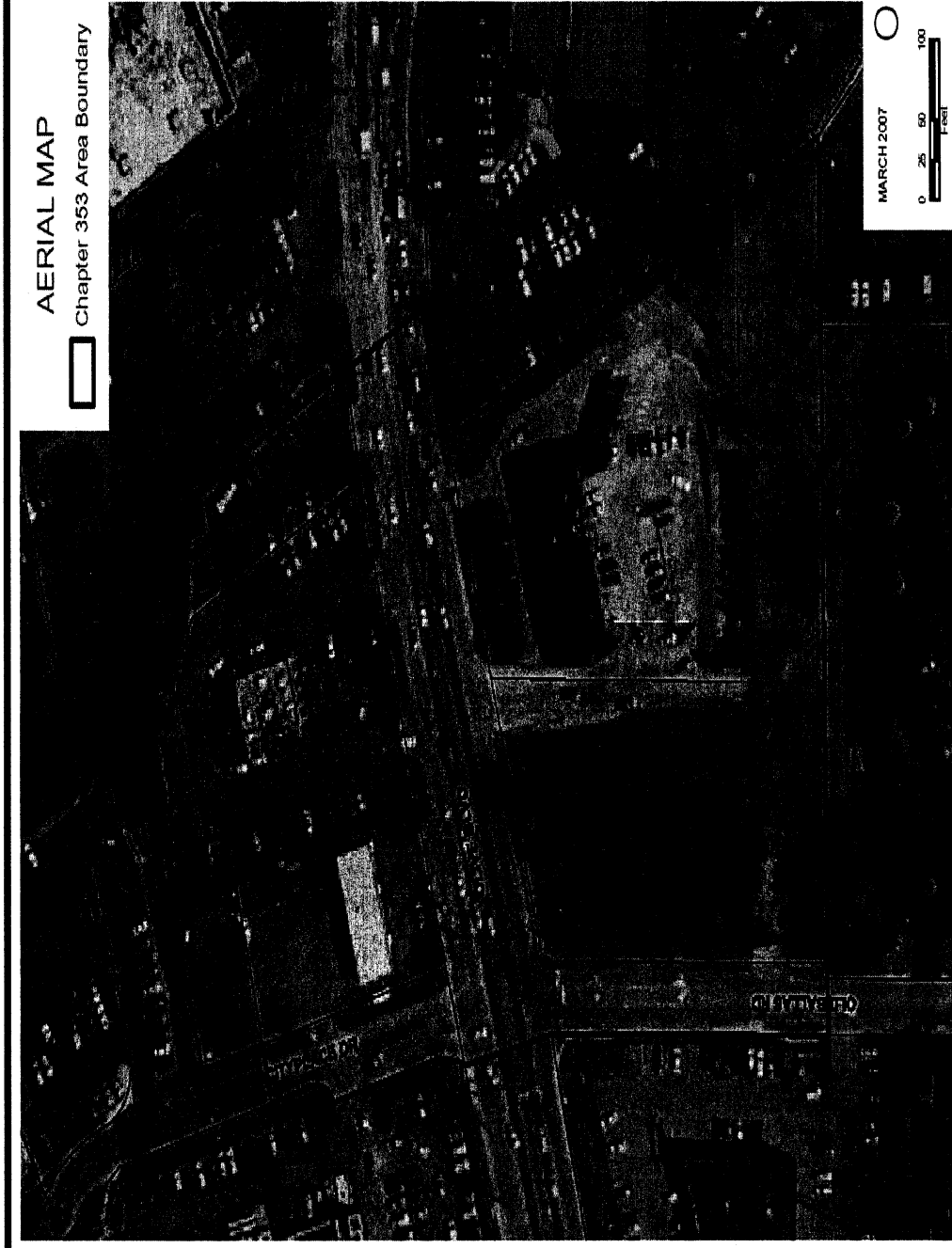
As set forth and requested herein, there are several key steps that are required by the City's Code as well as Chapter 353 and the CID Act to be undertaken by the City in order to implement Chapter 353 and establish a CID.

Further, enclosed with this letter is a proposed schedule of events with regard to the approval and implementation of the Project.

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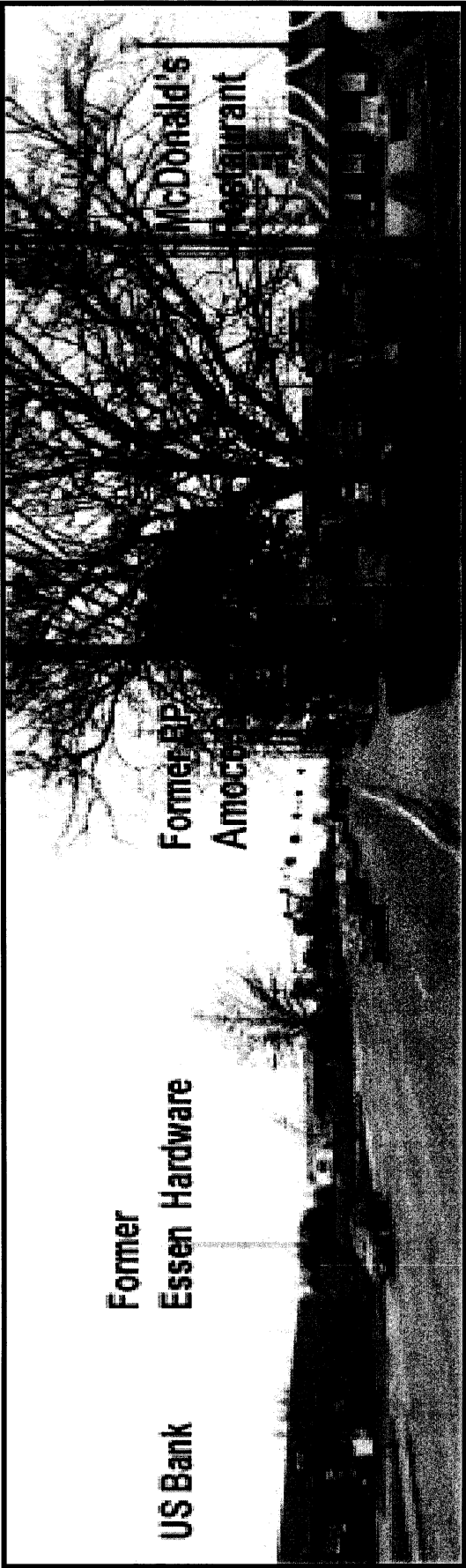
The properties to be affected by the proposed CID and the Chapter 353 tax abatement consist of 6.4 acres owned by The Koman Group and its affiliates at Olive Blvd. and Old Ballas Road. (Source: Supplemental TDD Funding Strategy, 10/23/06; Husch & Eppenberger, LLC Letter 03/7/07)

The CID proposal would impose a 1 cent sales tax on sales in the CID district and a special real estate assessment on the properties. Revenue from these taxes is estimated to generate approximately \$800,000.00 a year, of which approximately 3/4 comes from the special real estate assessment. However, the special real estate assessment is proposed to be fully reimbursed by Chapter 353 tax abatement on the same properties. (Source: TDD Supplemental Funding Strategy, 10/23/06)



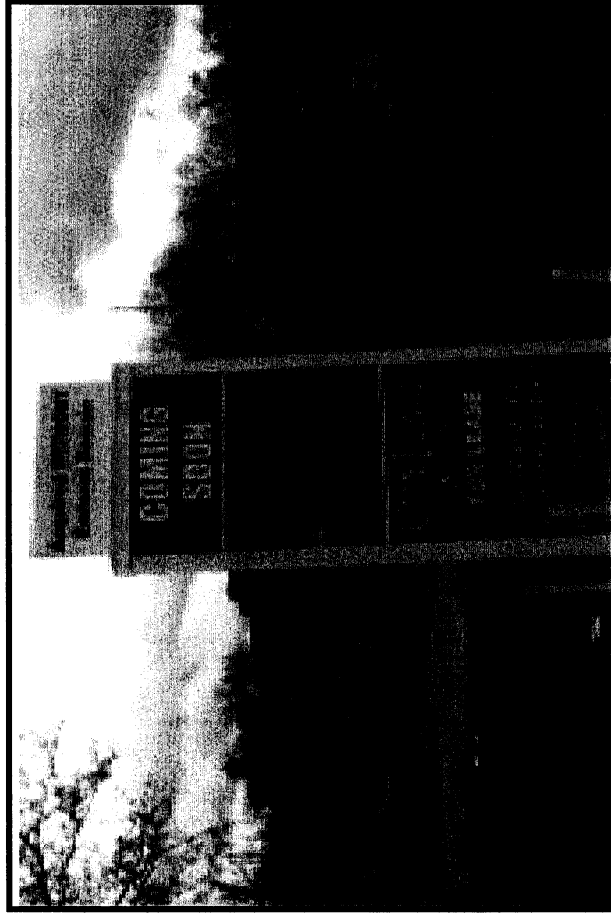
Tax abatement is proposed to be 75% of the tax bill for these properties for 10-12 years. The real estate tax to be abated is estimated to be approximately \$600,000.00 a year. (Source: TDD Supplemental Funding Strategy, 10/23/06)

Chapter 353 tax abatement would require that the City declare these 6.4 acres along Olive Blvd. to be "blighted." (Source: Chapter 353, RSMo.; Creve Coeur Redevelopment Ordinance)



In addition to funding the Olive Blvd. TDD shortfall, the proposal includes financing for a \$1.6 million parking garage on these properties.
(Source: TDD Supplemental Funding Strategy, 10/23/06)

Most of these properties have already received site development plan approval from the City for new multistory commercial and retail development. (Source: City Council Minutes, 01/8/07 and 04/9/07)



The City is acting very quickly on
The Koman Group's request:

- ▶ On May 1, 2007, the City published a Notice of Request for Redevelopment Proposals for the 6.4 acres offering CID Financing and Chapter 353 Tax Abatement. (Source: *St. Louis Countian Newspaper*, 05/1/07)
- ▶ On May 14, 2007, the City approved a funding agreement with The Koman Group to pay for legal fees to review its proposal. (Source: *City Resolution 735*)
- ▶ The only substantive step remaining is a public hearing expected to be held in June. (Source: *Husch & Eppenberger LLC Letter 03/07/07*)

The Chamber believes that this would be the first approved use of Chapter 353 tax abatement in the City of Creve Coeur and in the Parkway School District.

Municipalities

THE CITY OF CREVE COEUR OLD BALLAS AND OLIVE BOULEVARD REDEVELOPMENT AREA

Notice of Request for Redevelopment Proposals

The City of Creve Coeur, Missouri, is seeking proposals for the redevelopment of a portion of the community, hereinafter to as the Old Ballas and Olive Boulevard Redevelopment Area (the "Area"). This Area is comprised of eight properties containing approximately 6.4 acres of land currently addressed as 11550, 11560, 11553, 11557, 11559, 11561, 11563, and 11599 Olive Boulevard. The Area includes a bank in the southeast part of the Area, a McDonald's in the northeast part of the Area, a vacant gas station in the northwest part of the Area, a vacant lot, and three surface parking lots. The Area is generally bound by the northern property lines of the existing surface parking lots on the north, Old Ballas Road/City Place Drive on the west, the southern property lines of an existing vacant lot to the south, and the eastern property lines of the existing bank and a surface parking lot to the east.

The City will consider proposals from qualified developers interested in redeveloping this site as a commercial development with a unified site plan. The primary uses to be accommodated should be retail commercial on the ground floor. The primary purpose of the proposed redevelopment is to undertake and complete traffic and related public improvements within the area. The City will consider utilizing one or more municipal finance incentives provided under state law, including, but not limited to, Urban Redevelopment Corporations Law (353 R.S.Mo.) or the Community Improvement District Act (CID), R.S.Mo. 67.1401 - 67.151 to stimulate and assist in the redevelopment of the Area. Proposals must be received in the office of the City Clerk at the Creve Coeur Government Center, 300 N. New Ballas, Creve Coeur, Missouri 63141 no later than 4:00 p.m. on May 31, 2007, the date that is thirty (30) days from the date of this publication (May 1, 2007).

Interested parties may contact Michael Hurlbert, City Planner and Economic Development Administrator, at (314) 872-2551 for further information regarding this request.

10107350 County, May 1, 2007

From: Karen.Yeomans@modot.mo.gov <Karen.Yeomans@modot.mo.gov>
Subject: Re: Missouri State Auditor Report (Olive Blvd. TDD)
To: laura.bryant@yahoo.com
Cc: "Carl Lumley" <clumley@lawfirmemail.com>, "Deborah Ryan" <dryan@ci.creve-coeur.mo.us>, "Mark Perkins City Administrator" <mperkins@ci.creve-coeur.mo.us>
Date: Wednesday, October 8, 2008, 3:50 PM

Laura,

MoDOT's position on the TDD has not changed. We did not change any of our standards or requirements for this TDD.

The cost increase information that I stated is for MoDOT only, it does not necessarily apply to other construction.

Karen Yeomans, P.E.
Area Engineer, West St. Louis County
Missouri Department of Transportation
1590 Woodlake Drive,
Chesterfield, MO 63017
314-340-4356

From: Laura Bryant <laura.bryant@yahoo.com>
Subject: Missouri State Auditor Report (Olive Blvd. TDD)
To: "Karen Yeomans MoDOT" <karen.yeomans@modot.mo.gov>
Cc: "Mark Perkins City Administrator" <mperkins@ci.creve-coeur.mo.us>, "Carl Lumley" <clumley@lawfirmemail.com>, "Deborah Ryan" <dryan@ci.creve-coeur.mo.us>
Date: Tuesday, October 7, 2008, 6:37 PM

Ms. Yeomans:

As you probably know, the State Auditor recently issued a report on Missouri Transportation Development Districts, including the Olive Blvd. TDD (see attached PDF).

On page 41 of the report, it appears that the Olive Blvd. TDD board officially attributed its ongoing delays and cost increases to the following:

- o Problems acquiring the necessary right-of-way needed to obtain the required permits to begin construction.
- o Several additional items were being required by MoDOT after the transportation project plans were reviewed in more detail. This included replacing existing signal equipment at a cost of approximately \$800,000.
- o Material costs for all construction, particularly road-related projects, have increased dramatically. According to the district representative, a construction cost index reported a 9.5 percent increase from 2004 to 2005 and an 11.9 percent increase in 2006.

I was confused by these explanations, since my understanding was that all three had been refuted quite a while ago.

For example, it is well documented that the Creve Coeur Fire Protection District did not appreciate being publicly blamed for the TDD Board's own inadequate right-of-way planning. In fact, the Fire District wrote a pointed letter (see attached), stressing that *"...During the course of the last several weeks, the local press has unfairly and unreasonably portrayed the Fire District as having delayed and obstructed the efforts of the Transportation Development District (TDD)."*

So the TDD's public rationale seemed very odd to under these circumstances -- and caused me to take a closer look at the board's other responses to the State Auditor, especially those addressing the TDD's chronic multi-million-dollar cost overruns.

For instance, the reasons behind the Olive Blvd. TDD's cost increases seem to be likewise redirected -- and now attributed, at least in part, to MoDOT's last-minute changes.

This is confusing because you sent an email (see attached) to me -- as well as the Chamber of Commerce, the Creve Coeur City Administrator and the Creve Coeur Fire District -- verifying that MoDOT had not changed its requirements at all.

In fact, you clearly pointed out in your email that MoDOT still had not given the TDD Board any official approval to date (as of August 6, 2007). Now the Missouri Auditor is

stating, based on information provided by the Olive TDD Board, that MoDOT is the reason for at least \$800,000 in additional TDD costs.

Is that an accurate statement?

Finally, the issue of how much construction costs have increased is similarly confusing.

For instance, the State Auditor reports -- according to the Olive Blvd. TDD Board -- that construction costs in 2006 generally increased 11.9 percent. Yet, according to the July 14, 2006, Olive Blvd. TDD Board minutes (see attached) , MoDOT had seen a "statewide increase of 7 percent in the cost of it projects over recent estimates." Can you help clarify what percentage figure would be accurate for 2006?

As we continue to monitor the existing Olive Blvd. TDD -- and carefully consider a newly proposed Graeser/Olive TDD -- we must try to sort through these questions and inconsistencies as part of our ethical and fiduciary responsibilities as City Council members.

So thank you, as always, for your hard work in our city and for helping the City of Creve Coeur make Olive Blvd. the best that it can be for our citizens and businesses.

Sincerely,

Laura Bryant
Ward 4/Creve Coeur City Council



Creve Coeur FIRE PROTECTION DISTRICT

Administrative Center • 11221 Olive Boulevard • St. Louis, Missouri 63141-7652
Office (314) 432-5570 • Fax (314) 432-2367

July 20, 2007

Harold Dielmann, Mayor
Chairman of TDD
300 North New Ballas Road
Creve Coeur, Missouri 63141

Dear Mayor Dielmann:

The City of Creve Coeur and the Creve Coeur Fire Protection District have maintained an outstanding working relationship for many years. The City has undergone substantial growth and development and the Fire District has endeavored to provide the highest quality of services to those residents of the City that the Fire District serves. During the course of the last several weeks, the local press has unfairly and unreasonably portrayed the Fire District as having delayed and obstructed the efforts of the Transportation Development District (TDD) to develop certain portions of the City of Creve Coeur as set forth below.

The actual facts are as follows: TDD requested that the Fire District convey to it a strip of land owned by the Fire District on the south side of Olive Street Road directly in front of Firehouse #1. The Fire District informed the TDD that a transfer of this land would severely limit the present use of Firehouse #1, since the Fire District would not be able to service and maintain its equipment on its front ramp. Firehouse #1 currently does not have sufficient property to service and maintain its vehicles and equipment on any other part of the property. Alternatives to this problem have been discussed with you in your capacity as the Chairman of the TDD. You suggested that we consider acquiring land behind our firehouse to conduct the maintenance and service activities presently performed on the front ramp. This is an option which may be viable and certainly will be considered if such land is made available to the Fire District. The Fire District welcomes continued conversations with representatives of the TDD and/or the City. However, I am certain, you recognize and understand that the Directors of the Fire District cannot commit to a transfer of property which will have a significant negative impact on the operation of the firehouse which could result in the endangerment of the lives and property of the citizens that we serve.

Very truly yours,

CREVE COEUR FIRE PROTECTION DISTRICT


Ronald Olshwanger,
Chairman of the Board of Directors

From: Karen.Yeomans@modot.mo.gov [<mailto:Karen.Yeomans@modot.mo.gov>]
Sent: Monday, August 06, 2007 3:16 PM
To: Laura Bryant
Cc: Vi Smith; Carl Lumley; Mark Perkins; Ron Olshwanger Creve Coeur
Fire District
Subject: Re: Clarification requested from MoDOT

Ms. Bryant,

I checked our records and the first time we received any design plans (different from the traffic study) from CBB is June 2005 (I am double checking that with CBB).

We did not give Koman any approval of design plans prior to that, and actually have not given them any official approval at this point in time. The first time that right of way issues usually comes up is when we start reviewing the construction plans. Prior to that point in time it is very difficult to know exactly how much right of way is needed for a project because you don't have those detailed plans.

Please let me know if that answers your question.

Karen Yeomans, P.E.
Area Engineer, West St. Louis County
Missouri Department of Transportation
1590 Woodlake Drive,
Chesterfield, MO 63017
314-340-4356

**OLIVE BOULEVARD
TRANSPORTATION DEVELOPMENT DISTRICT
MEETING OF THE BOARD OF DIRECTORS**

July 14, 2006

**Creve Coeur Government Center
300 North New Ballas Road
Creve Coeur, Missouri 63141**

A meeting of the Board of Directors of the Olive Boulevard Transportation Development District (the "*District*") was held on Friday, July 14, 2006 at the Creve Coeur Government Center.

Those Directors present included: Harold Dielmann, Dan O'Connor, Theresa Lynch, Beth Kistner, and Robert Haddenhorst. Directors absent: Paul Chesterton and Debra Meyer.

Advisors present: Michael Bardot, St. Louis County Department of Highways & Traffic, and Karen Yeomans, Missouri Department of Transportation. Advisors absent: None. Others present included: Dan Smith, Creve Coeur Finance Director, Robert Klahr, Armstrong Teasdale, Ronna Alaniz, MUNI Financial, and members of the general public, including Charles Gillum and Leo Anglo.

1. OPENING

Chairman Dielmann called the meeting to order at 8:06 a.m.

2. APPROVAL OF MINUTES

APPROVAL OF MINUTES OF MEETING OF BOARD OF DIRECTORS HELD JULY 6, 2006

Mr. O'Connor noted that, in the second paragraph of Section 3.A. of the draft minutes, two references to "Mr. Chesterton" should be revised to "Mr. O'Connor". Motion made by Beth Kistner and seconded by Dan O'Connor to approve the minutes as corrected. Motion approved 5-0.

3. PUBLIC COMMENTS

Motion made by Bob Haddenhorst and seconded by Theresa Lynch to move Section 3 to the end of the agenda. Motion approved unanimously 5-0.

4. OLD BUSINESS

**A. APPOINTMENT OF INTERIM DIRECTORS TO REPLACE DEBRA MEYER
WHOSE TERM EXPIRES ON SEPTEMBER 17, 2008 AND PAUL
CHESTERTON WHOSE TERM EXPIRES ON SEPTEMBER 17, 2007**

Motion by Dan O'Connor and seconded by Beth Kistner to nominate Charles Gillum to replace Paul Chesterton as an interim director and Leo Anglo to replace Debra Meyer as an interim director. There being no further nominations, the motion was approved unanimously 5-0.

Mr. Gillum and Mr. Anglo assumed their positions as interim directors.

B. DISCUSSION OF BUDGET FOR TRANSPORTATION PROJECT

Dan O'Connor reviewed a packet of information that he had previously distributed to the Board members. He explained that the final page of the packet provided a comparison of the original budget for the Transportation Project with the current budget, which shows that the budget as increased from \$4,500,000 to \$5,361,496 without accounting for additional work that is now being required. He stated that the original estimate of the Transportation Project was prepared in 2003 based upon the preliminary plans that were attached to the traffic study prepared by Crawford Bunte Brammeier.

Mr. O'Connor reviewed the detailed estimates prepared in 2003 as follows: (1) various portions of the Transportation Project were estimated at \$4,500,000 and were to be financed by the TDD Bonds; (2) additional work on the tree grates and landscaping was estimated at \$844,630 and was to be financed by the TDD Bonds; and (3) the Developer Project was estimated at \$730,250.

Mr. O'Connor then identified the various sources of funds for the Transportation Project, which total \$6,763,000. He noted that a portion of the proceeds of the TDD Bonds was intended to be used for tree grates and landscaping when the 2003 estimates were prepared, but that 2003 estimate did not include the additional costs that have been identified in connection with the Ameren UE substation screening and the work on the duct bank switches.

Mr. O'Connor then explained that the current cost estimate for the Transportation Project based upon the current bid amount. He stated that the cost estimate is based upon a combined bid of the Transportation Project and the Developer Project as one job, which would allow for cost savings. He stated that the current estimate of the Transportation Project is \$5,361,496 plus additional work of \$1,833,050 that is being required by MoDOT and the Metropolitan St. Louis Sewer District, which results in a total estimated cost of \$7,194,546.

Mr. O'Connor explained that some of the delay in the review and approval of plans for the Transportation Project has involved the need to place any relocated utilities within an additional 6 foot wide utility corridor outside of the existing Olive Boulevard right of way. He explained that the utilities will likely be placed under the sidewalks.

Karen Yeomans indicated that MoDOT's requirement of a utility corridor is nothing new and that the District's engineers have been aware of this requirement for some time. Mr. O'Connor indicated that there are other instances in which MoDOT has relaxed these requirements to some degree. He also indicated that there are certain choke spots that will create difficulty in providing the necessary utility corridor, such as the Trader Joe's property, where there is an agreement in place that no parking will be taken. He indicated that various solutions are being discussed, including using narrower traffic lanes in that area or providing a narrower utility corridor.

Leo Anglo asked if the screening of the Ameren UE substation and the pedestrian crossing on New Ballas Road at Studt Avenue were being eliminated from the Transportation Project. Mr. O'Connor indicated that the substation screening is being eliminated, but that the pedestrian crossing has been combined with the installation of the new traffic signal at New Ballas Road and Studt Avenue.

Theresa Lynch noted that the current estimate of the cost of that portion of the Transportation Project adjacent to the Dierbergs is \$629,000. She asked if Dierbergs would be willing to increase its contribution to the District by \$29,000 to pay for those costs. Mr. O'Connor indicated that the Developer and Dierbergs are working on a memorandum of understanding that would address this, but that there are

other outstanding issues that need to be resolved, including concerns about truck access to the Trader's Joes restricting access to Dierbergs. Mr. O'Connor indicated that the Developer is considering a plan to level the old Imo's property to provide Rafco an additional six feet along its western property line to shift parking from the eastern edge so that trucks can access Trader Joe's from the east side of the Rafco property without blocking Craig Road. He stated that this would be an interim solution until a resolution can be reached regarding the BP Amoco property.

Mr. O'Connor explained that St. Louis County Department of Highways & Traffic originally agreed with this plan, but then changed its position. Michael Bardot stated that the County Department of Highways & Traffic agreed to consider the design, but that when it received the proposed plans, it determined that the proposed plans were a deviation from the County's design standards and provided its comments accordingly. Mr. O'Connor indicated that there have been no changes to the design since December of 2004 when representatives of the Developer met with Rich Beckmann of the County Department of Highways & Traffic.

Chairman Harold Dielmann suggested that Mr. O'Connor and the District's engineers should meet with Mr. Bardot and representatives of the County Department of Highways & Traffic in the next couple of weeks to try to resolve this issue.

Ms. Lynch asked Karen Yeomans to explain the additional work required by MoDOT. Ms. Yeomans stated that the additional lighting required at signalized intersections has always been part of MoDOT's standards. She also stated that the traffic cameras were part of the original traffic study. Mr. O'Connor stated that the original traffic study did not address the work on traffic cameras to this extent. Ms. Yeomans indicated that she and Mr. O'Connor continue to disagree on this issue. She stated that there needs to be a way for the cameras to communicate with MoDOT's Traffic Management Center and she assumed that the District's engineers would have taken this into account. Ms. Yeomans also stated that the replacement and upgrade of existing traffic signals is necessary because the existing signals do not fit the new roadway design. Mr. O'Connor agreed that some of the signals fall into this category, but that MoDOT is requiring that others be replaced because they are near the end of their useful life, even though they are not being touched. Ms. Yeomans indicated that the entire traffic signal system needs to work in an integrated fashion.

Beth Kistner asked why the additional MSD work was required. Mr. O'Connor explained that this was due to the age of the system and the amount of new businesses coming on line in the area. He stated that the existing system is inadequate to provide drainage for a three-lane Olive Boulevard. Ms. Kistner asked if MSD was consulted about the Transportation Project. Mr. O'Connor stated that MSD was not consulted, but that he did consult with MoDOT, Ameren UE and SBC.

Chairman Dielmann asked about the additional cost of \$791,598 for north and south widening of Olive Boulevard. Mr. O'Connor indicated that he only anticipated a third lane being required on the north side of Olive Boulevard from Craig Road to CityPlace Drive. He stated that the current plans call for a third lane on the south side of Olive Boulevard from the Fire Protection District property to Craig Road and a third lane on the south side of Olive Boulevard going eastbound from Craig Road. He stated that \$450,000 of the original \$1,000,000 of Subordinate TDD Obligations were earmarked for the Olive Boulevard widening. Ms. Kistner asked why there was a cost overrun of over \$341,000 from \$450,000 to \$791,000. Mr. O'Connor stated that the cost of materials has increased and that work is now being required on other properties that are not within the boundaries of the District.

Mr. O'Connor stated that MoDOT's maintenance costs will increase as a result of the Transportation Project. He indicated that this may have resulted in some of the upgrades or additional

requirements that were not originally anticipated. He cited as an example the upgraded cameras and video detection equipment required to be installed on separate poles at every intersection. Ms. Yeomans indicated that this is in keeping with MoDOT standards. Mr. O'Connor indicated that there are many projects where some of these requirements are not met. He stated that he expected some assistance from MoDOT, the County and the City with respect to some of these requirements. He acknowledged that MoDOT has made some accommodations since its original five-page list of comments to the plans.

Mr. O'Connor stated, however, that the City did not assist with grant applications or upgrades to bus stops, pedestrian crossings and landscaping, as had been discussed. He also noted that the legal, design and engineering costs have far exceeded expectations.

Mr. Anglo stated that, as the general manager of Vincent's Jeweler, he was involved at the beginning of the discussions regarding the District, which resulted in the TDD Sales Tax being set at ½% instead of 1%. He stated that Vincent's is probably one of the larger sales tax generators in the District and that Vincent's volunteered to come into the District even though the property owner did not wish to join the District. He indicated that there were several options for the Board to consider: (1) how do we increase revenues; (2) how do we reduce costs or cut projects; or (3) how do we find other sources of revenue.

Mr. O'Connor indicated that he sees two alternatives: (1) drop certain projects or (2) provide TIF assistance. Bob Haddenhorst stated that the Developer will benefit tremendously from the Transportation Project. He also indicated that he believed that there may be some possible cost-savings in working with MoDOT on design issues.

Ms. Yeomans indicated that a fiber optic interconnection is planned already as an upgrade to alternate routes that are expected to be used during the I-64 construction. She stated that, if the right-of-way for the utility corridor is obtained, MoDOT will do the related utility work and save the District some money. She indicated that she anticipates bid letting in October, award of a contract in November, commencement of the work in January and completion by June. She stated that this could save the District approximately \$200,000 to \$300,000.

Mr. Anglo asked if MoDOT can help with the cost of replacing traffic signals that are near the end of their useful life. Ms. Yeomans indicated that there is not enough money in the budget and that these traffic signals are not a high enough priority for MoDOT. She added that the upgraded signals will add on-going maintenance costs to MoDOT's budget, along with the maintenance of additional pavement required by the design plans.

Ms. Yeomans noted that the cost overruns faced by the District are not unusual given MoDOT's experience with other recent projects. She stated that MoDOT has seen a state-wide increase of 7% in the cost of its projects over recent estimates.

Mr. Haddenhorst reiterated that the Developer will benefit from the Transportation Project. He also stated that the cost overruns are a fact and that the costs will only continue to increase. He stated that he sees three possible alternatives: (1) cut the scope of the Transportation Project; (2) seek alternative financing; and (3) have the Developer contribute more money. He asked how much more money the Developer is willing to contribute to the Transportation Project. Mr. O'Connor stated that the Developer is not willing to contribute additional money to the Transportation Project, but that he is willing to discuss this outside the context of the District's Board meeting. Chairman Dielmann indicated that the entire City will benefit from the Transportation Project. Ms. Kistner stated that, based upon the information

provided by Mr. O'Connor the amount of the cost overruns on the Transportation Project and the Developer Project is approximately \$1,500,000.

At that time, Mr. O'Connor distributed to the Board members a summary of the Missouri Real Property Tax Increment Allocation Redevelopment Act. He stated that the summary had been prepared by Robert Klahr in January of 2005 and that he had obtained a copy of this summary from Armstrong Teasdale's web site. He asked that the Board members review the summary after the meeting.

C. DISCUSSION OF NEGOTIATIONS TO ACQUIRE CERTAIN REAL PROPERTY LOCATED AT 11561 AND 11563 OLIVE BOULEVARD

Motion made by Mr. O'Connor and seconded by Ms. Kistner to defer this discussion until the next Board meeting. Motion approved unanimously 7-0.

5. NEW BUSINESS

A. REVIEW AND ACCEPTANCE OF A FINANCIAL REPORT PREPARED BY MUNI FINANCIAL FOR THE TWELVE MONTH PERIOD ENDED JUNE 30, 2006

Motion made by Ms. Lynch and seconded by Ms. Kistner to accept the financial report. Mr. Anglo asked if the TDD Sales Tax revenues are on line with projections. Dan Smith indicated that the TDD Sales Tax revenues have been about 10% above the projections. There being no further discussion, motion approved unanimously 7-0.

B. RESOLUTION NO. 06-009 – A RESOLUTION APPROVING OPERATING FUND DISBURSEMENT REQUEST NO. 4 IN THE AMOUNT OF \$8,497.90; AND ACTIONS IN CONNECTION THEREWITH

Motion made by Ms. Kistner and seconded by Ms. Lynch to adopt the Resolution as presented. Ms. Lynch noted for the record that this request included an invoice from Armstrong Teasdale in which the District was billed for approximately six hours of time totaling \$1,200 for the District's response to a Sunshine Law request. Ms. Kistner asked if the documents had been provided as requested. Mr. Klahr explained that he was in the process of arranging a mutually agreeable time for the documents to be reviewed. There being no further discussion, motion approved unanimously 7-0.

C. DISCUSSION REGARDING TAPE RECORDING OF BOARD MEETINGS

Chairman Dielmann indicated that he sees no need to tape record the District's Board meetings. Ms. Kistner agreed, but stated that she would support the tape recording of meetings if it is simple and would result in little or no cost to the District. She stated that her support of tape recording meetings would be based on the understanding that the prepared meeting minutes would no longer need to be a detailed summary of the discussions held, but would rather be limited to the official votes and other formal actions taken by the Board.

Mr. Anglo asked if the Board had directors and officers liability insurance. Mr. Klahr indicated that the District did carry such insurance. He also asked if this was a public hearing. Ms. Kistner explained that it was a public meeting, although not a public hearing. Mr. Anglo noted that he is recording the Board meeting and thought it was helpful for him to fulfill his duties as a Board member. Ms. Lynch stated that she has no problem with the Board meetings being tape recorded. Ms. Kistner asked whether this would be feasible for the City staff. Mr. Smith stated that there would be no problem recording the

District's meetings. Mr. Haddenhorst echoed the approval of the other Board members for tape recording the meetings.

Motion by Ms. Kistner and seconded by Mr. Anglo to utilize the City's facilities for tape recording of District Board meetings and to change the format of the meeting minutes to limit them to the basic proceedings of the meetings. Motion approved unanimously 7-0.

6. OTHER NEW BUSINESS

A. Mr. O'Connor indicated that the Developer had not yet applied for an extension for the deadlines to commence and complete the Developer Project as required by the Transportation Development Agreement. He stated that this needs to be done at the next City Council meeting. Ms. Kistner asked whether the Developer had already commenced the Developer Project. Mr. O'Connor indicated that the Developer had, but it was beyond the date provided for in the Transportation Development Agreement. Chairman Dielmann asked if that matter would be addressed by the City Council. Mr. Klahr indicated that previously such a request was considered solely by the City Council and were granted as a limited waiver by the City of that particular requirement of the Transportation Development Agreement. He indicated that he believed it would be the same process in this case. He indicated that he would contact City Attorney Carl Lumley to discuss this matter.

B. Ms. Lynch asked Ms. Yeomans if the delay in the Transportation Project would create issues for the I-64 construction. Ms. Yeomans indicated that MoDOT is trying to limit other work on alternate routes as much as possible during the I-64 construction. Chairman Dielmann asked what the status of commencement of the Transportation Project. Mr. O'Connor indicated that the Developer Project has begun and that the duct bank work has been let and will begin shortly.

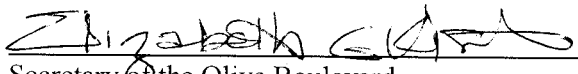
C. Mr. Klahr indicated that there is a vacancy in the position of Executive Director, which position was formerly held by Paul Chesterton. He indicated that the Board would need to consider appointment of a new Executive Director. Motion by Ms. Lynch and seconded by Ms. Kistner to appoint Charles Gillum as Executive Director. There being no other proposed appointments, motion approved unanimously 7-0.

3. PUBLIC COMMENTS

None.

7. ADJOURNMENT

There being no further business to conduct, motion made by Ms. Kistner and seconded by Mr. Haddenhorst to adjourn. Motion approved unanimously 7-0. The meeting was adjourned at 9:32 a.m.


Secretary of the Olive Boulevard
Transportation Development District