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**AMENDED AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, February 14, 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. 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. Final 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.

2. CONSENT AGENDA

- a. **Council Minutes dated January 24, 2011**
- b. **Resolution No. 947 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of The Necessary Documents For Submitting The Project Proposal Application And Later Execute An Agreement For A Grant-In-Aid From The Federal Transportation Improvement Program Grant Commission As An STP-S Application For The Graeser Road Overlay Project.**



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Summary: Approval of this resolution will allow staff to pursue a federal STP-S grant to assist with the cost to overlay Graeser Road and construct sidewalk improvements. If successful, it is unlikely that funding will become available before FY 2015. If approved by East-West Gateway, the grant will pay for 80% of the cost of the improvements.

c. Resolution No. 948 - A Resolution Repealing Resolution No 942 Pertaining To The Distribution Of Domestic Violence Funds For The Year 2011 And Approving A Revised Distribution Of Funds For The Year 2011.

Summary: Resolution No. 942 to approve distribution of domestic violence shelter funds for 2011 to four agencies was approved on December 13, 2010. Two additional agencies have submitted timely and eligible funding applications. City staff recommends that Resolution No. 942 be repealed and that a new resolution be approved to authorize an equal distribution of the funds to all six applicants for 2011.

d. 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. Final Passage

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.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated February 15, 2011 in the amount of \$356,819.67 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

3. Motion to Remove Bill No. 5289 from the Table.

Summary: Bill No. 5289 was tabled at the January 24, 2011 Council Meeting. Council will need vote to remove Bill No. 5289 from the table for consideration of Final Reading and Passage.



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4. **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.

NEW BUSINESS

5. **Bill No. 5293- An Ordinance Repealing Ordinance Number 2205, Ordinance Number 3090, Ordinance Number 4068, And Ordinance Number 5039, And Approving A New Master Signage Plan Pursuant To Section 405.950.6 Of The City Of Creve Coeur's Code Of Ordinances For The Plaza Motors Campus Located Within The "CB" Core Business District. First Reading**

Summary: An application was submitted by the TRi Architects, on behalf of Plaza Motors to revise the previously approved Master Signage Plan for the Plaza Motors Campus, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus. Plaza Motors received Master Signage Plan approval by City Council in 2003 (Ordinance #2205). This plan was amended in 2005 (Ordinance No. 3090), 2007 (Ordinance No. 4068), and in 2008 (Ordinance No. 5039). In order to clear up any confusion on what was previously approved, signs that are no longer up, and what is currently being proposed, the draft ordinance will repeal the prior approved and amending ordinances, and replace it with a new ordinance along with Applicant's Materials identifying all current and proposed new signage for the campus.

6. **Resolution No. 949 - A Resolution Approving Changes To The Donations Policy And Procedures Of The City Of Creve Coeur.**

Summary: Council Member Rhoades has proposed changes to the donations policy regarding solicitations.

7. **Request for Excused Absences**

Summary: Request by Mayor Dielmann to have Council consider excusing his absences pursuant to Charter Sections 3.6 (b) and 4.3.



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BUSINESS FROM THE MAYOR and CITY COUNCIL

8. Olive TDD - You Paid for It Segment

Summary: Requested by Council Member Bryant. Deferred at the December 13, 2010, January 10 and 24, 2011 Council Meetings

9. Rezoning and Site Plan Approvals

Summary: Requested for discussion by Council Member Bryant. Deferred at the January 10 and 24, 2011 Council Meetings.

10. Security Matters

Summary: Council Member Nealey has requested discussion of this matter.

BUSINESS FROM CITY ADMINISTRATOR

11. TDD Updates

Summary: Staff will provide updates on the Graeser/Olive and the Olive Blvd Transportation Development Districts.

12. Second Quarter FY 2011 Financial Analyses

Summary: Second Quarter FY 2011 Financial Analyses

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 2/11/2011 2:30 pm

Deborah Ryan, MRCC
City Clerk



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

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Dielmann at the Creve Coeur Government Center, 300 North New Ballas Road on Monday, January 24, 2011.

PLEDGE OF ALLEGIANCE

Mayor Dielmann led the Pledge of Allegiance.

INVOCATION

Mayor Dielmann said the invocation.

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
Mr. Hoffman	Council Member Ward III
Mrs. Rhoades	Council Member Ward IV
Ms. Bryant	Council Member Ward IV

COMMENTS FROM THE GENERAL PUBLIC

Robert Kent resident of 1308 Fern Trails Lane made several recommendations to the Mayor and Council regarding zero based budgeting for the Building Department.

Mel Klearman Advisor/Director Olive Graeser TDD stated he would like to see the signals activated as quickly as possible and the intersection and road striped, looking for direction from the City Council.

Mark Perkins stated Pace Properties has about 14 days worth of work left and they are waiting for the weather to cooperate. All of the asphalt is completed for the road project and there is still some unfinished concrete work. At this point the developer is planning on temporary striping so that the road can be opened prior to a final overlay that will complete when the weather allows. Walgreens can't open until the signal is operational.

Dr. Jamie Dodd Director of Andrews Academy at 858 N. Mason Road stated the staff at St. Timothy's did make a good faith effort to communication with Andrews Academy. There was some misunderstanding of the organizational structure which has since been cleared up. Dr.



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Dobbs stated she has met with the staff at St. Timothy's several times. The concern is with the walkway which will be between the properties. St. Timothy's has been very receptive to the concerns of the location of the walkway. As to the substantive issues relative to the expansion Andrews Academy has no issues with the proposed project.

Council Member Rhoades stated she is submitting items for the record in regards to an update of the Creve Coeur Cares Campaign finance discrepancy matters. Council Member Rhoades stated she has been working with the City Attorney and will be adding under Council Business changes in policy. (Exhibit A)

Council Member Bryant stated Council Member Kistner has expressed concerns in some e-mails regarding sunshine law issues and wanted to make sure that those e-mails and communications were included in the exhibit.

ACCEPTANCE OF AGENDA

Council Member Kistner moved, seconded by Council Member Wang to Accept the Agenda as presented.

Council Member Kistner stated she would like to ask the indulgence of Council to move up Item 10 as this is a Bill that is sponsored by our Recycling, Beautification and Environmental Committee and there are representatives here waiting to address the Council.

Council Member Kistner moved, seconded by Council Member Kreuter to move Item 10 up on the agenda.

Council Member Bryant stated she understands this is a serious issue for some constituents but it is hard to justify moving it in front of text amendments, CIDs and other issues that have been on our agenda for a long time. Council Member Bryant stated she doesn't feel like it is the right thing to do.

Mayor Dielmann called for the vote to amend the agenda by moving up Item 10, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Hoffman – Nay
Council Member Bryant – Nay
Council Member Wang – Nay
Council Member Rhoades – Aye
Council Member Haddenhorst – Aye
Council Member Nealey – Aye
Council Member Kreuter - Aye



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The vote on the motion being 5 ayes and 3 nays, motion carried. Mayor Dielmann stated Item 10 will become Item 1.

Council Member Rhoades stated she would like to add an item under Council Business – Item 15 – Policy Regarding the City's existing Fraud and Corruption Policies.

Council Member Kistner moved, seconded by Council Member Wang to approve the agenda as amended, 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 Rhoades - Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Hoffman – Aye
Council Member Kistner – Aye

The vote on the motion being 8 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, Monday, February 14, 2011 the Regular Council meeting will begin at 7:30 p.m. due to an extended Council worksession with staff.

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

City Clerk read Bill No. 5292 for the first time.

Mark Perkins stated there was a memo included in the Council packet from the REB committee and the Chair, Fran Cantor is present this evening to speak.

Fran Cantor, REB Chair stated she would like to go on record and apologize to staff and citizens for all of the aggravation this policy has caused and we are here to get it fixed. Fran Cantor



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stated Committee Members Claire Chosid and Doug Wolter are also present and wish to address Council. What the REB is proposing to change is under Section 14.45 High Weeds, High Grass and Vegetable Growth Prohibited. The Committee added Japanese Honeysuckle and Multi Floral Rose because they are a problem in Creve Coeur in terms of invasiveness. REB felt that this was something that the City could address on their own property and in City right of ways and didn't think what has happened, would happen. The REB would like to make the correction to the ordinance. Fran Cantor stated the REB Committee feels it is really important to educate residents and provide informational brochures to assist on what are native plants. The REB would like to work with local groups and other interested groups in working with ridding Creve Coeur of invasive plants; as a matter of fact the Committee has already met with one Boy Scout group who is going to help us take down honeysuckle on our own City property. Fran Cantor stated it is the desire of the Committee to have Creve Coeur become a more beautiful, earth friendly place.

Council Member Bryant asked when this was originally added.

Fran Cantor stated in 2007 and we were real trail blazers and we are learning as we go.

Council Member Kistner thanked Fran Cantor and the REB Committee for their work on this issue and working on it so quickly.

Claire Chosid, REB Member stated the honeysuckle is an enormous problem around the City. Honeysuckle removal is possible but it will take time and man power whether it is City workers or volunteers. The seedlings will have to be pulled up every couple of weeks but it can be done.

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**

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

2. CONSENT AGENDA

Council Member Kistner moved, seconded by Council Member Haddenhorst to approve the Consent Agenda as presented.

- a. Council Minutes dated January 10, 2011**
- b. Applebee's Liquor License**
- 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**



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Mayor Dielmann called the question for the approval of 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 Rhoades - Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Hoffman - Aye
Council Member Kistner – Aye

The vote on the motion being 8 ayes, 0 nays, motion carried. Bill No. 5291 becomes Ordinance No. 5171.

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

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

Council Member Wang moved, seconded by Council Member Kistner to approve Bill No. 5282.

Council Member Nealey submitted for the record a message she received from Bob Ruben who is the Chair of the Coeur de Royal Condo Association and the message indicated that he had an exchange with the property owner and was satisfied with the conversation that they had in solving the concerns that the residents have. (Exhibit B)

Stephen Kling submitted a condensed version of the items that were agreed upon with the Coeur de Royal residents. (Exhibit C)

Council Member Bryant stated this process has worked as well as it might have and feels that the residents were very clear about their concerns and that the applicant was very accommodating and very open to hearing to what they had to say and found a way to fix it.



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Council Member Bryant stated she wished that all times were handled in such a way but unfortunately way too many times people have been ignored or actually just told to sit down. Everyone involved, particularly the applicant, should be thanked for being willing to meet them in the middle.

Mayor Dielmann called the question to approve Bill No. 5282, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Hoffman – Aye
Council Member Bryant – Aye
Council Member Wang – Aye
Council Member Rhoades – Aye
Council Member Haddenhorst – Aye
Council Member Nealey - Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes, 0 nays, motion carried. Bill No. 5282 becomes Ordinance No. 5172.

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

City Clerk read Bill No. 5285 for the final time.

Robert Kent resident of 1308 Fern Trails stated he has eight concerns as follows:

- This is a up to a 25 year commitment
- Life expectancy of this Council is two months to fourteen months and if this deal goes south there isn't going to be anyone here to explain it
- The TDD's haven't shown great promise
- Many previous requests for answers to questions have not been answered by either elected officials, professional staff or staff assistants
- Dealing with a large corporation with head quarters not located in Missouri and is curious why such a large company needs assistance from the City of Creve Coeur to improve their property
- This is up to a 25 year commitment and is this large corporation going to be around
- The Board is a five person Board and three of the members are corporate reps



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- Funding spending isn't specific enough and uncomfortable with the phrase "not limited thereto"

Lynn Berry resident of 626 Graeser Road read and presented a statement for the record.
(Exhibit D)

Mark Perkins stated there was a Public Hearing held in December regarding this matter. The City was approached by Plaza Motors to consider establishing this CID on their property that is the subject of this Bill No. 5286 with the purpose as previously outlined as proposed by Mr. Capps. In consideration of the request, staff considered additional public improvements that would be beneficial to the area. That is when staff proposed back to Mr. Capps to look at the subject of the next CID to bury the utility lines. As it has been mentioned that was the subject of the original Olive Blvd TDD. The TDD as it is now will not be able to produce the revenue in order to complete that element of the project. The Olive TDD now has a separate reduced scope plan that has taken out that portion of the project. The Olive TDD did complete the actual portion of burial along Olive and the TDD did complete the placement of conduit in this area. The project is partially completed. It was thought to really have a substantial degree of public benefit the Council should consider both of the proposed CIDs together to approve or reject together. Mark Perkins stated he understands the public's apprehension of a tax increase as we certainly don't want to have the highest taxes and if this is approved we still have a lower rate than any local major shopping areas.

David Caldwell resident of 257 Brooktrail Court stated in light of Mr. Perkins' comment of passing both or passing neither he would like to go ahead and make his comments regarding Bill No. 5286. There seems to be an attitude that resources are unlimited as long as property owners can pass their own sales taxes without any vote of the people and little input from the people. Mr. Caldwell stated we could just go right down Olive Street and pass CIDs and TDDs. To bury the utility lines for nine utility poles will cost approximately \$800,000. This is a high profit project for Ameren. If the beautification is so important for this area to bury the utility lines then it should be important for the rest of the City along Olive which was the original concept. That is nearly \$8 million to bury the lines on the north side of Olive and in most of the areas that doesn't cover the cost of the utility poles on the south side of Olive which feed the street lights. As with the rest of the Country the citizens here are not very receptive to wasteful spending.
(Exhibit E)

Robert Kent resident of 1308 Fern Trail stated he has the same four concerns:

- Taxation without representation
- Council term limits
- No answers to the questions that were previously asked
- TDD lack luster performance



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Council Member Kreuter asked if there is language included in the ordinance that if items as listed don't get completed what are the consequences.

Mark Perkins stated no there isn't but we haven't identified any major obstacles to completing items. The major variable is in the cost and laying the conduit. The conduit is already and staff feels we have a good handle on the cost because it has already been partially completed. Don't foresee any major obstacles or any reasons why this wouldn't be completed.

Council Member Nealey stated she is still unclear about what does happen in the case that one or more of these businesses that are going to be a party to the CID closes within the next ten years.

Mark Perkins stated if they close their doors the projection is that the project will be paid for in sixteen years as the Olive/Ballas area should remain a strong retail site. But it is a risk.

Council Member Bryant stated Mr. Capps didn't ask to bail out the TDD project. With all things being equal and to add this tax on top of the most recently approved Prop C sales tax it is abominable. Council Member Bryant submitted for the record a letter she had written to Mr. Capps on May 30, 2003 and it was a follow up to a letter he received dated October 22, 2001. (Exhibit F)

Council Member Hoffman stated he can't in good conscience approve more taxation without representation.

Council Member Kistner asked how much per year would the City have to contribute.

Mark Perkins stated the proposed CID would be in place for 30 years.

Council Member Kistner stated it comes down to cost analysis. These types of projects are only going to be completed with public/private partnerships. Council Member Kistner stated she is concerned with the appearance that another tax would have with the citizens.

Council Member Haddenhorst stated this is a difficult decision and there is one issue with the proposal and that Bill No. 5286 is the tail wagging the dog. Council Member Haddenhorst stated he is not in favor of voting for either one.

Mayor Dielmann stated several years ago we built the 270/Olive overpass and many people were concerned then.

Mark Perkins stated neither CID applies to the sales of cars but only to the sale of parts.

Council Member Rhoades stated she has great respect to Mr. Capps and is inclined to support the first CID. Council Member Rhoades thanked those residents whom spoke this evening for bringing forward issues.



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Bryan Ardt resident of 303 Eugenia stated there are a number of risks that are pretty obvious. Mr. Ardt stated he is concerned about any issuance of any new obligations that the City would take on and urged Council to clean up the City's financial house with the current obligations before we extend again.

Council Member Bryant asked why the CIDs are being voted on in this order.

Mark Perkins stated no particular reason.

John Capps stated the proposed tax would be on parts only. Less than ten percent of the Plaza Motors customer base is City residents. We are currently in one of the worst economic downturns and understand the concern of taxation without representation. This is not only an economic stimulus tools but a CID is a legal entity which is passed by legislation. Mr. Capps stated if the proposed Bill is passed this will significantly enhance the aesthetics of the area.

Council Member Nealey stated she is really struggling with this issue. This is a tough economic time to make a decision to add a tax.

Council Member Rhoades stated the CID is a complicated way to achieve projects. The overhead is astronomical. Council Member Rhoades asked why Plaza couldn't just raise prices to cover the costs of the projects.

John Capps stated the automobile industry is highly competitive and just can't arbitrarily raise prices and think the public will pay it. The tax on the other hand is something that isn't really scrutinized as much by the consumer.

Council Member Bryant stated one of the things that she would like to articulate is the practice of stating the obvious. Council Member Bryant stated she would like to make it very clear that helping out our business is something that everyone would agree would be a great thing but the problem is unless there are enough funds to help every business in an equitable manner we end up picking and choosing. The only way she can justify this CID is because of how Plaza Motors was treated by the City in the past.

Henry Klaus resident of 626 Graeser Road stated we are overtaxed already. The elected officials have got to stop the madness and taxing every person who comes down the road.

Mel Klearman asked if there is any way that St. Louis County could be approached to contribute financing for this project.

Mark Perkins stated no.

Council Member Wang stated he laments the timing of this request. Just at a time when another tax increase has been passed. If this would have come up a year from now it might be



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better received. Council Member Wang understands the mistreating of Plaza Motors by the City in the past but not sure a makeup call can be done with this.

Council Member Bryant asked if Bill No. 5285 focuses on Plaza Motors only.

Mark Perkins stated correct.

Council Member Bryant stated then Bill No. 5286 goes north to include the Olive TDD area and includes Bristol's.

Mark Perkins stated correct.

Council Member Bryant stated this is not a direct overlay which has not been clear.

Mayor Dielmann called the question to approve Bill No. 5285, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Nay
Council Member Hoffman – Nay
Council Member Bryant – Aye
Council Member Wang – Nay
Council Member Rhoades – Nay
Council Member Haddenhorst – Nay
Council Member Nealey - Nay
Council Member Kreuter – Aye

The vote on the motion being 2 ayes and 6 nays, motion failed.

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

City Clerk read Bill No. 5286 for the final time.

Council Member Kistner moved, seconded by Council Member Wang to approve Bill No. 5286.

Council Member Bryant stated she believes that there are no unusual circumstances justifying the CID. This is a self serving financial bailout of a failed project that has been mismanaged and on top of everything from eminent domain scandal, bogus ethics complaints, the request for blighting, right of way issues and there are so many things wrong with this project. And to throw more money onto this project is just beyond belief. Council Member Bryant submitted information for the record on the failing TDD project in case there is ever any doubt of the issues.



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Mayor Dielmann called the question to approve Bill No. 5286, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Nealey – Nay
Council Member Haddenhorst – Nay
Council Member Rhoades - Nay
Council Member Wang – Nay
Council Member Bryant – Nay
Council Member Hoffman - Nay
Council Member Kistner – Nay

The vote on the motion being 1 aye and 7 nays, motion failed.

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

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

Council Member Haddenhorst moved, seconded by Council Member Hoffman to approve Bill No. 5287.

Council Member Haddenhorst asked what has happened new in the past couple of weeks.

Bill Wyne stated nothing new has happened in the past couple of weeks. Mr. Wyne stated Reuther Automotive is interested in having this Bill passed in the CB District and amended with the suggested language.

Mark Perkins stated what was before the Council at the last meeting hasn't changed.

Paul Langdon stated what has caused the confusion is the Planning Commission had a draft that included the wording as modified by himself. Mr. Langdon stated when the letter was forwarded to Mr. Wyne immediately following the P & Z meeting indicating the new language and within the letter there was an error and it didn't reflect all of the changes. The changes are proposing to go through the CB and GC Districts which is what is before the Council this evening.

Council Member Wang stated he is still confused on what is being requested. The proposed amendment language that Mr. Wyne distributed has language requesting “effective date of the amendment”.



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Carl Lumley stated that is a change that the applicant is requesting.

Council Member Wang so what are we voting on.

Carl Lumley stated currently it is to approve the Bill that is in the Council packet which is the same document as presented to the Council at the last meeting.

Bill Wyne stated or it can be amended as suggested.

Council Member Bryant stated there was a lot of discussion at the last meeting about the downside versus the upside. There were some serious concerns expressed about starting the effective date of the amendment which would add another three years beginning today. The concerns that were raised were valid. If it is going to be another three years a lot can happen in that time as opposed to a rolling extension and asked why is that not a reasonable compromise?

Bill Wyne stated it isn't an unreasonable compromise but on the same token this is going to take years to straighten out and it is an almost certainty that we will have to be back here in a year.

Council Member Bryant stated the concern wasn't with the Reuther property but the question was how this amendment would affect other dealerships.

Council Member Nealey stated we are concerned that if another dealer did run into the same situation what that means to what happens to the property in that we have left open this three year window and is that sufficient protection for the City and the community.

Carl Lumley stated to clarify Mr. Wyne is correct that everyone will get three years if something were to happen to another dealership but the major difference with the proposed amended language is that Reuther would be getting five years and anyone down the road would be getting three. There is no shorter period of time that someone else would get. Reuther is the only one who would be getting three years from the date of the amendment as they have already given the City their notice.

Council Member Kistner stated the issue is will this be creating a special case for one company and not making it across the board if something was to happen in the future.

Council Member Bryant stated there was also discussion regarding the infrastructure, the building and the Reuther dealership represents a much greater investment than what would be a typical used car lots. The only difference here is that the Reuther dealership gets an extra two years because it is built into the cycle.

Council Member Nealey stated it isn't a concern if other dealership will be treated equally or not it is for the particular case and any other case going forward. Is it not reasonable to ask on an



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annual basis the property owner comes back to Council and gives an update of their efforts to secure another dealership or whatever the case maybe. Council could then extend.

Council Member Kistner stated this isn't so much an issue whether Creve Coeur has an interest with used versus new car sales but it is the overall look and condition of the business. Council Member Kistner stated she would be interested in creating zoning language for used cars that puts it on an equal footing of used car sales as long as it has the same criteria applied to it. Council Member Kistner stated she is interested in that as a long term solution and this as a short term solution. Council Member Kistner stated she is comfortable with the language as it has been proposed by Mr. Wyne but the part about, "upon good cause shown the City Council may extend the time period according" is so loose and open ended.

Paul Langdon stated he understands the nature of the compromise but is always nervous when we are predicating a resolution of a heretofore non-discussed issue. Mr. Langdon stated meaning he wouldn't be able to provide guidance as to the likelihood of us coming with a good solution and we probably can't. It has been pointed out that used car enterprises actually do cover a huge range of appearances and functions. It can be very difficult to codify what is good. We can codify that it must have a sales center, repair center, parts, etc. But at what point is it acceptable or not acceptable.

Council Member Kistner moved, seconded by Council Member Wang to amend Bill No. 5287 with the language as proposed that would allow the three-year period to run from the effective date of the ordinance, 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 Rhoades - Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Hoffman - Aye
Council Member Kistner – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Council Member Bryant moved, seconded by Council Member Kistner to approve Bill No. 5287 as amended, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Hoffman – Aye
Council Member Bryant - Aye
Council Member Wang – Aye
Council Member Rhoades – Aye



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Council Member Haddenhorst – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Amended Bill No. 5287 becomes Ordinance No. 5173.

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

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

Council Member Wang moved, seconded by Council Member Haddenhorst to approve Bill No. 5288.

David Caldwell asked what is the amount of change of impervious coverage and what does MSD say about the change.

Chris Chiodini stated the disturbed area is less than an acre and the run off flow will be going west of the property.

Robert Kent stated he is assuming the water runoff is going into the creek and suggested a member of staff contact MSD regarding this project.

Chris Chiodini stated this project still has to go through MSD after approval from the City.

Mayor Dielmann called the question to approve Bill No. 5288, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Hoffman – Aye
Council Member Bryant - Aye
Council Member Wang – Aye
Council Member Rhoades – Aye
Council Member Haddenhorst – out of chambers
Council Member Nealey – Aye
Council Member Kreuter – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Amended Bill No. 5288 becomes Ordinance No. 5174.



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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

Mark Perkins stated we need a request to defer or table Bill No. 5289.

Council Member Kreuter moved, seconded by Council Member Wang to table Bill No. 5289, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Hoffman – Aye
Council Member Bryant - Aye
Council Member Wang – Aye
Council Member Rhoades – Aye
Council Member Haddenhorst – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

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

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

Council Member Wang moved, seconded by Council Member Kreuter to approve Bill No. 5290.

Council Member Rhoades stated she was not present at the last meeting and the change in fees in this piece of legislation focuses on catering fees and asked if the Tappmeyer House has explored other uses of the house. The house was originally marketed as educational and that is not what it is being used for.

Council Member Bryant stated this is not working with the rental and catering because this is not what was envisioned for the house originally. (Exhibit H)

Council Member Nealey asked what was originally meant when the idea of the house came about with the discussions of cultural and educational center.

Mayor Dielmann stated schools would tour just like they do at Lake School and the log cabins.

Council Member Kistner stated that idea is still being kept but the rental portion of it is to help make enough money so that it can remain an educational tool.



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Council Member Bryant stated the issue of catering and parties came about only after the house had been moved all the while being in the middle of settling the Mason Park West lawsuit before Millennium Park was even completed.

Lynn Berry resident of 626 Graeser Road stated her recollection of the house was that there was a nice historical house on Olive that was in the way of development and it was going to be moved to a different location but it is still a historical building. The Tappmeyer House should be billed as a historical building and it is a Creve Coeur farm house. That was the intent and that has been lost in the process.

Mayor Dielmann stated that is similar to Faust Park and the County pays for the restoration and upkeep and the City doesn't have the funds to do that. Mayor Dielmann stated he didn't have anything to do with moving the house.

Council Member Haddenhorst moved, seconded by Council Member Hoffman to extend the meeting for 15 minutes only to 10:45 p.m. Unanimously approved by Council.

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

Discussed at the beginning of the meeting.

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.

City Clerk read Resolution No. 946.

Council Member Haddenhorst moved, seconded by Council Member Kistner to approve Resolution No. 946, 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 Rhoades - Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Hoffman - Aye



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Council Member Kistner – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

APPOINTMENTS

12. Appointment of Economic Development Commission Member

Mayor Dielmann stated the Nominating Committee met and is recommending Sheila Weaver be appointed to the Economic Development Commission to fill an unexpired term.

Council Member Haddenhorst moved, seconded by Council Member Wang to accept the recommendation to appoint Sheila Weaver to the Economic Development Commission for an unexpired term which expires June 30, 2011, 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 Rhoades - Aye
Council Member Wang – Aye
Council Member Bryant – Aye
Council Member Hoffman - Aye
Council Member Kistner – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

BUSINESS FROM THE MAYOR and CITY COUNCIL

13. Olive TDD - You Paid for It Segment

Council Member Bryant stated she sent an email to Mayor Dielmann on November 23rd regarding some questions on the Olive Blvd TDD and is still waiting for some answers. Council Member Bryant stated she would like to defer this matter until the next Council meeting in the interest of time. The Mayor indicated he would send a response.

14. Rezonings and Site Plan Approvals

Council Member Bryant stated she would like to have a discussion regarding this topic to clear up some misunderstandings on how the process works but will defer until the next Council meeting. She asked that the item be taken up earlier on the next agenda to better assure it is reached for discussion.

15. Policy Regarding Existing Fraud and Corruption Policy

Council Member Rhoades stated she is currently working with the City Attorney on some language and will bring an ordinance forward at the next Council Meeting.



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Council Member Haddenhorst moved, seconded by Council Member Kistner to adjourn at 10:34 p.m., 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 Rhoades - Aye

Council Member Wang – Aye

Council Member Bryant – Aye

Council Member Hoffman - Aye

Council Member Kistner – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Deborah Ryan
City Clerk

AJ Wang, Council President
Acting for Mayor During Temporary
Absence Pursuant to Section 3.4
Of the City Charter Mayor

RESOLUTION NO. 947

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF THE NECESSARY DOCUMENTS FOR SUBMITTING THE PROJECT PROPOSAL APPLICATION AND LATER EXECUTE AN AGREEMENT FOR A GRANT-IN-AID FROM THE FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM GRANT COMMISSION AS AN STP-S APPLICATION FOR THE GRAESER ROAD OVERLAY PROJECT.

WHEREAS, the City of Creve Coeur City Council deems it necessary to improve its roads to serve its citizens as well as those in the metropolitan area, and

WHEREAS, the City Council of the City of Creve Coeur recognizes a need for improvements to its existing road system, and

WHEREAS, the City Council recognizes this STP-S Grant as an excellent opportunity to improve Graeser Road and sidewalk for the benefit of the community.

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

1. Application shall be made under the STP-S Grant for a grant-in-aid to assist with some of the costs to repave Graeser Road from Olive Boulevard to Ladue Road
2. That the project proposal described herein be prepared and submitted to the STP-S Grant Commission for reimbursement.
3. The governing body hereby authorizes the City Administrator to sign and execute the necessary documents for forwarding the project proposal application for a grant-in-aid under the STP-S Grant Commission.
4. If a grant is awarded, the City of Creve Coeur will enter into an agreement or contract with the Commission regarding said grant.

Adopted this 14th day of February, 2011.

AJ Wang, Council President
Acting for Mayor During Temporary
Absence Pursuant to City Charter Section 3.4

Attest:

Deborah Ryan, MRCC
City Clerk

DEPARTMENT OF PUBLIC WORKS

OFFICE MEMO

DATE: February 3, 2011

TO: Mark C. Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Transportation Improvement Program Grant (Surface Treatment Program, STP-S)

The Transportation Improvement Program (TIP) Grant Commission intends to award "Surface Treatment Program Grants" (STP-S) to municipalities this year. The application deadline is Friday, February 25, 2011.

This grant will assist in the cost to rotomill and overlay Graeser Road with asphalt from Ladue Road to Olive Boulevard in the City of Creve Coeur. In addition, this construction project will address damaged curb and sidewalk repairs. The pavement on this road is currently in reasonable condition, but is quickly sliding down the deterioration curve.

This grant application is for an 80%(Grant funding)-20%(City funding) match. It is anticipated that the cost of this project will be approximately 415,956, thus the grant commission would fund \$332,773, and the City's share would be \$83,193. If the City is a successful applicant, grant funding would not likely become available for this project before October of 2014.

Public Works staff recommends Council to approve the attached resolution to pursue this grant opportunity.

RESOLUTION NO. 948

A RESOLUTION REPEALING RESOLUTION NUMBER 942 PERTAINING TO THE DISTRIBUTION OF DOMESTIC VIOLENCE FUNDS FOR THE YEAR 2011 AND APPROVING A REVISED DISTRIBUTION OF FUNDS FOR THE YEAR 2011

WHEREAS, Ordinance 2044, passed in January, 2000, authorizes the Municipal Court to assess a fee of \$2 to each defendant who pleads guilty or is found guilty, on all criminal ordinance violations and all moving traffic violations for the purpose of providing operating expenses for shelters for battered persons, and

WHEREAS, Resolution No. 942 approved an equal distribution of domestic violence shelter funds to four agencies: SAWERAA, The Sonlight Family Center, The Salvation Army, and Shalom House, and

WHEREAS, timely and eligible funding applications were also received from two additional agencies: ALIVE, Inc. and The Women's Safe House, and

WHEREAS, it is the recommendation of the City Administrator, that the allocation of funds for the year 2011 be equally distributed to all six applicants.

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

1. Resolution No. 942 is hereby repealed.
2. Domestic violence funds shall be distributed equally to the six agencies applying for funding.
3. This Resolution shall take effect from and after its adoption and execution.

Adopted this 14th day of February, 2011.

AJ Wang, Council President
Acting for Mayor During Temporary
Absence Pursuant to City Charter Section 3.4

ATTEST:

Deborah Ryan, MRCC, City Clerk



INTEROFFICE MEMORANDUM

Date: February 14, 2011

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: Domestic Violence Shelter Funds

At its December 13, 2010 meeting, the City Council approved Resolution No. 942 to provide an equal distribution of domestic violence shelter funds for 2011 to four agencies: SAWERAA, The Sonlight Family Center, The Salvation Army, and Shalom House.

It was later found that timely and eligible funding applications were received from two additional agencies: ALIVE, Inc. and The Women's Safe House. Domestic violence shelter funding has yet to be disbursed to any agency for 2011. It is recommended that Resolution No. 942 be repealed and that a new resolution be approved to authorize an equal distribution of funds to all six applicants for 2011.

Following are summaries of the two additional applicants to be included in the 2011 funding distribution. Summaries of the original four applicants approved in Resolution No. 942 are provided in the attached memo of December 13, 2010.

The Women's Safe House.

P. O. Box 63010, reports serving 225 women and 278 children in 2009. These victims were provided safety, shelter and protection from the threat of violence in their own homes. They report nearly 85% of residents are from St. Louis County, with less than 1% from Creve Coeur. The organization reports estimated revenues and expenses of \$1,060,227 for 2011.

ALIVE.

P. O. Box 11201, 63105, is an emergency shelter program called "Nights of Safety." The organization estimates serving 650 adults and children in the St. Louis area. They anticipate 40 adults and children from Creve Coeur will be served. They report providing 3,000 "Nights of Safety" in the last year and they propose revenue of \$92,590 and expenses of \$166,492 for 2009/10.

Attachments:

- Resolution to repeal Resolution No. 942 and approve an equal distribution of funding to all six applicants
- December 13, 2010 Memo
- Resolution No. 942



Memo

To: Mayor and City Council
From: Mark Perkins, City Administrator
Date: December 13, 2010
Re: Domestic Violence Shelter Court Fund Applications for 2011

According to Ordinance 2044, passed in January, 2000, the Municipal Court is authorized to assess a fee of \$2 to each defendant who pleads guilty or is found guilty, on all criminal ordinance violations and all moving traffic violations for the purpose of providing operating expenses for shelters for battered persons.

Each September, the City accepts applications for the domestic violence shelter court fund allocation for the next year. A press release was distributed August 23, 2010 to local media announcing the program and to the current and past recipients advising of the program. Applications were received from four (4) area providers of shelter services for consideration of funding from the Domestic Violence Shelter Court fund. Only one of these organizations, The Sonlight Family Center, has been funded by the City in the past. The City funded each applying organization equally in 2010, consistent with past funding allocation decisions.

Each of the following agencies has provided evidence of non-profit corporate status, a listing of the directors and trustees, a budget for 2011, and a summary of services and an estimate of the individuals served. Organizations receiving prior funding are also required to submit the most recently completed audit.

The Salvation Army – Family Haven

- Estimates total individuals served in past year to be 344 including 10 from Creve Coeur.
- Proposed revenues of \$2,790,364 and expenditures of \$2,788,250.
- The organization provides emergency shelter and supportive services to single women, women with children, and homeless families.

Shalom House

- Estimates total individuals served in past year to be 270 with none from Creve Coeur.
- Proposed revenues of \$1,125,300 and expenditures of \$1,125,300.
- The organization provides shelter for and empowers homeless women, approximately 50% of whom are also victims of domestic violence. The organization also provides advocacy, counseling, legal assistance, transitional housing, transportation services, etc. for homeless women.

South Asian Women's Empowerment Regional Association

- Estimates that 30 individuals were served in the past year, five of which were Creve Coeur residents.
- Proposed revenues of \$31,560.00 and expenditures of \$55,492,66.
- The organization provides a 24-hour confidential help line, victim advocacy and crisis intervention, domestic violence education, education on cultural issues, support groups, and domestic violence sheltering for up to 30 days.
- SAWERRA's mission is "to serve women of South Asian Descent who are victims of domestic and family violence." Missouri statute states that "a shelter does not qualify for funds if it discriminates in its admissions or provision of services on the basis of race, religion, color, age, marital status, national origin, or ancestry." While SAWERRA's focus and expertise is in serving women from South Asia, its application states that it is a matter of policy within its organization to "not discriminate on the basis of race, color, religion, national origin. . ." and it has provided resources for clients from countries outside of South Asia including Burma, Jamaica, Korea, Palestine and the United States.

The Sonlight Family Center

- Estimates total individuals served in past year to be 200. Only two families from Creve Coeur served within in past 5 years.
- Proposed revenues of \$24,500 and expenditures of \$24,500.
- The center presents classes in parenting skills, anger management for both adults and children, redirecting children's behavior, monthly parent support groups and homework assistance. They provide home child care for sick children so single parents may work and not lose income.

A Resolution is attached to allocate the funds for 2011. A suggested allocation for 2011 is equal distribution to the four applicants. Funds will be distributed in the first and third quarters of 2011.

Distributions from the fund to date:

1996	\$5,278.00
1997	\$3,991.00
1998	\$4,735.00
1999	\$4,993.00
2000*	\$6,223.00
2001	\$9,576.00
2002	\$13,082.50
2003	\$15,718.00
2004	\$16,881.00
2005	\$17,916.43
2006	\$14,445.97
2007	\$18,266.50
2008	\$18,264.42
2009	\$18,275.50
2010	\$18,067.50

*January 2000, the City Council authorized an increase in the fee from \$1.00 to \$2.00, Per Ordinance 2044.

c: Dan Smith, Finance Director

RESOLUTION NO. 942

Approval Of Distribution Of Domestic Violence Funds For The Year 2011

WHEREAS, Ordinance 2044, passed in January, 2000, authorizes the Municipal Court to assess a fee of \$2 to each defendant who pleads guilty or is found guilty, on all criminal ordinance violations and all moving traffic violations for the purpose of providing operating expenses for shelters for battered persons, and

WHEREAS, the city issued a press release and mailed a copy to past recipients of funds soliciting applications for funding for the year 2011, and

WHEREAS, the city received applications from four agencies as follows: SAWERAA, The Sonlight Family Center, The Salvation Army, and Shalom House.

WHEREAS, it is the recommendation of the City Administrator, that the allocation of funds for the year 2011 be equally distributed to the four applicants.

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

1. Domestic violence funds shall be distributed equally to the four agencies applying for funding.
2. This Resolution shall take effect from and after its adoption and execution.

Adopted this 13th day of December, 2010.


Harold Dielmann, Mayor

ATTEST:


Deborah Ryan, MRCC, City Clerk

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



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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

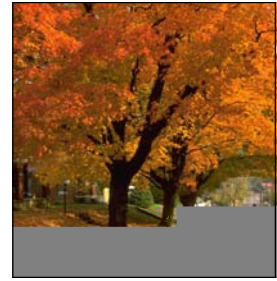
Invasive: by introduction to the landscape, any plant that can cause economic or environmental harm or harm to human health.

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
Hornbeam, European	Carpinus 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>		
Maple, Shantung	Acer x truncatum	<i>Sunset; Pacific Sunset</i>	X	
*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

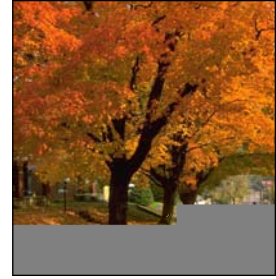
Large Trees
over 45' ht.

*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 flowers 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	Arching 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>Petiolearis</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.



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

DATE: February 15, 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 February 8, 2011, in the amount of \$356,819.67



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

NO DEPARTMENT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00188	169		013111	31-Jan-11	BERNSTEIN, SCOTT	SEWER LATERAL REIMBURSEMENT	02-00-00-1901	1,940.00
01255	0		012411	24-Jan-11	CORNERSTONE FINANCIAL GROUP	OVERPMNT BUS LICENSE 2011	01-00-00-4402	90.00
00066	0		188789	25-Jan-11	FROESEL OIL	DIESEL FUEL	01-00-00-1653	4,644.36
00188	168		012711	27-Jan-11	GOLDSTEIN, MARK	SEWER LATERAL REIMBURSEMENT	02-00-00-1901	1,840.00
01397	34		012411	24-Jan-11	KOHN'S KOSHER MARKET	OVERPAYMNT 2011 BUSINESS LIC	01-00-00-4402	240.00
00188	166		012511	25-Jan-11	MEYER, MARK	SEWER LATERAL REIMBURSEMENT	02-00-00-1901	1,702.40
01454	0		012411	24-Jan-11	MISSOURI PROFESSIONALS MUTUAL	OVERPAYMNT 2011 BUS LICENSE	01-00-00-4402	10.00
00829	0		104013	21-Jan-11	MORPHOTRAK	LIVESCAN MAINT 2/1/11-1/31/12	01-00-00-2410	2,756.25
00116	0		6556	26-Jan-11	SAM'S CLUB	450 PAPER CUPS FOR PRISONERS	01-00-00-2410	8.30
01449	0		011911	19-Jan-11	SEVERIN FINANCIAL GROUP	OVERPAYMNT BUS LICENSE 2011	01-00-00-4402	20.00
00188	167		012611	26-Jan-11	SHANFELD, JUDITH	SEWER LATERAL REIMBURSEMENT	02-00-00-1901	1,818.40
Sum of Invoices								15,069.71



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

LEGISLATIVE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00029	0		100132	24-Jan-11	BUSCOMM	LIBERTY MEETING RECORDER	01-11-13-6213	1,849.00
							Sum of Invoices	1,849.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

Administration

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01447	0	P001161	17652	31-Jan-11	DIVERSIFIED PRINTING INC	5 STANDARD EDITION OF NEWSLETT	01-12-11-6203	988.00
01139	0		M20112268	31-Jan-11	ICLEI - LOCAL GOVTS FOR SUSTAINABILITY	2011 RENEWAL	01-12-11-6262	600.00
00053	0		791807-001	26-Jan-11	ST JOHN'S MERCY CORPORATE HEALTH	RANDOM TESTING	01-12-11-6271	25.00
00053	0		791809-001	26-Jan-11	ST JOHN'S MERCY CORPORATE HEALTH	RANDOM TESTING	01-12-11-6271	45.00
00932	0		010111	01-Jan-11	WEISS, MELISSA	MILEAGE	01-12-11-7307	15.30
Sum of Invoices								1,673.30



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

IT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01369	0	P001087	209838	04-Jan-11	JB TECHNOLOGIES	HP CP4525xh PRINTER FOR PUBLIC	01-12-51-7331	2,850.00
00050	0		INV0014905	15-Jan-11	REJIS	CUSTOMER SVC TIC 485703-01	01-12-51-6213	41.50
00050	0		INV0014904	15-Jan-11	REJIS	PIX FIREWALL MAINT	01-12-51-6213	21.24
							Sum of Invoices	2,912.74



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

Finance

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00021	0		013111	31-Jan-11	GOEWERT, LINDA	JAN 11 MILEAGE	01-13-11-7307	18.77
							Sum of Invoices	18.77



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

MUNICIPAL COURT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050	0		INV0014903	15-Jan-11	REJIS	JAN SUBSCRIPTION FEES	01-13-14-6202	2,315.06

Sum of Invoices 2,315.06



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

INTERDEPARTMENTAL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00622	0		131750	12-Jan-11	ALL STAR DISTRIBUTING, INC.	EMPLOYEE YEAR PLAQUE	01-13-15-6272	10.00
00045	1		547128777001	06-Jan-11	OFFICE DEPOT	STAMP PAD	01-13-15-7312	4.07
00118	0	P001159	13730	20-Jan-11	OLD STYLE BODY COMPANY	REPAIR CAR 2413 DAMAGE CAUSED	01-13-15-6220	1,242.20
00050	0		INV0014904	15-Jan-11	REJIS	NETWORK ACCESS FEE	01-13-15-6213	183.00
01169	0		106620038	19-Jan-11	STAPLES ADVANTAGE	DRUM & TONER	01-13-15-7312	226.65
01169	0		106595368	18-Jan-11	STAPLES ADVANTAGE	TONER FOR COURT	01-13-15-7312	156.84
01169	0		106468230	11-Jan-11	STAPLES ADVANTAGE	LABELS, PENS, CD ENVELOPES	01-13-15-7312	108.51
00447	0		524996	10-Jan-11	THE DANIEL & HENRY CO.	FIDELITY BOND RENEWAL	01-13-15-6225	1,773.00
Sum of Invoices								3,704.27



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

ICE ARENA

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00249	0		1039829	16-Dec-10	AMERICAN CARNIVAL MART	ARM BANDS FOR ICE SKATING	06-14-31-7304	32.00
00015	1		452707639	20-Jan-11	CINTAS CORP. #452	UNIFORMS (012011)	06-14-31-7301	5.01
00015	1		452707639	20-Jan-11	CINTAS CORP. #452	CLEANING SUPPLIES (012011)	06-14-31-7308	1.92
00015	1		452710860	27-Jan-11	CINTAS CORP. #452	CLEANING SUPPLIES (012711)	06-14-31-7301	1.92
00015	1		452710860	27-Jan-11	CINTAS CORP. #452	UNIFORMS (012711)	06-14-31-7308	5.01
00080	0		1950-134-5	14-Jan-11	DIERBERGS	BIRTHDAY PARTY SUPPLIES	06-14-31-7304	55.49
00039	0		701640	25-Jan-11	INDUSTRIAL SOAP	CLEANING SUPPLIES	06-14-31-7301	59.02
00082	0		0459959	18-Jan-11	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	268.08
00082	0		0462403	01-Feb-11	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	175.05
00970	0		1388-351842	31-Jan-11	O'REILLY AUTO PARTS	RADIATOR CAP FOR OLYMPIA	06-14-31-6211	3.43
00048	0		184352	11-Jan-11	PAVYER	OLY BLADE SHARPENING	06-14-31-6211	83.68
00711	1		301539179	16-Jan-11	TERMINIX	PEST CONTROL ICE (021511)	06-14-31-6212	32.00

Sum of Invoices

722.61



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

GOLF MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00970	0		1388-350310	18-Jan-11	O'REILLY AUTO PARTS	BRAKE CLEANER	06-14-32-6211	8.00
00970	0		1388-350312	18-Jan-11	O'REILLY AUTO PARTS	BATTERY TESTER	06-14-32-7302	91.99
00970	0		1388-350314	18-Jan-11	O'REILLY AUTO PARTS	EQUIPMENT FILTERS	06-14-32-6211	147.41
00970	0		1388-351049	25-Jan-11	O'REILLY AUTO PARTS	OIL FILTERS FOR EQUIPMENT	06-14-32-6211	16.11
00116	0		4013	12-Jan-11	SAM'S CLUB	MOTOR OIL FOR EQUIPMENT	06-14-32-6211	45.76
00116	0		7537	25-Jan-11	SAM'S CLUB	HYDRAULIC OIL/FLUID	06-14-32-6211	131.52
Sum of Invoices								440.79



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

PRO SHOP

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00114	14		02	03-Jan-11	AT&T	YELLOW PAGES ADVERTISING	06-14-33-6260	85.64
00665	1		0142930-IN	12-Jan-11	M&M GOLF CARS	GOLF CART BATTERIES	06-14-33-6210	538.00
00665	1		0142931-IN	12-Jan-11	M&M GOLF CARS	GOLF CART BATTERIES	06-14-33-9503	538.00
00711	1		301539179	16-Jan-11	TERMINIX	PEST CONTROL PRO SHOP (021511)	06-14-33-6212	32.00
Sum of Invoices								1,193.64



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

SNACK BAR

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01072	0		633323	19-Jan-11	C.R. FRANK POPCORN AND SUPPLY CO.	MISC. SUPPLIES CONCESSION	06-14-34-8321	25.75
00015	1		452707639	20-Jan-11	CINTAS CORP. #452	WIPING TOWELS (012011)	06-14-34-7301	5.17
00015	1		452710860	27-Jan-11	CINTAS CORP. #452	WIPING TOWELS (012711)	06-14-34-7301	5.17
00084	2	P001142	3828156408	19-Jan-11	COCA-COLA	DRINKS FOR RESALE (8317)	06-14-34-8317	680.15
00116	0	P001145	4858	19-Jan-11	SAM'S CLUB	BEER FOR RESALE (8316)	06-14-34-8316	59.72
00116	0	P001145	4858	19-Jan-11	SAM'S CLUB	SNACKS FOR RESALE (8319)	06-14-34-8319	21.57
00116	0	P001145	5748	21-Jan-11	SAM'S CLUB	SANDWICHES FOR RESALE (8315)	06-14-34-8315	22.36
00116	0	P001145	5748	21-Jan-11	SAM'S CLUB	BEER FOR RESALE (8316)	06-14-34-8316	33.69
00116	0	P001145	5748	21-Jan-11	SAM'S CLUB	SNACKS FOR RESALE (8319)	06-14-34-8319	15.56
Sum of Invoices								869.14



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

BUILDING MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00102	0		697458	18-Jan-11	BEYERS LUMBER	PLUMBING TOOLS-CITY HALL	01-16-11-6212	13.99
01448	0	P001162	658541	01-Feb-11	BUILDINGSTARS	CLEANING SERVICE CHARGES FOR 6	01-16-11-6212	1,420.00
00015	1		452707630	20-Jan-11	CINTAS CORP. #452	UNIFORMS CITY HALL MAINT	01-16-11-7308	10.00
00015	1		452710851	27-Jan-11	CINTAS CORP. #452	UNIFORMS CITY HALL MAINT	01-16-11-7308	10.00
00117	0		0078219	15-Jan-11	HOME DEPOT	SUPPLIES CITY HALL LOBBY ART	01-16-11-6212	8.06
00117	0		7064887	18-Jan-11	HOME DEPOT	PAINT CITY HALL LOBBY	01-16-11-6212	77.49
00164	0		013060	31-Jan-11	CARE LTD.	AIR FRESHNER CITY HALL	01-16-11-7301	524.18
00116	0		7851	31-Jan-11	SAM'S CLUB	EMPLOYEE LOUNGE SUPPLIES	01-16-11-7304	53.58
Sum of Invoices								2,117.30



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

POLICE-ADMIN

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00195	0		42831	27-Jan-11	ALARM 24, INC.	PHONE/DATA JACK INSTALL	01-21-11-9501	275.00
00195	0		42832	27-Jan-11	ALARM 24, INC.	COST TO ADD CAM FINGERPRNT RM	01-21-11-9503	633.00
00195	0	P001124	42833	27-Jan-11	ALARM 24, INC.	ESTIMATED LOCKSMITH INSTALLATI	01-21-11-9501	150.00
00195	0	P001124	42833	27-Jan-11	ALARM 24, INC.	READER DOOR LOCK FOR RECORDS R	01-21-11-9501	1,818.00
00124	0		011766769	20-Jan-11	BANC OF AMERICA LEASING	MARCH LEASE FOR RECORDS COPIER	01-21-11-6266	238.00
00080	0		6751-114-5	26-Jan-11	DIERBERGS	BREAKFAST FOR ORAL BRD MEMBERS	01-21-11-6203	12.84
00234	1		341198	19-Jan-11	ED ROEHR SAFETY PRODUCTS	CREDIT FOR RETURNED PART	01-21-11-6210	(64.00)
00096	0		114769	14-Jan-11	EVS	CHANGEOVER ADMIN 2011 IMPALA	01-21-11-6210	379.85
00096	0		114770	14-Jan-11	EVS	CAR 2425 REMOVE RADIO & ANT.	01-21-11-6210	25.00
01232	1		96589524	14-Jan-11	MOORE MEDICAL	10 PKS OF 5 EACH QUIK CLOT	01-21-11-6271	380.00
00050	0	P001026	014904	15-Jan-11	REJIS	6 MONTHS REJIS MONTHLY USER	01-21-11-6202	4,030.39
00050	0	P001027	14904	15-Jan-11	REJIS	6 MONTHS GLOBAL CAD USER	01-21-11-6213	2,798.75
00050	0	P001027	14905	15-Jan-11	REJIS	6 MONTHS GLOBAL CAD USER	01-21-11-6213	7.50
00050	0		INV0014904	15-Jan-11	REJIS	LIVE SCAN CONNECTION	01-21-11-6202	50.00
00050	0		INV0014904	15-Jan-11	REJIS	IMDS ORACLE DB MAINT	01-21-11-6202	21.00
00116	0		5316	19-Jan-11	SAM'S CLUB	ATOMIC CLOCK FOR BOOKING	01-21-11-7302	21.98
00116	0		5316	19-Jan-11	SAM'S CLUB	PRISONER MEALS	01-21-11-7309	69.12
00116	0		6556	26-Jan-11	SAM'S CLUB	24-PK SMALL TOWELS FOR AED CAS	01-21-11-6271	11.58
00116	0		7851	31-Jan-11	SAM'S CLUB	FOOD/SUPPLIES FOR EMER MGT	01-21-11-7304	178.43
00092	4	P000995	23069	10-Jan-11	ST LOUIS COUNTY TREASURER	12 EA MONTHLY CARE SERVICES	01-21-11-6202	23.91
01267	0		3073	16-Dec-10	UNION SPRINGS PHARMACEUTICALS	12 MYCLINS PRO 12ML	01-21-11-6271	152.95
01048	0		2518209545	18-Jan-11	VERIZON WIRELESS	MONTHLY CHRG FOR EMERG AIRCARD	01-21-11-6253	43.01
00178	0	P001012	197373B	14-Jan-11	WARNER COMMUNICATIONS CORP.	8 EACH RADIO MAINT. FOR BASE A	01-21-11-6211	386.33
00091	0	P001008	179917	18-Jan-11	WIRELESS USA	12 MONTHLY MAINTENANCE CONTRAC	01-21-11-6211	190.00

Sum of Invoices

11,832.64



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

POLICE-INVESTIGATIONS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00096	0		114768	14-Jan-11	EVS	CHANGEOVER 2011 IMPALA	01-21-21-6210	439.15
00094	1		132928	19-Jan-11	FIRESTONE	CAR 2418 ALIGNMENT SERVICE	01-21-21-6210	69.99
01228	0		1432814-20110131	31-Jan-11	LEXISNEXIS	JANUARY USER FEES	01-21-21-6202	175.00
00050	0		INV0014904	15-Jan-11	REJIS	IMDS ORACLE DB MAINT	01-21-21-6202	10.50
00091	0	P001106	4000307	14-Jan-11	WIRELESS USA	1 PM1500 MOTOROLA 136-174 100	01-21-21-9503	1,345.00
Sum of Invoices								2,039.64



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

POLICE-PATROL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00234	1		341274	20-Jan-11	ED ROEHR SAFETY PRODUCTS	(1) READY BUCKLE FOR CROWN VIC	01-21-22-6210	199.00
00234	1		341552	25-Jan-11	ED ROEHR SAFETY PRODUCTS	BODY ARMOR FOR PO WIGINTON	01-21-22-9503	635.00
00234	1		341555	25-Jan-11	ED ROEHR SAFETY PRODUCTS	SIREN PA MIC FOR CAR 2408	01-21-22-6210	60.60
00096	0		114763	12-Jan-11	EVS	CAR 2409 REPLACE SIREN BOX	01-21-22-6210	85.00
00096	0		114764	12-Jan-11	EVS	CAR 2417 REPLACE SIREN SPKR	01-21-22-6210	10.00
00096	0		114774	22-Jan-11	EVS	REPLACE HDLGHT FLASHER IN 2407	01-21-22-6210	91.51
00096	0		114786	01-Feb-11	EVS	VARIOUS SIREN & LIGHT REPAIRS	01-21-22-6210	85.00
00672	0		1282	13-Jan-11	FIRE PANEL LLC	(6) FIRE PANEL INSTALL KITS	01-21-22-6210	390.00
00094	1		132892	18-Jan-11	FIRESTONE	CAR 2409 3000 MILE SERVICE	01-21-22-6210	17.99
00094	1		132910	19-Jan-11	FIRESTONE	CAR 2403 3000 MILE SVS + TIRES	01-21-22-6210	51.46
00094	1		132934	19-Jan-11	FIRESTONE	CAR 2417 3000 MILE SERVICE	01-21-22-6210	17.99
00094	1		133169	26-Jan-11	FIRESTONE	CAR 2405 3000 MILE SVS + BATT	01-21-22-6210	138.96
00094	1		133441	04-Feb-11	FIRESTONE	CAR 2404 3000 MILE SERVICE	01-21-22-6210	17.99
00364	0	P001115	1131676	21-Jan-11	GULF STATES DISTRIBUTORS	5 1000 SPE53970 SPEER GOLD DO	01-21-22-7313	1,795.00
00347	0		434187	24-Jan-11	KUSTOM SIGNALS, INC.	3 REMOTES & 1 RECHARG BATTERY	01-21-22-6211	386.24
01232	1		96589524	14-Jan-11	MOORE MEDICAL	VARIOUS MED SUPPLIES FOR CARS	01-21-22-6271	337.41
00970	0		1852-242260	18-Jan-11	O'REILLY AUTO PARTS	(5) HEADLIGHT BULBS	01-21-22-6210	19.95
00050	0		INV0014904	15-Jan-11	REJIS	14 VERIZON DATE LINES	01-21-22-6253	714.00
00116	0		6556	26-Jan-11	SAM'S CLUB	24 AA & 10 C BATTERIES	01-21-22-7302	19.96
00309	0		9911	24-Jan-11	ST LOUIS AREA MAPS, INC.	(20) 2011 STREET DIRECTORIES	01-21-22-7304	248.00
00237	1		2419851	20-Jan-11	WORLD WIDE TECHNOLOGY	(4) MOBILE PRINTER BATTERIES	01-21-22-6211	341.08

Sum of Invoices 5,662.14



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

2/9/2011

PUBLIC WORKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01048	1		2516220038	13-Jan-11	VERIZON WIRELESS	AIR CARD THRU 1/13/11	6253	43.01	
Sum of Invoices									43.01



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00102	0		697904	25-Jan-11	BEYERS LUMBER	STOP SIGN POSTS	01-31-41-7311	109.20
00712	2		J16516	14-Jan-11	BOBCAT OF ST. LOUIS	REPAIR 5300 BOBCAT	01-31-41-6211	737.07
00712	2		K22356	12-Jan-11	BOBCAT OF ST. LOUIS	FILTER, FLUID - BOBCAT	01-31-41-6211	447.70
00712	2		K19162	06-Dec-10	BOBCAT OF ST. LOUIS	CR FOR LEAF VAC KIT RETURNED	01-31-41-6211	(454.00)
00010	0		877564	27-Jan-11	BRANNEKY HARDWARE	SNOW EQUIPMENT ITEMS	01-31-41-7302	56.93
00010	0		877564	27-Jan-11	BRANNEKY HARDWARE	SNOW EQUIPMENT ITEMS	01-31-41-7310	85.85
00010	0		877564	27-Jan-11	BRANNEKY HARDWARE	SNOW EQUIPMENT ITEMS	01-31-41-7311	29.00
00010	0		878731	27-Jan-11	BRANNEKY HARDWARE	ELECTRICAL ITMES SHOP	01-31-41-7302	67.19
00010	0		878872	31-Jan-11	BRANNEKY HARDWARE	MARKERS PAVEMNT EDGING	01-31-41-7310	62.82
00013	1		164711	18-Jan-11	CARQUEST	HOSE FOR SHOP	01-31-41-6210	49.00
00013	1		164725	18-Jan-11	CARQUEST	HOSE CLAMPS-SHOP	01-31-41-6210	4.70
00013	1		164956	21-Jan-11	CARQUEST	DEICERS & CLEANERS - PLOWS	01-31-41-7310	68.04
00013	1		165490	31-Jan-11	CARQUEST	SNOW PLOW ITEMS-STOCK	01-31-41-7310	262.34
00099	0		1226473	31-Dec-10	CEEKAY SUPPLY	GAS RENTAL-DEC 10	01-31-41-7307	47.49
00099	0		3353404	21-Jan-11	CEEKAY SUPPLY	GAS RENTAL	01-31-41-7307	72.13
00099	0		3353404	21-Jan-11	CEEKAY SUPPLY	SAFETY GLASSES	01-31-41-7308	8.97
00099	0		3353406	12-Jan-11	CEEKAY SUPPLY	GAS RENTAL - SHOP	01-31-41-7307	80.04
00394	0	P001139	11-1031	22-Jan-11	CHUCK'S BOOTS	13 PAIRS OF WORK BOOTS (STEEL	01-31-41-7308	94.99
00015	1		45270637	20-Jan-11	CINTAS CORP. #452	UNIFORMS - STREET	01-31-41-7308	40.82
00015	1		452707636	20-Jan-11	CINTAS CORP. #452	MATS-STREET DEPT	01-31-41-6212	29.46
00015	1		452707636	20-Jan-11	CINTAS CORP. #452	CLEANERS-STREET DEPT	01-31-41-7301	17.23
00015	1		452710857	27-Jan-11	CINTAS CORP. #452	MAT GARAGE	01-31-41-6212	29.46
00015	1		452710857	27-Jan-11	CINTAS CORP. #452	CLEANERS GARAGE	01-31-41-7301	17.23
00015	1		452710858	27-Jan-11	CINTAS CORP. #452	UNIFORMS GARAGE	01-31-41-7308	40.82
00840	0		19685	21-Jan-11	CLAYCO MIDWEST COMPANY	CRACK SEAL STREET REPAIR	01-31-41-7305	500.00
01456	0		2011012624	26-Jan-11	DAN ALTHOFF TRUCKING, INC,	SALT	01-31-41-7310	360.00
00080	0		3487-130-5	20-Jan-11	DIERBERGS	FOOD SNOW PLOW CREW	01-31-41-7310	117.10
00080	0		6217C01745	31-Jan-11	DIERBERGS	FOOD SNOW PLOW CREWS	01-31-41-7310	198.92
00141	0		105295	05-Oct-10	ELECTRO BATTERY	BATTERY #207	01-31-41-6210	88.31
00141	0		107285	17-Nov-10	ELECTRO BATTERY	BATTERY LEAF VAC #509	01-31-41-6211	75.07
00141	0		107286	17-Nov-10	ELECTRO BATTERY	BATTERY TRADE-IN	01-31-41-6210	(7.00)



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00141	0		107688	30-Nov-10	ELECTRO BATTERY	BATTERY LEAF VAC	01-31-41-6211	150.14
00141	0		107689	30-Nov-10	ELECTRO BATTERY	BATTERY TRADE-IN	01-31-41-6210	(14.00)
00143	0		210200054	20-Jan-11	F&C TRUCK SALES	ENGINE REPAIR SHOP TRUCK	01-31-41-6210	2,217.50
00438	0		011811	18-Jan-11	FERRELLGAS	GAS RENTAL-GARAGE	01-31-41-7307	1,117.17
00349	1		538569-001	20-Jan-11	HTE TECHNOLOGIES	SALT TANK ITEMS	01-31-41-7310	50.30
01442	0		151445	21-Jan-11	IRON MOUNTAIN TRAP ROCK COMPANY	SAND FOR ICE CONTROL	01-31-41-7310	1,001.28
01442	0		151620	24-Jan-11	IRON MOUNTAIN TRAP ROCK COMPANY	ICE CONTROL SAND	01-31-41-7310	2,043.09
00105	2		0347-000131550	25-Jan-11	JOHNNY ON THE SPOT #347	JOHNNY ON THE SPOT CHARGE	01-31-41-6266	198.04
00789	0		334439	26-Jan-11	K&K SUPPLY	SNOW SHOVEL/OUTRIGGER PADS	01-31-41-7310	213.42
01134	0		1812442	27-Jan-11	KIMBALL MIDWEST	BOLTS FOR PLOWS	01-31-41-7310	299.62
00156	0		0046331	14-Jan-11	L & C TRUCK REPAIR, INC.	REPAIRS CHIPPER #307	01-31-41-6211	1,543.18
00156	0		0046343	14-Jan-11	L & C TRUCK REPAIR, INC.	CLUTCH & PUMP #310	01-31-41-6210	1,580.25
00156	0		0046486	28-Jan-11	L & C TRUCK REPAIR, INC.	TRANSMISSION #309	01-31-41-6210	694.89
00156	0		0046491	28-Jan-11	L & C TRUCK REPAIR, INC.	FUELING ISSUE #308	01-31-41-6210	418.94
01437	0	P001155	13101125	28-Jan-11	MEYERS TIRE SUPPLY	COATS BRAND TIRE CHANGER	01-31-41-9503	5,294.00
01437	0	P001153	13101193	28-Jan-11	MEYERS TIRE SUPPLY	COATS 1000 TIRE BALANCER	01-31-41-9503	2,604.00
00348	0		62706	19-Jan-11	MIDWEST SYSTEMS TRUCK EQUIPMENT, INC.	SALT SPREADER #310	01-31-41-7310	259.00
00103	0		011811	18-Jan-11	MIDWESTERN PEST CONTROL	PEST CONTROL - GARAGE	01-31-41-7301	47.50
00411	0		9306	17-Jan-11	N.B. WEST CONTRACTING CO.	COLD PATCH	01-31-41-7305	56.00
00165	1		TI-0230648	20-Jan-11	NEWMAN TRAFFIC SIGNS	REPLACEMNT STREET SIGNS	01-31-41-7311	132.50
00165	1		TI-0230838	27-Jan-11	NEWMAN TRAFFIC SIGNS	STREET SIGNS	01-31-41-7311	131.75
00165	1		TI-0230881	28-Jan-11	NEWMAN TRAFFIC SIGNS	SAFETY SIGNS STREETS	01-31-41-7311	335.69
00796	0		316908	31-Jan-11	OVERHEAD DOOR COMPANY OF ST. LOUIS	ESTIMATE DOOR FRAME-GARAGE	01-31-41-6212	176.00
00047	0		P81930	14-Jan-11	PAT KELLY EQUIPMENT	PROPANE HTR-SHOP	01-31-41-6212	118.99
00047	0		P82182	31-Jan-11	PAT KELLY EQUIPMENT	SNOW PLOW ITEMS	01-31-41-7310	144.15
00047	0		P82185	31-Jan-11	PAT KELLY EQUIPMENT	SNOW PLOW ITEMS	01-31-41-7310	15.00
01455	0		163879FL	26-Jan-11	PRAIRIE ARCHWAY INTERNATIONAL TRUCKS	FILTERS #315	01-31-41-6210	169.88
01455	0		72980	27-Jan-11	PRAIRIE ARCHWAY INTERNATIONAL TRUCKS	INT'L TRUCK REPAIR #7400	01-31-41-6210	473.49
00169	1		71009013	19-Jan-11	PURCELL TIRE CO.	TIRES - #202	01-31-41-6210	148.89
00310	0		5023561	20-Jan-11	REUTHER	HYDRAULIC HOSE #306	01-31-41-7310	12.68
00310	0		5023568	20-Jan-11	REUTHER	HYDRAULIC BELT #207	01-31-41-7310	10.94



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00310	0		5023595	26-Jan-11	REUTHER	BELTS FOR STOCK	01-31-41-7310	21.88
00310	0		5023608	31-Jan-11	REUTHER	SNOW PLOW EQPMNT SUPPLIES	01-31-41-7310	1,194.86
00110	0		306686	14-Jan-11	RICMAR INDUSTRIES	CLEANERS - GARAGE	01-31-41-7301	59.08
00110	0		306687	14-Jan-11	RICMAR INDUSTRIES	BENCHMARK - SHOP	01-31-41-6212	194.72
01275	0		88713	21-Jan-11	SCOTT'S POWER EQUIPMENT, INC.	EXTRA PLOW LIGHT	01-31-41-7310	153.00
01275	0		88750	24-Jan-11	SCOTT'S POWER EQUIPMENT, INC.	PINS SNOW PLOW	01-31-41-7310	6.50
00851	1	P001156	0276831-IN	14-Jan-11	SCOTWOOD INDUSTRIES, INC.	LIQUID CALCIUM CHLORIDE, 2000	01-31-41-7310	1,573.31
00851	1		0277327-IN	24-Jan-11	SCOTWOOD INDUSTRIES, INC.	ICE REMOVAL CHEMICAL	01-31-41-7310	2,074.48
00206	0		01-27003	24-Jan-11	U.S. WIPING MATERIALS, INC.	SHOP RAGS	01-31-41-6212	140.15
00104	0	P001144	S08692	11-Jan-11	VERMEER	REPLACE CLUTCH AND RELATED PAR	01-31-41-6211	2,229.16
00104	0	P001144	S08692	11-Jan-11	VERMEER	LABOR CHARGE	01-31-41-6211	456.28
00311	0		1459838	24-Jan-11	WEBER CHEVROLET	DIPSTIK #103	01-31-41-6210	37.85
00842	0		33204	31-Jan-11	WOODY'S MUNICIPAL SUPPLY COMPANY	CHAINS & BLADES SNOW PLOW	01-31-41-7310	2,178.12
Sum of Invoices								35,300.55



CITY OF CREVE COEUR
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HEALTH & WELFARE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00105	1	P001157	38	15-Jan-11	ALLIED WASTE	TRASH HAULING SERVICE FOR	01-31-42-6214	83,131.20
00105	1	P001158	0413327538	15-Jan-11	ALLIED WASTE	RESIDENT	01-31-42-6217	24,067.20
Sum of Invoices								107,198.40



CITY OF CREVE COEUR
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PARKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00015	1		45270637	20-Jan-11	CINTAS CORP. #452	UNIFORMS - STREET	01-31-43-7308	40.82
00015	1		452707636	20-Jan-11	CINTAS CORP. #452	CLEANERS-STREET DEPT	01-31-43-7301	17.22
00015	1		452710857	27-Jan-11	CINTAS CORP. #452	CLEANERS GARAGE	01-31-43-7301	17.22
00015	1		452710858	27-Jan-11	CINTAS CORP. #452	UNIFORMS GARAGE	01-31-43-7308	40.82
00103	0		011811	18-Jan-11	MIDWESTERN PEST CONTROL	PEST CONTROL - GARAGE	01-31-43-7301	47.50
00110	0		306686	14-Jan-11	RICMAR INDUSTRIES	CLEANERS - GARAGE	01-31-43-7301	59.07

Sum of Invoices

222.65



CITY OF CREVE COEUR
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COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00844	0		011311	13-Jan-11	JOANNE J. MARTIN, CCR	CT REPORTER - 1/10/11	01-32-11-6203	247.15
00213	0		012511-1	25-Jan-11	REPORTING SERVICES,	PLAZA MOTOR P&Z-1/18/11	01-32-11-6203	203.00
Sum of Invoices								450.15



CITY OF CREVE COEUR
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COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00009	0		020111	01-Feb-11	BOLLS, SCOTT	JAN 11 MILEAGE	01-32-61-7307	511.53
00058	0		013111	31-Jan-11	BURKE, PATRICK	JAN 11 MILEAGE	01-32-61-7307	236.13
00112	0		40034	19-Jan-11	MPS	INSPECTION APPLCATIONS	01-32-61-7304	490.00
00112	0		40055	31-Jan-11	MPS	PERMIT CARDS	01-32-61-7304	38.00
00112	0		40057	28-Jan-11	MPS	PERMIT CARDS	01-32-61-7304	336.00
00456	0		6437	14-Jan-11	INC.	NFSA DUES	01-32-61-6262	85.00
00032	0		013111	31-Jan-11	UNSER, STEVE	JAN 11 MILEAGE	01-32-61-7307	67.83
00057	0		013111	31-Jan-11	WOODS, DENNIS	JAN 11 MILEAGE	01-32-61-7307	187.17
Sum of Invoices								1,951.66



CITY OF CREVE COEUR
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CAPITAL IMPROVEMENTS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00895	0	P001081	21982	14-Dec-10	ADLER CUSTOM SIGNWORKS	MONUMENT SIGN FOR LAVERNE COLL	02-61-71-9506-11315	21,215.00
00043	251	P000986	297809	21-Oct-10	FIELDER ELECTRICAL SVC INC	1 INSTALL SINGLE SERVICE, 7	02-61-71-9506-08315	8,050.00
01417	0	P001104	83193	18-Jan-11	GEOTECHNOLOGY, INC.	ASPHALT PAVEMENT CORING SERVIC	02-61-71-9510-11606	3,117.50
00606	0	P001086	39395	11-Jan-11	HORNER & SHIFRIN INC	SURVEY & CONCEPT PLAN FOR THE	02-61-71-9510-11603	875.00
01178	0	P001082	110069-650	18-Jan-11	CORP	2011 DIESEL POWERED 7300 DUMP	02-61-71-9516	108,140.00
01395	0	P001165	10-0131	10-Jan-11	SURVEYING SOLUTIONS LLC	CONWAY ROAD SITE SURVEY	02-61-71-9510-11608	17,835.00
<i>Sum of Invoices</i>								<i>159,232.50</i>
<i>GRAND TOTAL OF ALL INVOICES</i>								<i>356,819.67</i>

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

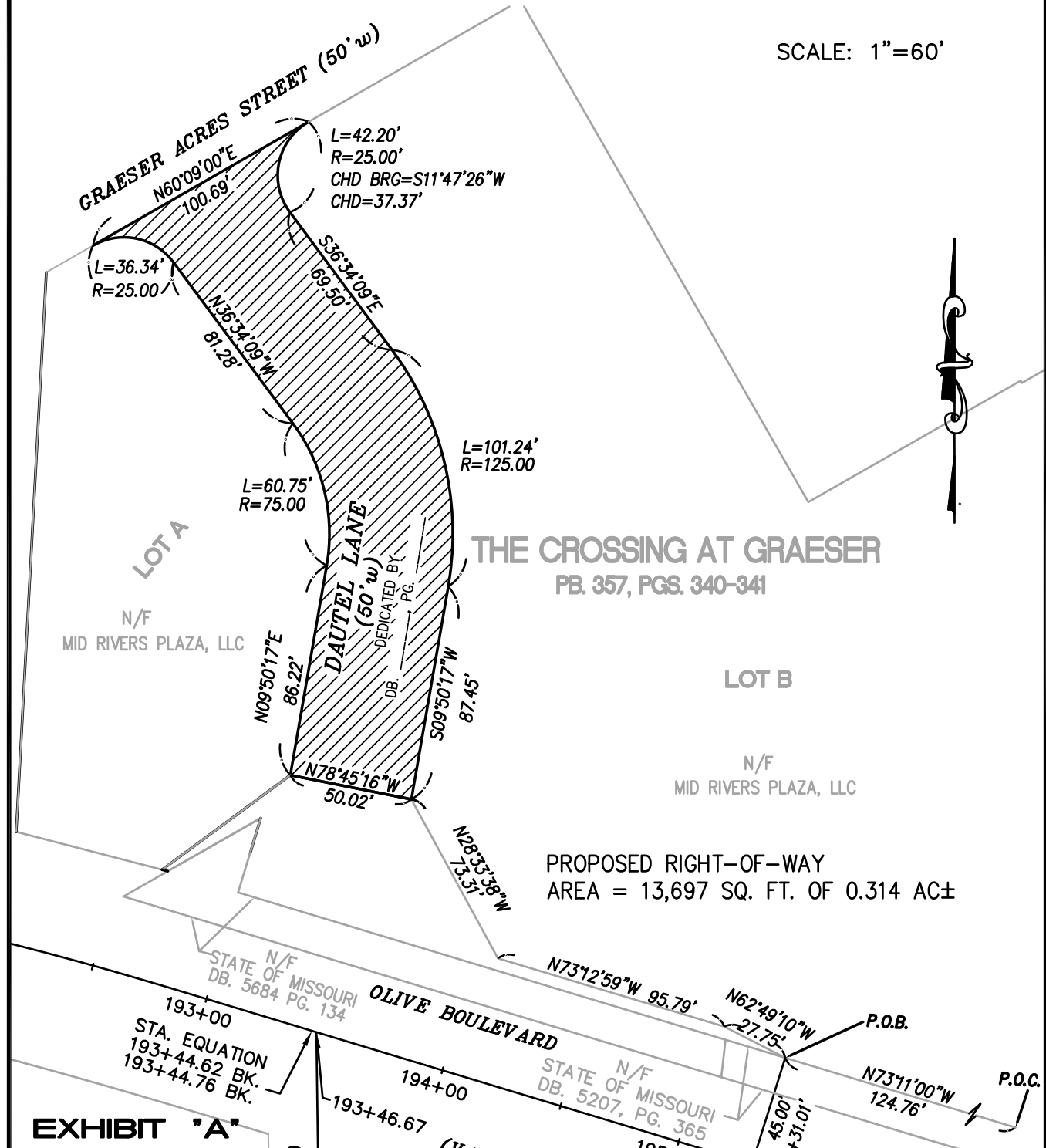
I hereby certify completion of construction and final construction approval of the new Dautel Lane as of the ____ day of _____, 2011.

MARK PERKINS, CITY ADMINISTRATOR

DATE: 12/7/10

JOB NO. 206-3800

SCALE: 1"=60'



RIGHT-OF-WAY DEDICATION PLAT

TRACT OF LAND BEING PART OF DAUTEL LANE AS DEDICATED

PER DB. _____, PG. _____

LOCATED IN NE 1/4 SEC 2, T.45 N., R. 5 E. OF THE 5TH P. M.,

CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

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

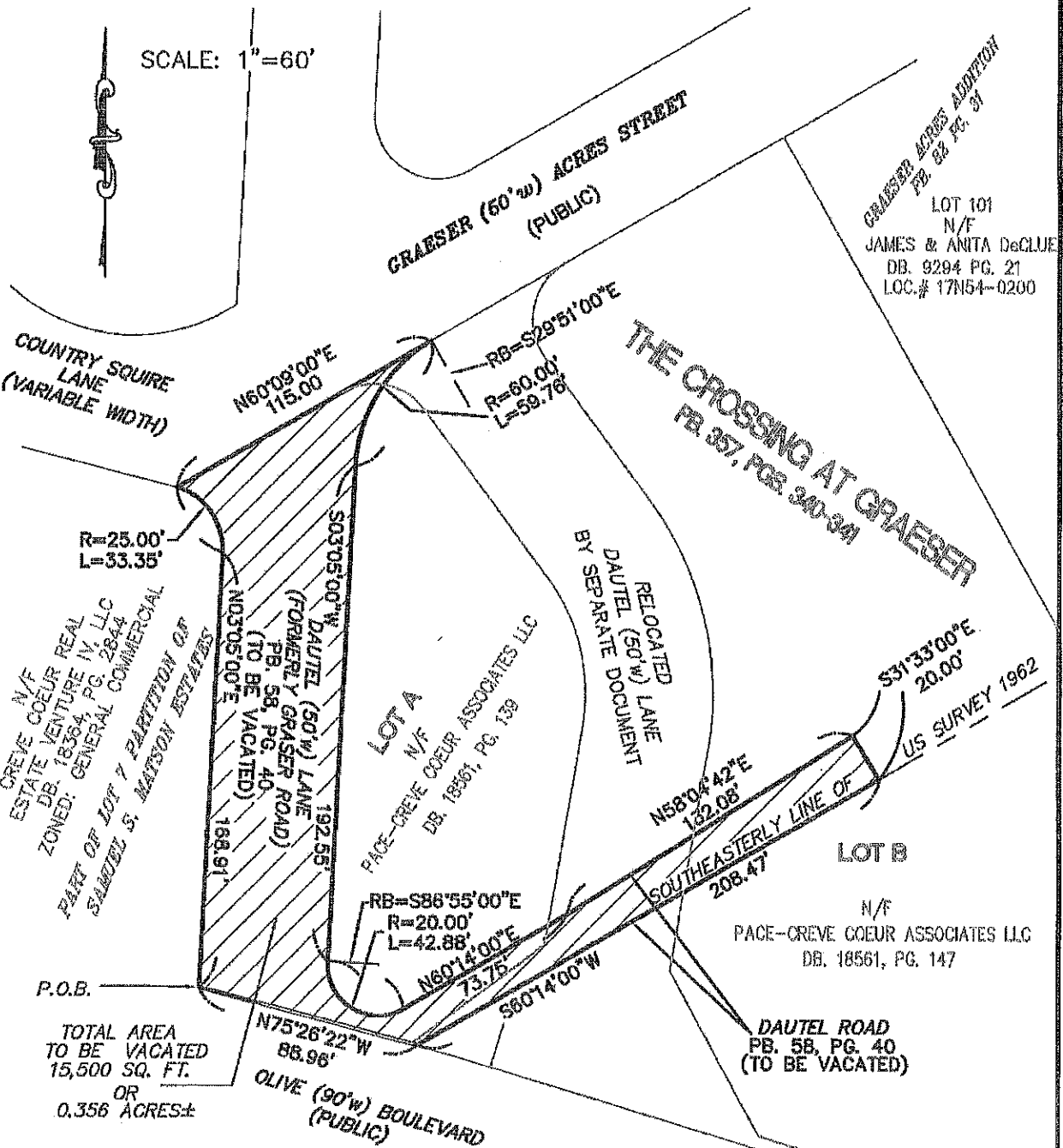


EXHIBIT "B"

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.

AN ORDINANCE REPEALING ORDINANCE NUMBER 2205, ORDINANCE NUMBER 3090, ORDINANCE NUMBER 4068, AND ORDINANCE NUMBER 5039, AND APPROVING A NEW MASTER SIGNAGE PLAN PURSUANT TO SECTION 405.950.6 OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE PLAZA MOTORS CAMPUS LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT

WHEREAS, an application was submitted by the TRi Architects, on behalf of Plaza Motors to revise the previously approved Master Signage Plan for the Plaza Motors Campus, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the Plaza Motors development including all existing and proposed signage as demonstrated in the Plan dated February 8, 2011 and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on January 18, 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

WHEREAS, Planning and Zoning Commission reviewed and by an unanimous vote recommended approval of the Plan subject to certain conditions at its meeting on Tuesday, January 18, 2011; and

WHEREAS, 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 approving the Plan subject to certain conditions 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: Ordinance 2205 authorizing a Master Sign Plan for Plaza Motors Campus located at 11830 Olive Boulevard, and amending Ordinances 3090, 4068, and 5039 are hereby repealed.

Section 2: A Master Sign Plan is approved for the Plaza Motors Campus pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

A tract of land situated in the City of Creve Coeur, the County of St. Louis, and the State of Missouri, being situated in part of Section 3, Township 45 North, Range 5 East, being all of

Adjusted Lot A of Plaza Lexus, a Boundary Adjustment Plat, a subdivision filed for record in Plat Book 353 page 38 of the land records of said St. Louis County, Missouri, all of Lots 1, 2, and 3, and part of Lot 4 of Decker Terrace, a subdivision filed for record in Plat Book 106 page 89 of said St. Louis County land records, part of Lot B of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of 'Studt's Home Place', part of Lot 7 of "The Lake House Subdivision", and part of Vacated Decker Lane, a subdivision filed for record in Plat Book 345 page 557 of said St. Louis County land records, part of Lots 7 and 8 of the Lake House Farm Subdivision, a subdivision filed for record in Plat Book 9 page 74 of the land records of the City of St. Louis, Part of Decker Lane, Width Varies, part of Center Parkway Drive, Width Varies, and Part of Studt Avenue, 50 feet wide, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot A of said Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of 'Studt's Home Place', part of Lot 7 of "The Lake House Subdivision", and part of Vacated Decker Lane, a subdivision filed for record in Plat Book 345 page 557 of said St. Louis County land records, said Southwest corner being on the North right-of-way line of said Studt Avenue, 50 feet wide; thence along said North right-of-way line of Studt Avenue, North 90 degrees 00 minutes 00 seconds West a distance of 163.94 feet; thence leaving said North right-of-way line, South 04 degrees 08 minutes 52 seconds West a distance of 50.13 feet across said Studt Avenue to the South right-of-way line of said Studt Avenue; thence 39.66 feet along the arc of a curve to the left, having a radius of 25.00 feet, through a central angle of 90 degrees 53 minutes 00 seconds, with a chord that bears South 44 degrees 33 minutes 30 seconds West a distance of 35.63 feet to a point of tangency on the East right-of-way line of Decker Lane, width varies; thence along said West right-of-way line of Decker Lane, South 00 degrees 53 minutes 00 seconds East a distance of 286.57 feet to the Northwest corner of said Lot 1 of Decker Terrace; thence leaving said East right-of-way line of Decker Lane, along the North line of said Lot 1 of Decker Terrace, North 89 degrees 07 minutes 00 seconds East a distance of 216.41 feet to the Northeast corner of said Lot 1; thence along the Eastern line of said Lots 1, 2, 3, and 4 of Decker Terrace, South 09 minutes 43 minutes 00 seconds East a distance of 323.26 feet to the intersection of said Eastern line of Lot 4 and the Northern right-of-way line of Old Ballas Road as widened, width varies; thence leaving said Eastern line of Lot 4, along said Northern right-of-way line as follows: North 89 degrees 58 minutes 00 seconds West a distance of 97.31 feet; South 83 degrees 37 minutes 30 seconds West a distance of 134.39 feet; North 89 degrees 56 minutes 00 seconds West a distance of 15.44 feet to the intersection of said Northern right-of-way line of Old Ballas Road and said East right-of-way line of Decker Lane; thence South 88 degrees 52 minutes 23 seconds West a distance of 80.00 feet across said Decker Lane to the West right-of-way line; thence along said West right-of-way line of Decker Lane as follows: North 00 degrees 50 minutes 00 seconds West a distance of 543.02 feet; North 88 degrees 26 minutes 57 seconds East a distance of 10.00 feet; North 00 degrees 50 minutes 00 seconds West a distance of 304.03 feet to the Southeast corner of said Adjusted Lot A of the Plaza Lexus Boundary Adjustment Plat; thence leaving said West right-of-way line, along the South line of said Adjusted Lot A, South 88 degrees 29 minutes 00 seconds West a distance of 550.89 feet to the Southwest corner of said Adjusted Lot A, said Southwest corner being on the East right-of-way line of Emerson Avenue, width varies; thence along said East right-of-way line of Emerson Avenue as follows, North 00 degrees 50 minutes 43 seconds West a distance of 278.48 feet; North 89 degrees 09 minutes 17 seconds East a distance of 10.00 feet; North 00 degrees 50 minutes 43 seconds West a distance of 11.70 feet to a point of curvature on the Southern right-of-way line of said Center Parkway Drive, width varies, thence along said Southern right-of-way line of Center Parkway Drive, 188.44 feet along the arc of a curve to the right, having a radius of 120.00 feet, through a central angle of 89 degrees 58 minutes 23 seconds, with a chord that bears North 44 degrees 08 minutes 29 seconds East a distance of 169.67 to a point of tangency; thence continuing along said Southern right-of-way line of Center Parkway Drive, North 89 degrees 07 minutes 40 seconds East a 115.13 feet; thence leaving said Southern right-of-way line of Center Parkway Drive, North 00 degrees 52 minutes 34 seconds West a distance of 425.44 feet across said right-of-way line of Center Parkway Drive and along the West right-of-way line of said Center Parkway Drive to the intersection of said West right-of-way line of said Center Parkway Drive and the Southern right-of-

way line of Olive Boulevard, a.k.a. Missouri Route 340, width varies; thence South 52 degrees 13 minutes 04 seconds East a distance of 102.45 feet across said Center Parkway drive to the intersection of the Eastern right-of-way line of said Center Parkway Drive and said Southern right-of-way line of Olive Boulevard; thence along said Southern right-of-way line of Olive Boulevard as follows: North 88 degrees 44 minutes 25 seconds East a distance of 1.47 feet; 97.57 feet along the arc of a curve to the right, having a radius of 50.89 feet, through a central angle of 109 degrees 51 minutes 37 seconds, with a chord that bears North 53 degrees 29 minutes 29 seconds East a distance of 83.30 feet; South 71 degrees 34 minutes 20 seconds East a distance of 192.80 feet; South 71 degrees 34 minutes 22 seconds East a distance of 116.95 feet; South 75 degrees 03 minutes 58 seconds East a distance of 37.14 feet; South 71 degrees 05 minutes 44 seconds East a distance of 61.01 feet; South 71 degrees 41 minutes 49 seconds East a distance of 91.84 feet to a point of curvature; 62.91 feet along the arc of a curve to the left, having a radius of 2920.93 feet, through a central angle of 01 degrees 14 minutes 02 seconds, with a chord that bears South 72 degrees 18 minutes 50 seconds East a distance of 62.91 feet to the Northeast corner of said Lot B of the Boundary Adjustment Plat filed for record in Plat Book 345 page 557 of said St. Louis County land records; thence leaving said Southern right-of-way line of Olive Boulevard along the Eastern line of said Lot B, South 00 degrees 45 minutes 05 seconds East a distance of 174.40 feet; thence continuing along said eastern line of Lot B, North 89 degrees 14 minutes 55 seconds East a distance of 159.73 feet to the West right-of-way line of New Ballas Road, width varies; thence along said West right-of-way line of New Ballas Road, South 01 degrees 10 minutes 55 seconds West a distance of 69.94 feet to a point of curvature; thence continuing along said West right-of-way line of New Ballas Road 118.62 feet along the arc of a curve to the left, having a radius of 2905.00 feet through a central angle of 02 degrees 20 minutes 22 seconds, with a chord that bears South 00 degrees 00 minutes 44 seconds West a distance of 118.61 feet to the Northeast corner of said Lot A of the Boundary Adjustment Plat filed for record in Plat Book 345 page 557 of said St. Louis County land records; thence leaving said Western right-of-way line of New Ballas Road along the North line of said Lot A as follows: South 89 degrees 14 minutes 55 seconds West a distance of 204.59 feet; South 00 degrees 50 minutes 00 seconds East a distance of 4.75 feet; South 89 degrees 14 minutes 55 seconds West a distance of 94.46 feet to the Northwest corner of said Lot A; thence along the Western line of said Lot A as follows: South 00 degrees 50 minutes 00 seconds East a distance of 28.37 feet; North 89 degrees 14 minutes 55 seconds East a distance of 12.34 feet; South 00 degrees 50 minutes 00 seconds East a distance of 392.17 feet to the point of beginning.

Containing 17.25 Acres, more or less, the forgoing description was compiled from record information and does not represent an actual survey of the described area.

SECTION 3: Such approval of the Master Signage Plan for the Plaza Motors Campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. Light pole banners shall not be located on poles that are within 125 feet of Olive Boulevard.
4. Any damaged or weathered light pole banners shall be immediately replaced
5. Any brackets that are damaged, rusted, and not securely holding banners to minimize movement shall be immediately replaced.

6. A two-sided monument sign identifying the BMW pre-owned inventory area, not to exceed an area of 16 square feet per sign face, may be installed in a location that otherwise complies with all requirements of the Code of Ordinances.
7. Window signs shall not exceed 20% of the area of any individual window and otherwise comply with limits on window signs in the Code of Ordinances.
8. No additional signage is allowed for the campus.
9. All leasing information signage for the development should be placed on a building. No additional leasing signs shall be permitted.

SECTION 4: The Master Signage Plan, and all components thereof, shall be as demonstrated on the Plan received by the Planning Department on January 11, 2011 except as modified by this Ordinance.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2011.

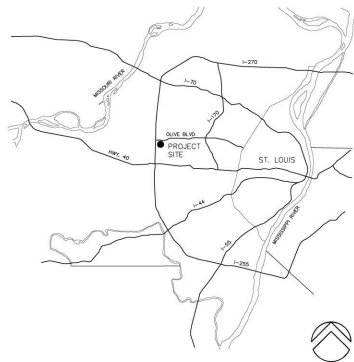
A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



VICINITY MAP

OWNER: Astbury Automotive St. Louis L.L.C.
(DBA) The Plaza Motors Company
11830 Olive Street Road
St. Louis, Missouri 63141
(314) 301-1700 fax: (314) 301-1719

LEGEND

LIMIT OF MASTER SIGN PLAN

GARAGE H
BUILDING SIGNAGE
SHEET 9

General Notes:

- This site is served by the following:
Telephone - S.W. Bell Telephone Co.
Gas - Locke's Gas Co.
Water - St. Louis County Water Co.
Sewer - Metropolitan St. Louis Sewer District
Electric - Ameren UE
Fire District - Creve Coeur Fire Protection District
- All existing lighting to remain.

- PREVIOUSLY APPROVED SIGNAGE
- PROPOSED SIGNAGE INCLUDED IN THIS PACKAGE
- PROPOSED BANNER LOCATION SHEET 16

SMART CAR
PYLON SIGN

CENTER PARKWAY
MEDIAN IMPROVEMENTS
(PER LEXUS SITE
COVERAGE BONUS)

LEXUS
BUILDING SIGNAGE
SHEET 8

MERCEDES BENZ
DIRECTIONAL SIGN

MERCEDES BENZ/
SMART CAR
BUILDING SIGNAGE
SHEET 3

BMW SERVICE
SIGN
SHEET 15

PROPOSED 16 S.F.
BMW CERTIFIED
GROUND SIGN
SHEET 17

BMW DIRECTIONAL
SIGN

PLAZA MOTORS
MONUMENT SIGN
SHEET 10,11,12

BMW
BUILDING SIGNAGE
SHEET 4

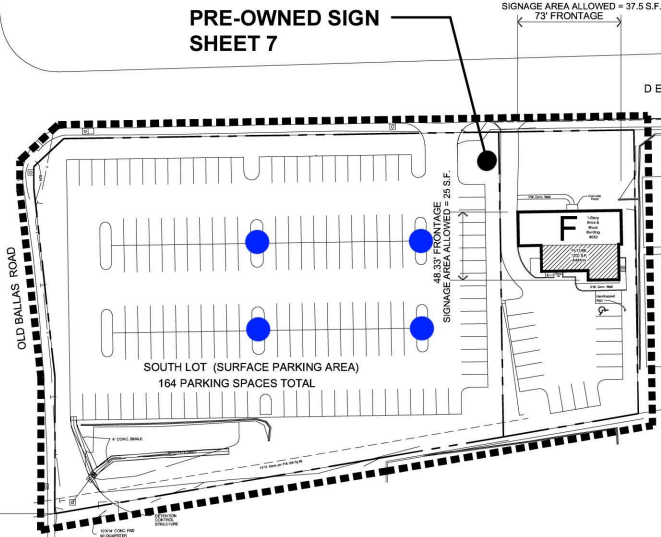
PLAZA MOTORS
DIRECTIONAL SIGN

NEW RANGE ROVER
BUILDING SIGNAGE
SHEET 13

NEW FISHER
BUILDING SIGNAGE
SHEET 14

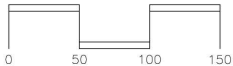
AUDI/CADILLAC/
LAND ROVER/PORSCHE
BUILDING SIGNAGE
SHEET 2

INFINITI
BUILDING SIGNAGE
SHEET 5



SERVICE CENTER
BUILDING SIGNAGE
SHEET 6

MASTER SIGN PLAN
SCALE: 1"=50'-0"



INFINITI
DIRECTIONAL
SIGN

NEW BALLAS ROAD

OLIVE STREET ROAD

MASTER SIGN PLAN FOR:

THE PLAZA MOTOR COMPANY

11830 OLIVE STREET ROAD
CREVE COEUR, MISSOURI



THOMAS ROOF INC. ARCHITECTS
8201 Maryland Ave. Suite 202
St. Louis, Missouri 63110
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DATE: 2-08-11

REVISIONS

DWG. BY
PROJECT NO. 02-096
SHEET NO.

MSP-1
MASTER SITE PLAN

BUILDING A: ON PREMISE PERMANENT SIGNS

NORTH ELEVATION

SIGN:	SIZE:	AREA:	AREA PER ORDINANCE:	
A1 CADILLAC	4'-0" x 10'-8"	42.7 S.F. _(x .667)	28.48 S.F.	
A2 FISKER	4'-5" x 4'-5"	15.31 S.F.	15.31 S.F.	
A3 LAND ROVER LOGO	3'-0" x 6'-0"	14.14 S.F.	14.14 S.F.	
A4 LAND ROVER SERVICE	2'-0" x 10'-0"	20.0 S.F.	20.0 S.F.	
A5 CADILLAC SERVICE	2'-3" x 3'-0"	6.75 S.F.	6.75 S.F.	
A6 RANGE ROVER	2'-0" x 5'-10"	10.83 S.F.	10.83 S.F.	
SUB-TOTAL SIGN AREA:			91.51 S.F.	

EAST ELEVATION

A7 SERVICE	1'-3" x 7'-6"	9.38 S.F. _(x .667)	6.26 S.F.
A8 AUDI	3'-0" x 6'-0"	18.0 S.F.	18.0 S.F.
A9 PLAZA	2'-0" x 10'-0"	20.0 S.F.	20.0 S.F.
SUB-TOTAL SIGN AREA:			64.26 S.F.

SOUTH ELEVATION

A10 PORSCHE	1'-3" x 12'-0"	15.0 S.F. _(x .667)	10.0 S.F.
SUB-TOTAL SIGN AREA:			10.0 S.F.

WEST ELEVATION

A11 AUDI PRE-OWNED	2'-0" x 18'-0"	36.0 S.F.	36.0 S.F.
SUB-TOTAL SIGN AREA:			36.0 S.F.

BUILDING "A" TOTAL SIGN AREA: 201.77 S.F.



BUILDING 'A' - NORTH ELEVATION



BUILDING 'A' - EAST ELEVATION



BUILDING 'A' - SOUTH ELEVATION



BUILDING 'A' - WEST ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

BUILDING B ON PREMISE PERMANENT SIGNS

NORTH ELEVATION

SIGN:	SIZE:	AREA:	AREA PER ORDINANCE:	
B1 MERCEDES BENZ	15'-0 5/8" X 2'-0 1/4"	30.38 S.F.	30.38	S.F.
B2 PLAZA MOTORS	12'-10 3/8" X 2'-1 1/4"	27.69 S.F.	27.69	S.F.
B3 SERVICE	1'-3" x 7'-6"	9.38 S.F.	6.26	S.F. (x .667)
SUB-TOTAL SIGN AREA:		64.33	S.F.	

EAST ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

SOUTH ELEVATION

B4 SMART LOGO	10'-8" X 2'-1"	22.2 S.F.	22.2	S.F.
B5 SMART DEALER NAMEPLATE	23'-2" X 1'-0"	23.2 S.F.	23.2	S.F.
B6 MERCEDES BENZ Pre-Owned	15'-0" X 2'-0"	30.00 S.F.	20.01	S.F. (x .667)
B7 Pre-Owned	1'-3" X 6'-0"	7.5 S.F.	5.00	S.F. (x .667)
SUB-TOTAL SIGN AREA:		70.41	S.F.	

WEST ELEVATION

B8 SMART LOGO	10'-8" X 2'-1"	22.2 S.F.
B9 SMART DEALER NAMEPLATE	23'-2" X 1'-0"	23.2 S.F.
B10 COMMERCIAL VEHICLE	3'-6" X 2'-8"	9.33 S.F.
SUB-TOTAL SIGN AREA:		54.73 S.F.

BUILDING "B" TOTAL SIGN AREA: 189.47 S.F.



BUILDING 'B' - NORTH ELEVATION



BUILDING 'B' - EAST ELEVATION



BUILDING 'B' - SOUTH ELEVATION



BUILDING 'B' - WEST ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

**PLAZA MOTORS
MASTER SIGNAGE PLAN - BUILDING 'B'**

BUILDING C ON PREMISE PERMANENT SIGNS

NORTH ELEVATION

SIGN:	SIZE:	AREA:	AREA PER ORDINANCE:
C1 BMW - PLAZA	2'-5 1/2" x 14'-8"	36.0 S.F.	36.0 S.F.
C2 BMW SERVICE	1'-7" x 13'-0"	20.6 S.F.	20.6 S.F.
SUB-TOTAL SIGN AREA:		56.6 S.F.	

EAST ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

SOUTH ELEVATION

C3 BMW	2'-5 1/2" x 14'-8"	36.0 S.F.	36.0 S.F.
SUB-TOTAL SIGN AREA:		36.0 S.F.	

WEST ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

BUILDING "C" TOTAL SIGN AREA: 94.1 S.F.



BUILDING 'C' - NORTH ELEVATION



BUILDING 'C' - EAST ELEVATION



BUILDING 'C' - SOUTH ELEVATION



BUILDING 'C' - WEST ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

BUILDING D ON PREMISE PERMANENT SIGNS

NORTH ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

EAST ELEVATION

SIGN:	SIZE:	AREA:	AREA PER ORDINANCE:
D1 INFINITI	1'-3" x 11'-10 11/16"	14.9 S.F. (x .667)	9.94 S.F.
D2 INFINITI LOGO	3'-9 1/16" X 7'-3 13/16"	27.5 S.F.	27.5 S.F.
D3 PLAZA	1'-3" x 4'-1"	5.104 S.F. (x .667)	3.4 S.F.
SUB-TOTAL SIGN AREA:		40.84 S.F.	

SOUTH ELEVATION

D4 SERVICE	1'-3" x 5'-5 3/8"	7.0 S.F. (x .667)	4.67 S.F.
D5 INFINITI ENTRY	1'-6 1/2" x 1'-9 3/4"	2.8 S.F. (x .667)	1.86 S.F.
SUB-TOTAL SIGN AREA:		6.53 S.F.	

WEST ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

BUILDING "D" TOTAL SIGN AREA: 47.57 S.F.



BUILDING 'D' - NORTH ELEVATION



BUILDING 'D' - EAST ELEVATION



BUILDING 'D' - WEST ELEVATION



BUILDING 'D' - SOUTH ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

BUILDING E ON PREMISE PERMANENT SIGNS

NORTH ELEVATION
SUB-TOTAL SIGN AREA: 0 S.F.

EAST ELEVATION
SUB-TOTAL SIGN AREA: 0 S.F.

SOUTH ELEVATION
SUB-TOTAL SIGN AREA: 0 S.F.

WEST ELEVATION

SIGN:	SIZE:	AREA:	ORDINANCE:
E1 PARTS DEPARTMENT	2'-8" x 18'-0"	48.0 S.F.	48.0 S.F.
SUB-TOTAL SIGN AREA:		48.0 S.F.	

BUILDING "E" TOTAL SIGN AREA: 48.0 S.F.



BUILDING 'E' - NORTH ELEVATION



BUILDING 'E' - SOUTH ELEVATION



BUILDING 'E' - WEST ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

BUILDING F ON PREMISE PERMANENT SIGNS

NORTH ELEVATION
SUB-TOTAL SIGN AREA: 0 S.F.

EAST ELEVATION
SUB-TOTAL SIGN AREA: 0 S.F.

SOUTH ELEVATION
SUB-TOTAL SIGN AREA: 0 S.F.

WEST ELEVATION

SIGN:	SIZE:	AREA:	ORDINANCE:
F1 PLAZA PRE-OWNED	3'-4" x 3'-4"	11.1 S.F.	11.1 S.F.
SUB-TOTAL SIGN AREA:			11.1 S.F.

BUILDING "F" TOTAL SIGN AREA: 11.1 S.F.

F2 LOW MONUMENT SIGN

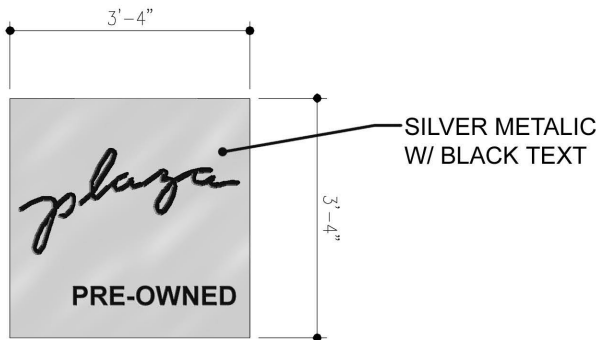
SIGN AREA REQUESTED PER SIGN FACE:	21.34 S.F.
SIGN AREA ALLOWED PER SIGN FACE:	30.0 S.F.



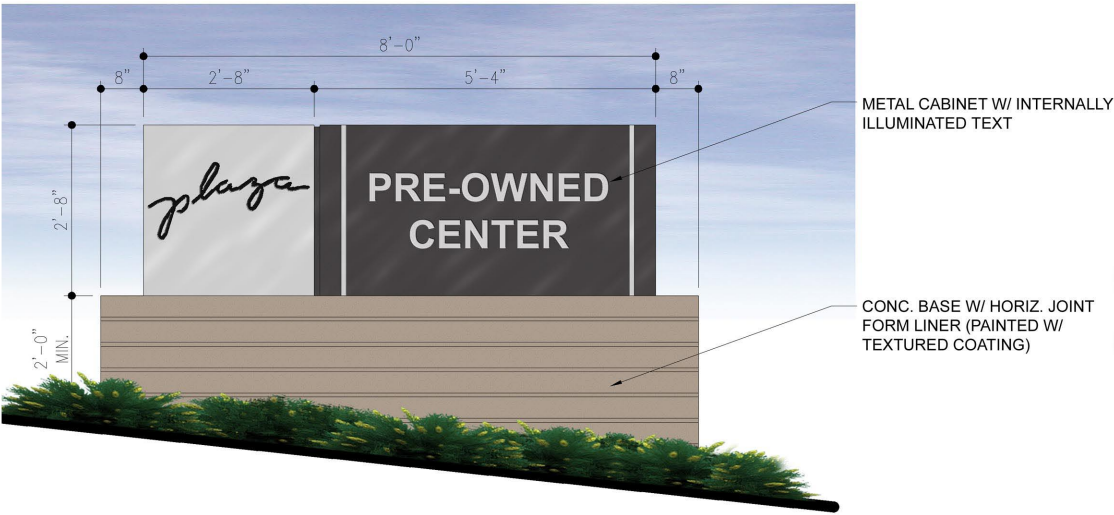
BUILDING 'F' - SOUTH ELEVATION



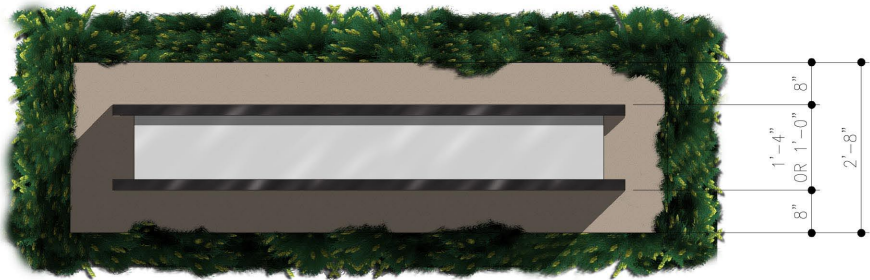
BUILDING 'F' - WEST ELEVATION



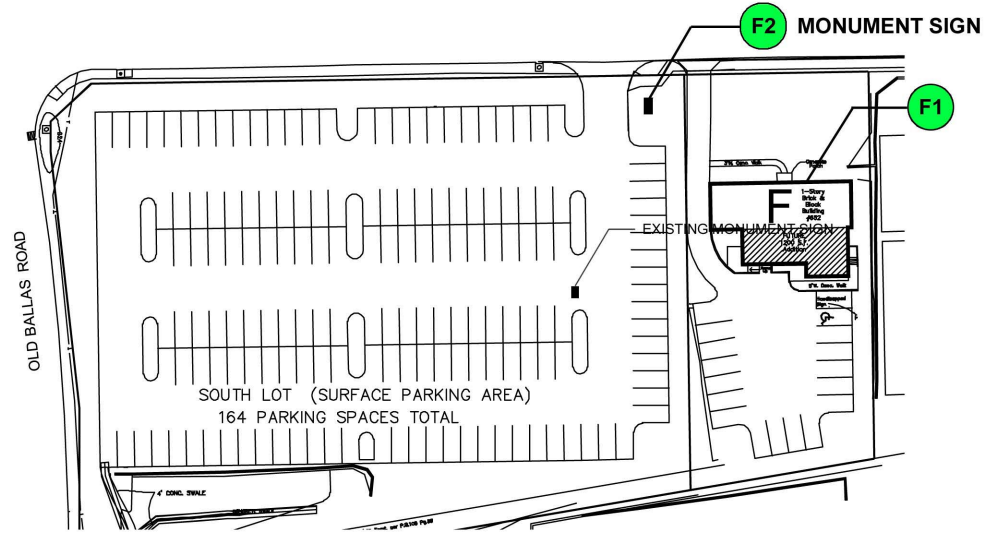
F1 PRE-OWNED SIGN ELEVATION



F2 PRE-OWNED SIGN ELEVATION
SCALE: NTS



F2 PRE-OWNED SIGN PLAN
SCALE: NTS



KEY PLAN

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

BUILDING G ON PREMISE PERMANENT SIGNS

NORTH ELEVATION

SIGN:	SIZE:	AREA:	AREA PER ORDINANCE:
G1 LEXUS	1'-4" x 12'-0"	16.0 S.F. (x .667)	10.67 S.F.
G2 LEXUS LOGO	2'-6" x 4'-0"	10.0 S.F.	10.0 S.F.
G3 SERVICE	1'-0" x 12'-0"	12.0 S.F. (x .667)	8.0 S.F.
SUB-TOTAL SIGN AREA:			28.67 S.F.

EAST ELEVATION

G4 LEXUS	1'-4" x 12'-0"	16.0 S.F. (x .667)	10.67 S.F.
G5 LEXUS LOGO	2'-6" x 4'-0"	10.0 S.F.	10.0 S.F.
SUB-TOTAL SIGN AREA:			20.67 S.F.

SOUTH ELEVATION

SUB-TOTAL SIGN AREA:			0 S.F.
----------------------	--	--	--------

WEST ELEVATION

SIGN:	SIZE:	AREA:	ORDINANCE:
G6 PRE-OWNED	1'-4" x 22'-0"	29.33 S.F. (x .667)	19.56 S.F.
SUB-TOTAL SIGN AREA:			19.56 S.F.

BUILDING "G" TOTAL SIGN AREA:			68.9 S.F.
-------------------------------	--	--	-----------



BUILDING 'G' - NORTH ELEVATION



BUILDING 'G' - EAST ELEVATION



BUILDING 'G' - WEST ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN

GARAGE H

NORTH ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

EAST ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

SOUTH ELEVATION

SUB-TOTAL SIGN AREA: 0 S.F.

WEST ELEVATION

	SIGN:	SIZE:	AREA:	AREA PER ORDINANCE:
H1	PLAZA "SCRIPT"	8'-0" x 15'-0"	120.0 S.F. (x .667)	80.0 S.F.
	SUB-TOTAL SIGN AREA:			80.0 S.F.

BUILDING "H" TOTAL SIGN AREA: 80.0 S.F.



BUILDING 'H' - NORTH ELEVATION

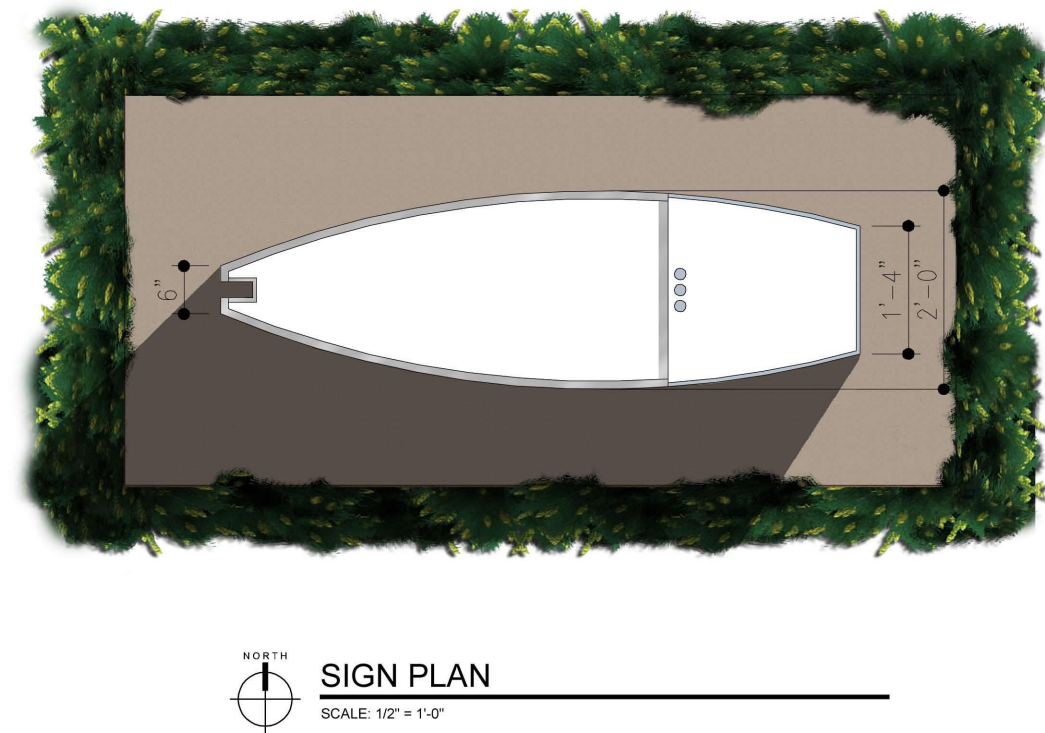
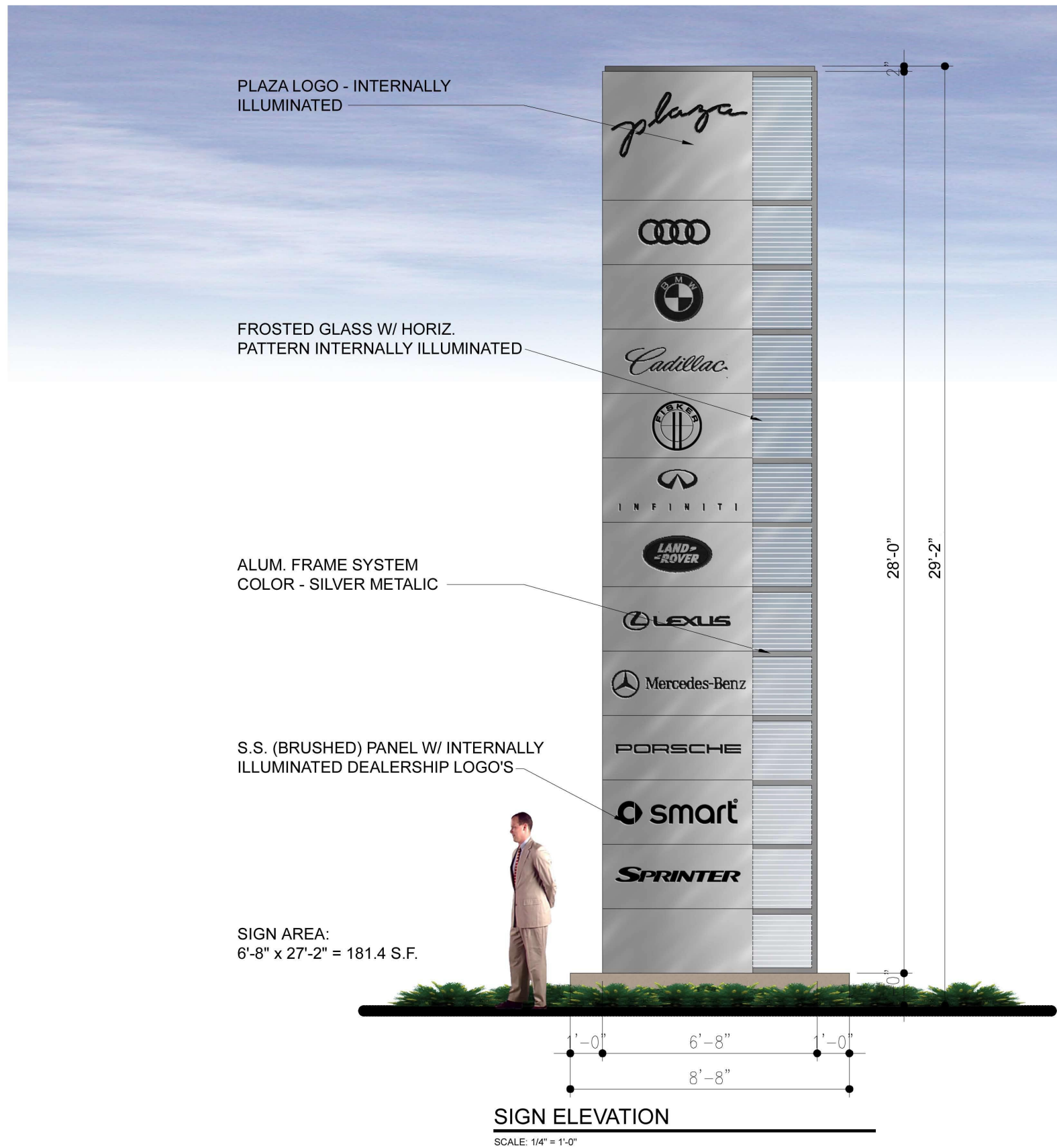


BUILDING 'H' - EAST ELEVATION



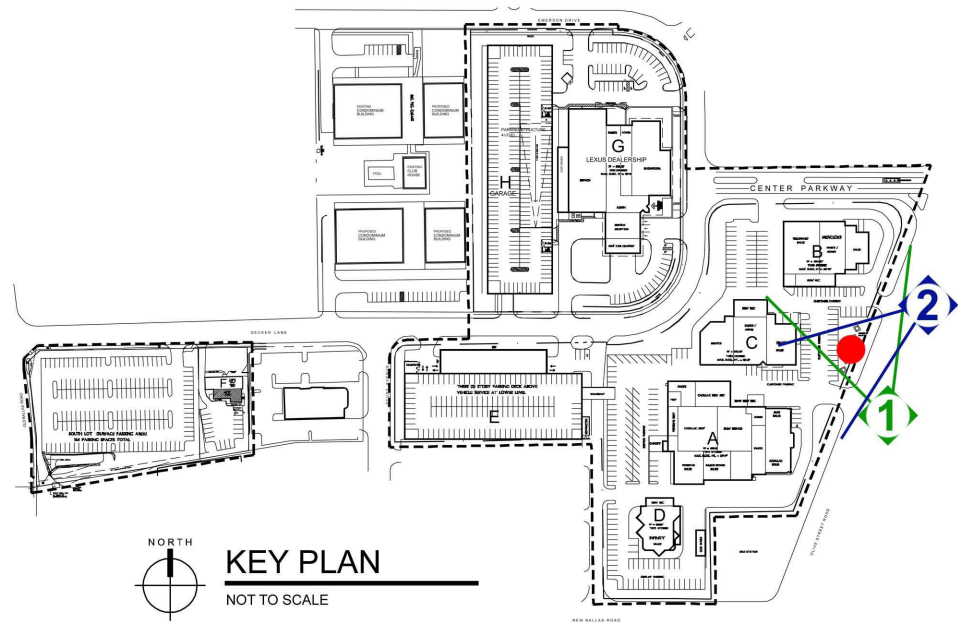
BUILDING 'H' - WEST ELEVATION

PREVIOUSLY APPROVED SIGN NOT YET INSTALLED PROPOSED SIGN EXISTING SIGN



NOTE:
PREVIOUSLY APPROVED
BY CITY OF CREVE COEUR

PLAZA MOTORS SIGNAGE IMPROVEMENTS



● MONUMENT SIGN
LOCATION

NOTE:
PREVIOUSLY APPROVED
BY CITY OF CREVE COEUR

PLAZA MOTORS SIGNAGE IMPROVEMENTS

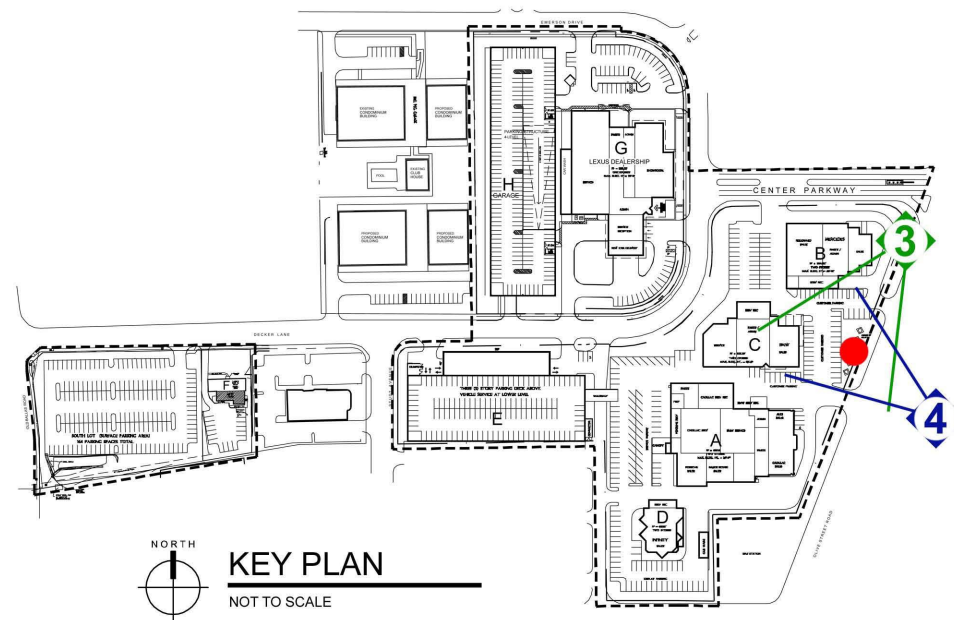


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CREVE COEUR,
02-096

MISSOURI
02-08-11

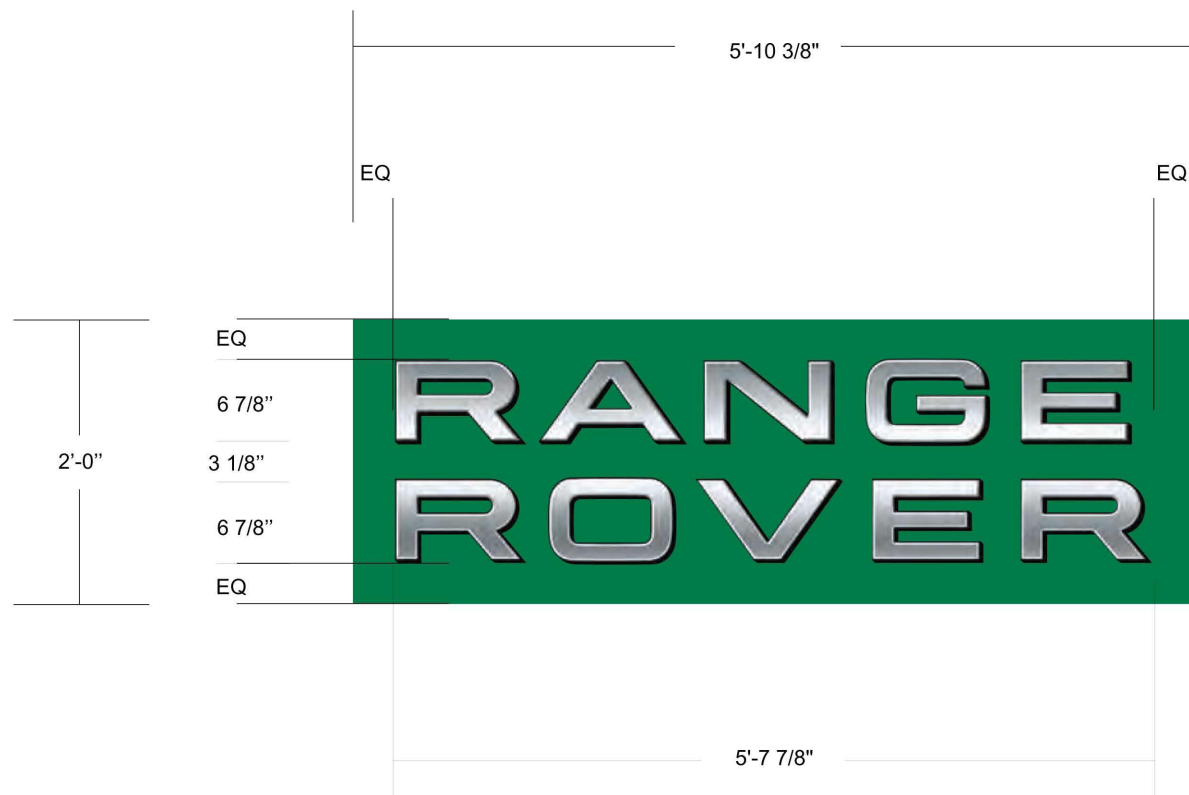
plaza



● MONUMENT SIGN LOCATION

NOTE:
PREVIOUSLY APPROVED
BY CITY OF CREVE COEUR

PLAZA MOTORS SIGNAGE IMPROVEMENTS



RR-0-2 - TOWER NEW BUILD

RANGE ROVER:
ALUMINUM SIGN CABINET FINISHED PMS #555 GREEN
ROUTED OUT GRAPHICS BACKED UP WITH 2447 WHITE ACRYLIC
MOULDED SILVER ACRYLIC LETTERS MOUNTED ON .5" CLEAR ACRYLIC
HALO EDGE LIGHTING
INTERNALLY ILLUMINATED WITH HO FLUORESCENT



LR-0-2 - FACE REPLACEMENT

ALUMINUM CONSTRUCTION FINISHED TO MATCH PMS# 555 GREEN
DOME FORMED ACRYLIC FACE
MIRROR STAINLESS STEEL ACCENT RING
VT 2791 GREEN BACKGROUND FILM (Second Surface)
SILVER CHROME 3635-110 LETTERS & BORDER (First Surface)
WHITE KEYLINE AROUND LETTERS & BORDER
WHITE DIFFUSER 3630-30 ON BACK OF SECOND SURFACE

NEW FACEPLATE TO BE INSTALLED
IN PREVIOUSLY APPROVED AND INSTALLED SIGN FRAME

PLAZA MOTORS SIGNAGE IMPROVEMENTS



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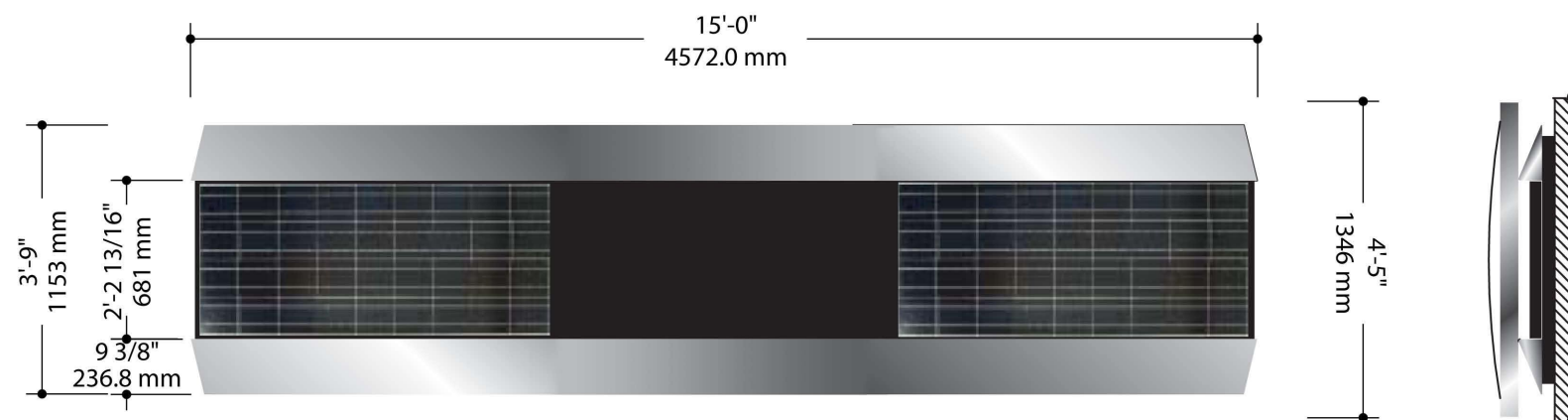
MISSOURI
02-08-11

plaza



4'-5"
1346 mm

WM 20
WM 20 MEDALLION SIGN



W 20 Solar

SOLAR FASCIA SYSTEM

(GENERATES APPROXIMATELY 4 HOURS OF ENERGY TO ILLUMINATE THE SIGN EACH NIGHT)

**PLAZA MOTORS
SIGNAGE IMPROVEMENTS**



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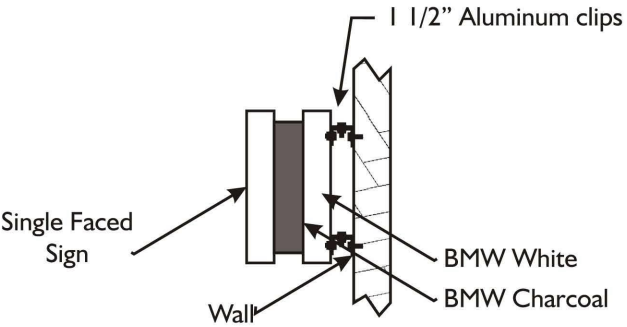
plaza

Sign requires:
2 - 64" H.O. FL. Lamps
2 - 72" H.O. FL. Lamps
1-ASB-1224-24 @ 2.8 Amp draw

Customer Approval:	IMPORTANT: Permanent access to the back side of the wall is required for installation and wiring of the sign. If it is NOT available it must be provided by the customer before installation.
SIGNATURE	
Date: / /	
Approval Received by United: / /	



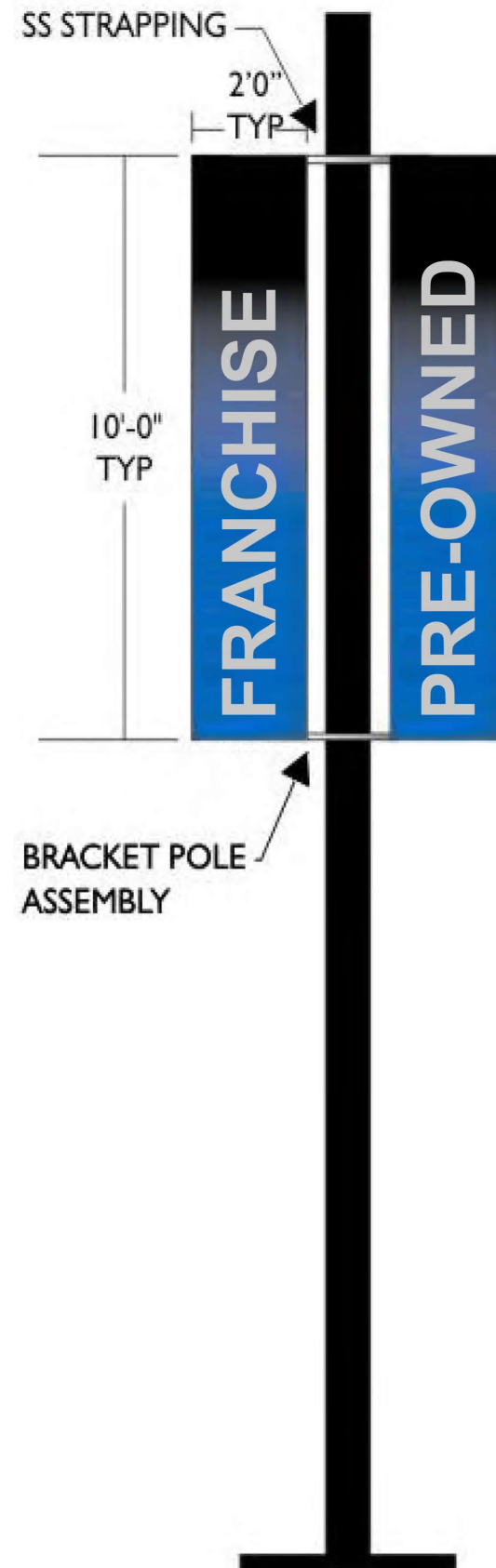
Elevation of Sign
Scale: 1/2"=1'-0"



Side View @ Wall Mount

Constructed of standard BMW extrusion with 090 face pans, routed copy backed with Day-Nite acrylic. Internally illuminated with fluorescent lamps / ballasts.

 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Application: For use on existing site lighting standards.

Specifications: Full color vinyl double-sided banners mount in series as shown.

NOTE:

- EXAMPLE ONLY FOR SIZE AND BRACKET FINISH REFERENCE

- ACTUAL BANNER IMAGE VARIES PER FRANCHISE

PLAZA MOTORS SIGNAGE IMPROVEMENTS

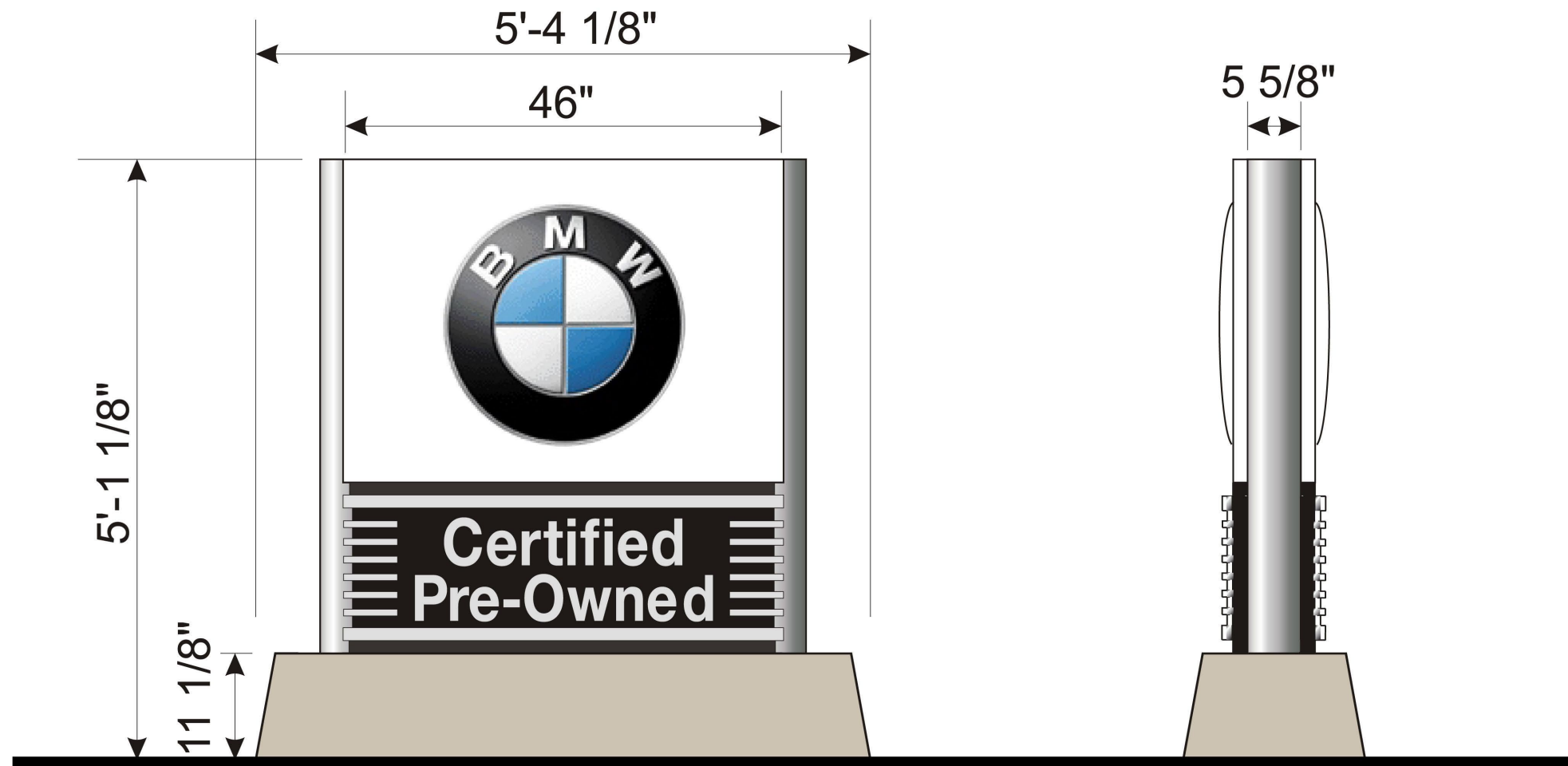


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plaza



Foundation required
to match local codes

1 - 120v circuit required

Specifications (CPO) SP4

Cabinet is fabricated using internal angle framing w/ .063" Alum. fillers. Welded gussets at corners as needed.

Faces are .090" flat Alum. routed copy and 1/2" clear acrylic push thru copy w/ polished Stainless Steel on face. No retainers or seams on face side. Face color: BMW White, NOTE: faces hinged for service. Internal illumination by H.O. FL. lamps.

Certified Pre-Owned section

Fabricated using Alum. angle framing, faces are .090" Alum. w/ push thru acrylic copy. Internal illumination by H.O. FL. lamps.

Dealer section

Fabricated using Alum. angle framing, faces are .090", painted BMW White, polished Stainless Steel copy mounted w/ VHB, non-illuminated.

Supports are steel pipe, finished to match #230-121 Silver

PLAZA MOTORS SIGNAGE IMPROVEMENTS



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

APPLICATION TO PLANNING AND ZONING COMMISSION #10-040

FOR THE MEETING OF: January 18, 2011

LOCATION: 11830 Olive Boulevard

REQUEST: To allow additional signage at the Plaza Motors Campus for a new product line and additional directional light-pole banners throughout the campus.

ADDITIONAL INFORMATION: Plaza Motors received approval for a Master Sign Plan in 2003 (Ordinance No. 2205), that was amended in 2005 (Ordinance No. 3090), 2007 (Ordinance No. 4068), and in 2008 (Ordinance No. 5039). This request will repeal those ordinances and replace them with a new Master Sign Plan package to reflect current and new requested signage for the campus.

Key Issues:

- Sign Location, Size
- Visual Clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.
- Identification of places of commerce

Comp. Plan References

- Design Guidelines

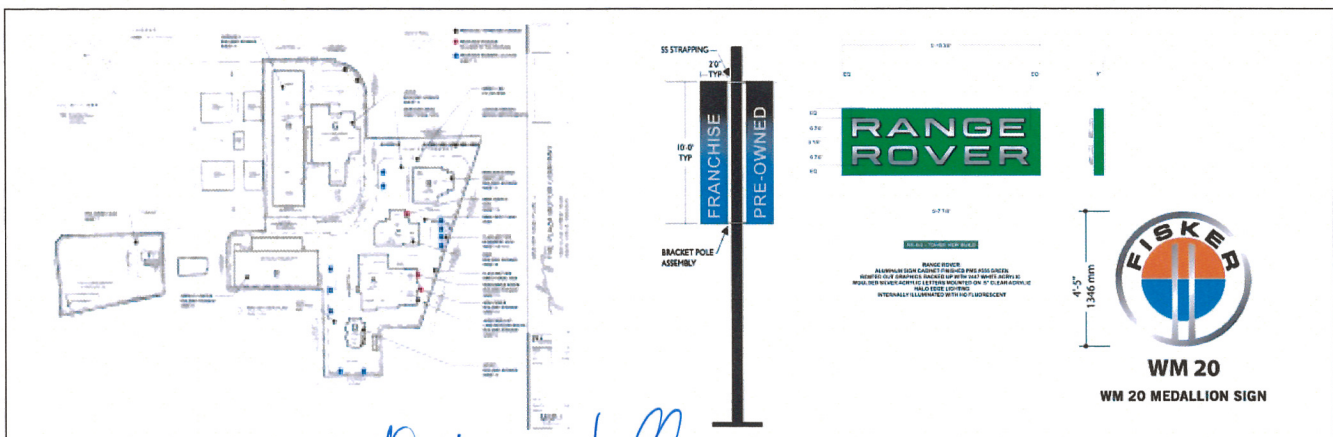
Zoning Code References

- Article VIII Sign Regulations
- 405.950 Signs in Non-Residential Districts
- 405.950.6-Master Signage Plans

APPLICANT: Mr. John Capps
Plaza Motors
11830 Olive Boulevard
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Lisa Woodruff
TRi Architects
9812 Manchester Rd
Saint Louis, MO 63119



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP
City Planner

1/14/2011
Date

ATTACHMENTS: Draft Ordinance

Applicants Materials Received January 11, 2011
Ordinance #2205, 3098, 4068, and 5039

PROPOSAL SUMMARY

Lisa Woodruff of TRi Architects, has submitted an application on behalf of Plaza Motors to update the existing Master Signage Plan for the Plaza Motors campus to include new signage for new product lines, and directional signs and banners throughout the campus. The new product signs include a “Range Rover” wall sign (10.83 sq. ft.) to be placed along with the existing “Land Rover” wall sign (14.14 sq. ft.) and a Fisker logo wall sign (15.31 sq. ft.) along Olive Boulevard on the building identified as Building “A” in the Applicant’s Materials attached. The product name will also be included on the prior approved monument tower along Olive Boulevard.

Directional signage includes a “BMW Service” wall sign on Building “B” and banners that are attached to existing light-pole fixtures throughout the campus. These ten feet x two feet banners would be secured to the light poles at both ends with brackets to minimize movement. Two double-sided banners would be placed on each light fixture. The banners along Olive Boulevard would be placed on the four light fixtures in front of the BMW building (identified as Building “C”) near the existing flag poles and the prior approved 30 foot sign. Two light fixture banners are proposed along N. New Ballas in front of the Plaza Infiniti showroom (Building “D”), three along the access drive behind Building “A”, two along behind Building “B”, along Decker Lane, and four within the pre-owned lot at the corner of Old Ballas Road and Decker Lane.

In addition, Plaza Motors is seeking to have window signs of up to 25% of the window space, instead of 20% as currently allowed under the existing Sign Regulations.

BACKGROUND

Plaza Motors received Master Signage Plan approval by City Council in 2003 (Ordinance #2205). This plan was amended in 2005 (Ordinance No. 3090), 2007 (Ordinance No. 4068), and in 2008 (Ordinance No. 5039). In order to clear up any confusion on what was prior approved, signs that are no longer up, and what is currently being proposed, the draft ordinance will repeal the prior approved and amending ordinances, and replace it with a new ordinance along with Applicant’s Materials identifying all current and proposed new signage for the campus.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial/ Retail	“CB” Core Business	Olive Boulevard
South	Commercial/ Retail/ Restaurants	“CB” Core Business	NA
East	Commercial/ Restaurants	“CB” Core Business	N. New Ballas Road
West	Office/ Hotel/ Restaurant	“CB” Core Business	Decker Lane and Center Parkway Drive

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review. However the subject property is within the Central Business District that calls for a linear “green-line” park along Olive Boulevard.

Community Health and Connectivity

2. Create a linear “green-line” park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)
3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

The visual clutter of the prior approved 30 foot ground monument sign, the flags, wall signs on the buildings, window signs, and signs on the cars, with the proposed light pole banners competing for attention would detract from the “green-line” park experience in the area.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

Relevant sections of the Sign Regulations are below:

Article VIII SIGN REGULATIONS OF THE ZONING ORDINANCE

SECTION 405.930: GENERAL PROVISIONS

- D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:
 8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to tri-vision billboards or exempted governmental and official signs. "Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

Section 405.950 SIGNS IN NON-RESIDENTIAL DISTRICTS

2: On-premises permanent signs.

- a. Individual or freestanding business or use. Each individual business or use located at ground floor level with its own entrance at street level or a second (2nd) story retail business, either of which has sign frontage as defined in Section 405.120, may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one (1) square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of twenty-five (25) square feet in area; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for each fifty (50) feet an individual business or use sets back from the edge of street pavement up to a maximum of one hundred twenty-five (125) square feet in area, provided said individual business or use has the required sign frontage to allow such an increase....
- 3: *Temporary or incidental signs.* The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for on-premises permanent signs:
 - a. *Window signs.* The total gross sign area of all window signs as defined in Section 405.120, Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is

- used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade.
- b. *Temporary promotional displays and signs.* Temporary promotional displays such as banners, posters, pennants, ribbons, streamers and balloons shall be permitted for ground floor retail sales and service uses to announce grand openings, special sales or events. These special promotions shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary promotional displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs.

However, the Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development.

6. *Master signage plans*--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and campuses, the following options may be applicable to signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):
- a. As an alternative, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.
- b. In addition, a plan for off-site directional signs in commercial districts which identify commercial centers and institutional campuses may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the "CB" Core Business District, "PH" Planned Hospital District or "HE" Higher Education District. Off-site signage is not permitted in residential districts.
- c. Any application submitted pursuant to Subsection (6)(a) or (b) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
- d. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

SIGN PLACEMENT AND DESIGN

The three wall signs are in general conformance with the existing signage on site and should not appear to be a significant change in character.

The proposed banners are a departure from the current sign regulations, as they are being proposed to be attached to light-fixtures around the Plaza Motors campus (not attached to any building), and brackets will remain for a more permanent timeframe allowing the banners to be changed periodically, but essentially remain up on a permanent basis. However, they will be securely attached to the light fixtures to minimize movement.

Staff believes that the four proposed locations along Olive Boulevard will significantly add to the visual clutter, especially in such close proximity to the existing flags, and the previously approved 30 foot ground monument sign, the window signage, and product logos on the building, as well as the cars parked in front of the buildings that also contain information. The ground monument sign was approved in 2008 (Ordinance #5039), and is currently under production and will be in place within the year. Below is the view of the flags with the ground monument sign and the light poles that the applicant is proposing to add banners.



Therefore the draft ordinance includes a condition that light pole banners are to be excluded from along Olive Boulevard. If the Commission Members disagree with Staff and would like to include them as proposed by the applicant, a motion would need to be made for this request.

The other proposed locations throughout the property would not substantially add to the visual clutter, are generally behind the main buildings along Olive Boulevard, and create identification of the campus area. Further conditions include that any damaged or weathered banners be immediately replaced and that any brackets that are damaged, significantly rusted, and/or not securely holding banners to minimize movement shall be immediately replaced.

At the time of Plaza Motors, original approval for the Master Signage Plan, sign regulations allowed for up to 25% of the window space to include signs. Current regulations limit window signs to 20%. The applicant is requesting that the total gross sign area of all window signs for the Plaza Motors campus remain at 25%. If Commission Members prefer a different percentage, a motion will need to be made that includes a percentage number not to exceed the total gross sign area for window signs.

CONCLUSION

The draft Master Sign Plan Ordinance offered by Staff recommends that the approval of the Plaza Motors Master Signage Plan include the following conditions:

- Light pole banners shall not be located along Olive Boulevard.
- Any damaged or weathered light pole banners shall be immediately replaced
- Any brackets that are damaged, rusted, and not securely holding banners to minimize movement shall be immediately replaced.

A further note: the Applicant's submittal on January 11, 2011 indicates a revision date error of 01-10-08. This shall be changed to indicate the correct date of revisions for City Council approval.

ACTION

If the Planning and Zoning Commission believe the proposed Master Sign Plan proposal for the Plaza Motors Campus is consistent with the purpose and requirements of Article VIII, a recommendation on the Master Signage Plan Amendment to the City Council for approval is necessary. Action on the Plaza Motors Master Signage Plan Amendment will come in the form of a recommendation of approval, approval with conditions or denial.

MOTION

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

"I move to recommend approval of the Master Signage Plan for the Plaza Motors Campus, submitted with Application #10-040, subject to the conditions contained in the draft ordinance attached to the staff report dated January 18, 2011" (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.

BILL NUMBER 3179

ORDINANCE NUMBER 2205

AN ORDINANCE FOR A MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR PLAZA MOTORS LOCATED AT 11830 OLIVE BOULEVARD

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by TR,i Architekts on behalf of Plaza Motors for a Master Signage Plan for properties located within the Plaza Motors campus with the primary address of 11830 Olive Boulevard;

WHEREAS, The boundaries of the Master Signage Plan will be for Plaza Motors including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission recommended approval of the Master Signage Plan on August 19, 2002;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, September 9, 2002, beginning at 7:30 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on August 23, 2002 in the St. Louis Countian and on the week of August 25, 2002 in the West County Journal, newspapers 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 three 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 the City 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: The Master Signage Plan for Plaza Motors, as submitted by TR,i Architekts on behalf of Plaza Motors, is subject to the hereinafter stated conditions, on the development commonly known as the Plaza Motors campus and identified as the area on the Master Sign Plan.

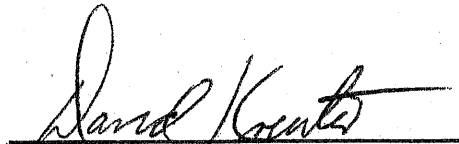
SECTION 2: Such approval of the Master Signage Plan for Plaza Motors shall be restricted to the following conditions:

1. All signage shall receive a sign permit as directed by Section 26-101 of the Zoning Ordinance.
2. The two (2) proposed "Service" signs on the canopy of the south elevation of Building "A" and the south elevation of Building "D" (the Infiniti dealership) shall be no larger than the raised letter "Service" sign on the west elevation (facing north) of Building "A." The new signs shall be the same type and style of the existing "Service" sign. If the existing sign is removed, all three "Service" signs shall be the same type and style but may be no larger than the existing sign.
3. The proposed Audi signs on Building "A" ("D" and "E" on the plan) shall be no larger than five (5) square feet.
4. The proposed BMW signs on Building "C" ("I" and "J" on the plan) shall be no larger than five (5) square feet. If the existing BMW logos on Building "A" are relocated to Building "C" the signs may be relocated without restriction, except the location as proposed on the plan.
5. The removal of signs shall occur after the approval of the Master Sign Plan ordinance. The applicant has ninety (90) days after approval to removal all signs shown on the Master Sign Plan as "Sign to be Deleted." The poles for ground signs shall be taken down when the existing sign is removed.
6. All new or altered Plaza Motors signage shall follow the Master Signage Plan, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign may not depart from the Master Sign Plan, unless the governing ordinance is amended by the City Council.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 13th day of January 2003.



DAVID KREUTER, PRESIDENT
CITY COUNCIL

Approved this 13th day of January 2003.



ANNETTE KOLIS MANDEL
MAYOR

Attest:



LAVERNE COLLINS, CMC
CITY CLERK

BILL NUMBER 4075

ORDINANCE NUMBER 3090

**AN ORDINANCE TO AMEND THE MASTER SIGNAGE PLAN FOR PLAZA MOTORS
LOCATED AT 11830 OLIVE BOULEVARD, PURSUANT TO SECTION 104.6 OF
ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, MISSOURI**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by TR,i Architekts on behalf of Plaza Motors to amend the Master Signage Plan for properties located within the Plaza Motors campus with the primary address of 11830 Olive Boulevard; and

WHEREAS, The boundaries of the Amended Master Signage Plan will be for Plaza Motors including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan; and

WHEREAS, Said property is zoned "CB" Core Business district, and

WHEREAS, The Planning and Zoning Commission recommended approval of the Amended Master Signage Plan on September 19, 2005; and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, October 10, 2005, 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 26-114.4(c), 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 on September 24, 2005 and in the West County Journal the week of September 25, 2005, newspapers 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 three 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 the City 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: The Amended Master Signage Plan for Plaza Motors, as submitted by TR,i Architekts on behalf of Plaza Motors, is subject to the hereinafter stated conditions, on the development commonly known as the Plaza Motors campus and identified as the area on the Master Sign Plan.

Section 2: Such approval of the Amended Master Signage Plan for Plaza Motors shall be restricted to the following conditions:

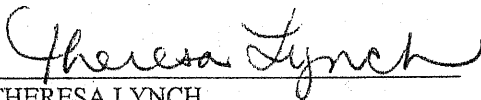
1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The removal of signs shall occur after the approval of the Master Sign Plan ordinance. The applicant has ninety (90) days after approval to remove all signs shown on the Master Sign Plan.

3. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

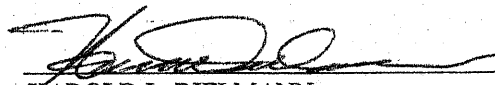
Section 3: The Amended Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

Section 4: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

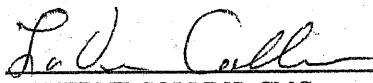
Adopted this 24th day of October, 2005.


THERESA LYNCH
PRESIDENT OF CITY COUNCIL

Approved this 24th day of October, 2005.


HAROLD L. DIELMANN
MAYOR

Attest:


LAVERNE COLLINS, CMC
CITY CLERK

BILL NUMBER 5057

ORDINANCE NUMBER 4068

**AN ORDINANCE FOR AN AMENDMENT TO THE MASTER SIGNAGE PLAN
PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY
OF CREVE COEUR, FOR THE PLAZA MOTORS CAMPUS LOCATED SOUTH
OF OLIVE BOULEVARD, WEST OF N. NEW BALLAS ROAD AND ZONED "CB"
CORE BUSINESS DISTRICT**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by TR'I Architects, on behalf of Plaza Motors for an amendment to the previously approved Master Signage Plan for the Plaza Motors Campus;

WHEREAS, The boundaries of the Master Signage Plan will be for Plaza Motors Campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the amendment to the Master Signage Plan on December 18, 2006;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, February 12, 2007, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan amendment as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on January 24, 2007 in the St. Louis Countian and on the week of January 29, 2007 in the West County Journal, newspapers 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 three 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 the City 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: The Master Signage Plan amendment for the Plaza Motors campus, as submitted by TR'I Architects, on behalf of Plaza Motors, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the Plaza Motors campus and identified as the area on the Master Signage Plan.

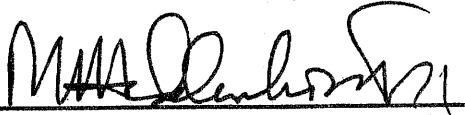
SECTION 2: Such approval of the Master Signage Plan for the Plaza Motors campus shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The proposed median sign in Center Parkway is included with the Master Signage Plan for Plaza Motors, with the following conditions:
 - a. Proposed lighting shall be directed toward the sign and shall not cause glare onto adjacent roadways.
 - b. The applicant shall submit a Final Landscape Plan for review, as directed by the Department of Planning.
 - c. The applicant shall submit Building Plans to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance.
 - d. The applicant shall submit Improvement Plans to the Department of Public Works for review, as directed by Section 26-60 of the Zoning Ordinance.
4. The proposed median sign replaces the fountain that was to be provided in connection with bonus site coverage for the approved Lexus dealership. The median sign shall be completed within twelve (12) months of the Master Signage Plan amendment approval.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 26 day of February 2007.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

Adopted this 26 day of February 2007.


HAROLD DIELMANN
MAYOR

Attest:


LAVERNE COLLINS, CMC
CITY CLERK

AN ORDINANCE APPROVING AN AMENDMENT TO THE MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR THE PLAZA MOTORS CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD, WEST OF N. NEW BALLAS ROAD AND ZONED "CB" CORE BUSINESS DISTRICT

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by TR'I Architects, on behalf of Plaza Motors for an amendment to the previously approved Master Signage Plan for the Plaza Motors Campus;

WHEREAS, The boundaries of the Master Signage Plan will be for Plaza Motors Campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the amendment to the Master Signage Plan on March 17, 2008;

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, April 28, 2008, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian and in the West County Journal, newspapers of general circulation in the City of Creve Coeur and after other written notice was given 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 two 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 the City 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: The Master Signage Plan amendment for the Plaza Motors campus, as submitted by TR'I Architects, on behalf of Plaza Motors, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the Plaza Motors campus and identified as the area on the Master Signage Plan.

SECTION 2: Such approval of the Master Signage Plan for the Plaza Motors campus shall be restricted to the following conditions:

BILL NO. 5144

ORDINANCE NO. 5039

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The Smart Car pylon sign shall not exceed ten feet in height.

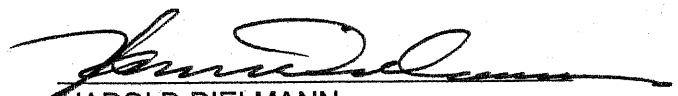
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

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

ADOPTED THIS 12 DAY OF may, 2008


ELIZABETH KISTNER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 12 DAY OF may, 2008


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

1 PLANNING AND ZONING COMMISSION PUBLIC HEARING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 TUESDAY, JANUARY 18, 2011

5 7:00 P.M.

6
7 THOSE IN ATTENDANCE:

8 Mr. Tim Madden, Chair

Dr. Michael Barton

9 Mr. Gary Eberhardt, Vice Chair

Ms. Cynthia Kramer

10 Dr. Scott Saunders

Mr. Jim Schnarr

11 Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, AICP, Director of Community Development

12 Ms. Whitney Kelly, AICP, City Planner

Ms. Pat Rosenblatt, Recording Secretary

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23 McLaughlin Court Reporting Services, Inc.

24 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

25 St. Louis, MO 63128

1 MR. MADDEN: Like to call to order the Planning
2 Zoning Commission meeting for Creve Coeur, Missouri for
3 Tuesday, January 18, 2011.

4 We'll start with roll call.

5 (Roll call was taken.)

6 MR. MADDEN: We'll move on to the public
7 hearing.

8 Plaza Motors.

9 (Kelly Whitney was sworn.)

10 MS. KELLY: Good evening. I'm Whitney Kelly,
11 City Planner for the City of Creve Coeur.

12 Lisa Woodruff of TRI Architects has submitted an
13 application on behalf of Plaza Motors to update the
14 existing Master Signage Plan to include new signage for
15 product lines and directional signs and banners throughout
16 the campus.

17 The new product sign -- wall signs include a
18 Range Rover logo, in addition to the existing Land Rover,
19 a Fisker logo.

20 Directional signs, including the BMW Service
21 wall sign and banners that are attached to light fixtures
22 throughout the campus, and will be 10 by 2 feet two-sided
23 banners secured to light poles.

24 In addition, Plaza Motors is seeking to have
25 window signs of up to 25 percent of the window space

1 instead of our current regulation of 20 percent.

2 The Comprehensive Plan doesn't provide much
3 direction in sign review, however, it does discuss the
4 Central Business District that calls for a linear
5 green-line park along Olive Boulevard.

6 The code further discusses the effective means
7 of the sign regulations as an effective means of
8 communication to maintain and enhance the aesthetic
9 appearance of the City and to facilitate and improve
10 pedestrian and vehicular traffic safety, and to lessen
11 confusion and visual clutter -- clutter.

12 The banners -- the wall signs are in general
13 conformance with what is existing on the property, and
14 we -- staff does not have any issues with those.

15 The banners throughout the campus are generally
16 at entrance locations except for those located along Olive
17 Boulevard.

18 We find that in addition to the 30-foot monument
19 sign that was prior approved that would go in imminently,
20 as well as the flagpole, the extra window signage and the
21 wall signage, that this would create too much additional
22 clutter in this area.

23 And, therefore, the draft ordinance that is
24 presented before you includes a condition that these
25 banners not be located along Olive Boulevard.

1 MR. GLANTZ: I'm sorry, did you say they did or
2 did not?

3 MS. KELLY: They did add to too much clutter
4 along Olive Boulevard, so we're recommending they be
5 removed along Olive, but can be placed elsewhere
6 throughout the campus to create identity of the other
7 sites around the area.

8 That's basically my presentation.

9 If you have any other questions, I'll be happy
10 to answer them, and I believe the --

11 MR. MADDEN: Dr. Saunders.

12 DR. SAUNDERS: Just one question to clarify. If
13 I understood the staff report right, in terms of the
14 25 percent window coverage, under their existing current
15 master site plan that was originally approved, they were
16 allowed 25 percent?

17 MS. KELLY: Right. Their original master site
18 plan was in 2002, and at that time the code ordinance
19 allowed up to 25 percent of window signage, and so they're
20 asking to maintain that percentage.

21 DR. SAUNDERS: Okay.

22 MR. EBERHARDT: But the draft ordinance that's
23 attached contemplates the current signage per se, isn't
24 that correct?

25 MS. KELLY: No, the attachment would -- the

1 ordinance would include the documents from the applicant
2 that identify all current and proposed signage, and window
3 signage would be at 25 percent.

4 MR. EBERHARDT: I thought that the draft
5 ordinance indicates all other respects it would comply
6 with the current regulation.

7 MS. KELLY: In all other respects it will comply
8 with current regulations in that we've seen some balloons
9 and flags that do not -- that are strictly prohibited as
10 part of the code, and those would be enforced, and they
11 would have to comply with those.

12 MR. EBERHARDT: So if we approve the draft
13 ordinance as written it would include 25 percent coverage
14 for the window signs?

15 MS. KELLY: Yes, sir.

16 MR. EBERHARDT: Okay.

17 MR. MADDEN: Any other questions?

18 Mr. Lumley.

19 MR. LUMLEY: Whitney, I'm a little concerned
20 about the concept of along Olive being too big --

21 MS. KELLY: Okay.

22 MR. LUMLEY: -- in the future if it's relocated.

23 Do you have a sense of how far back before we
24 wouldn't be concerned about it? Or I mean if you need to
25 think about that for a while or look at plans, but I think

1 we ought to address that, the ordinance, just not within a
2 certain number of feet of Olive, so that we don't get in
3 dispute later about some internal post that's visible from
4 Olive or along Olive.

5 MS. KELLY: Oh, okay.

6 MR. EBERHARDT: I have one more.

7 MS. KELLY: Oh, sorry.

8 MR. EBERHARDT: The -- the staff report
9 indicates that on large campuses there should be more
10 flexibility that are covered --

11 MS. KELLY: Uh-huh.

12 MR. EBERHARDT: -- but as I read the draft -- as
13 I read the ordinance, it talks about campuses with a
14 minimum area of 20 acres, but it doesn't -- appears to me
15 from the description that appears in the legal description
16 in the draft ordinance that we only have 17.25 acres in
17 the campus for Plaza.

18 MS. KELLY: I think the 17.25 acres was related
19 to the hospital, and that for Central Business District it
20 did not have the 20-acre rule.

21 MR. EBERHARDT: Not the way I read this.

22 It says for CB, Core Business District; PH,
23 Planned Hospital, and HE, Higher Education, with a minimum
24 of 20 acres.

25 Didn't seem to me that was flexible if, in fact,

1 it's correct, that this Plaza campus was less than that.

2 MR. MADDEN: Mr. Langdon.

3 MR. LANGDON: I'll pull up the wording here,
4 just to verify, but I believe that applies only for
5 institutional in those districts. We'll make sure.

6 MS. KELLY: It does say Core Business District;
7 PH, Planned Hospital District; HE, Higher Education
8 Districts, and residentially zoned institutions, schools
9 and places of worship, with a minimum tract of 20 acres
10 so --

11 MR. LANGDON: We're reading that as the 20 acres
12 applies only to those things at the end.

13 MR. LUMLEY: Residential.

14 MS. KELLY: Right.

15 MR. EBERHARDT: Well, then I see, okay, I
16 misread that then.

17 It has to be -- the residential area has to be a
18 minimum of 20 acres, is that what you're saying? I still
19 don't understand.

20 MR. LANGDON: Residentially zoned institution
21 has to have 20 acres, so it would have to be a large
22 school or very large church. Either way this particular
23 doesn't fall within that.

24 MR. EBERHARDT: Okay. Thank you.

25 MR. MADDEN: Mr. Capps.

1 MR. CAPPS: Yes, sir.

2 MR. MADDEN: Need to be sworn in tonight.

3 (Mr. John Capps was sworn by the court
4 reporter.)

5 MR. MADDEN: Will you please state your name and
6 address for the record.

7 MR. CAPPS: My name is John Capps. I'm
8 president of the Plaza Motor Company.

9 Good evening, everybody. Thank you for the
10 opportunity.

11 I just want to clarify sort of why we came
12 before you.

13 We're getting a new franchise. It's called the
14 Fisker. It's an electric plug-in hydrid. It's a very
15 small line of cars. It's, at this point, we're just going
16 to deal with, it's an expensive car, that'll probably be
17 about maybe two or three a month sold out of our campus.

18 But that will require a sign, obviously, to
19 identify them, so that was the main reason.

20 And then Land Rover, one of the franchises we do
21 have, they have a new model, which is a Range Rover, and
22 so now that requires a little sign too from them above the
23 existing sign we have.

24 The service sign for BMW was more -- there was
25 no mandate from any of the manufacturers on that -- we had

1 people come into our complex, they -- even though BMW
2 building, the Cadillac people are going in there thinking
3 Cadillac service, so we have a sign that says service over
4 the BMW service, so that's really nothing more than
5 identifying that service drive-in as BMW. We would like
6 to add a BMW logo above the service sign just to identify
7 for customers that that's where you can pull, and it's
8 more congested area in the morning.

9 The -- the light pole flags, you know, signs
10 that will fit on the rigid, I mean they don't really move,
11 or move at very minimal amount, that is to identify the
12 area on our lot that where we sell the certified used
13 cars.

14 There is no current identity signage for that
15 and people are confused. They come in and they think we
16 don't have a area to sell preowned cars, so that's why we
17 asked for those.

18 The area, which is kind of controversial to the
19 City Planner, which is on Olive, is actually in front of
20 BMW building. There's some light poles there. There's
21 four light poles, and we would love to have the signs on
22 those light poles.

23 If it would -- I mean I can get away with -- I
24 mean to me, I can get by with two as opposed to four, if
25 you would consider that, but it does identify the area

1 where the certified preowned cars are sold by BMW. That's
2 why we request. Currently there's no identification on
3 campus for our preowned certified cars.

4 MR. MADDEN: Any questions?

5 Mr. Eberhardt.

6 MR. EBERHARDT: The last name on the 30-foot
7 monument sign is Sprinter. What is that, please.

8 MR. CAPPS: Sprinter is a Mercedes-Benz cargo
9 van; used to be sold by Dodge. It was built by Mercedes,
10 but sold by Dodge, and they took it back over and selling
11 it through certain Mercedes dealers in the United States.
12 I think about two of them have a franchise.

13 MR. EBERHARDT: If we didn't -- did not have the
14 four sign posts -- excuse me -- light posts along Olive to
15 have the banner signs, how many other banner sign poles
16 are there on the campus that you intend to --

17 MR. CAPPS: I'd have to count them, but there
18 are approximately on the -- on the Olive campus, I believe
19 there is two, three, four, five -- seven, not counting the
20 four --

21 MR. EBERHARDT: And are they all --

22 MR. CAPPS: -- and those would all be behind the
23 buildings with the exception of two of them which are on
24 Ballas.

25 MR. EBERHARDT: And they're all related to

1 preowned vehicles?

2 MR. CAPPS: For the various franchises that we
3 have.

4 And then if you go down to what we call a
5 preowned lot down the street, there'll be -- those are
6 pretty much hidden by the tree areas, so I don't think
7 anybody can really see those, unless you drive on them,
8 but there will be some there too.

9 MR. EBERHARDT: Thank you.

10 MR. MADDEN: Cynthia.

11 MS. KRAMER: Yeah, could you just, actually for
12 me, the issue is really the building sign -- the window
13 signage.

14 MR. CAPPS: Yes.

15 MS. KRAMER: Cause that's definitely a different
16 issue, and has a different sense and sensitivity.

17 MR. CAPPS: The -- we have 25 percent today
18 under the old ordinance. Now we're requesting now, I
19 guess we would call it the new ordinance, we're asking to
20 keep what we have today is what we're asking for.

21 If that is completely controversial, I mean
22 we'll go down to what you say, obviously. We can live
23 with 20, but prefer 25.

24 And I'm not saying we would utilize 25. We may
25 not even use that much now. It's just sort of knowing you

1 have it.

2 MR. GLANTZ: Is there an example of the window
3 signs in your packet?

4 MR. CAPPS: There should be, Barry. And
5 there -- you don't have them up all the times. Sometimes
6 you do if there's a special from the manufacturer, you'll
7 put them in. If there's not, they're generally not there,
8 so and some manufacturers use them, some don't.

9 MR. GLANTZ: I think the banner signs, just
10 personally, I think the banner signs are a lot more
11 attractive than window signs.

12 MR. CAPPS: I would agree. My wife would agree
13 with you also.

14 MR. MADDEN: Anybody else?

15 DR. BARTON: Are there other solutions that you
16 can envision on Olive that might attract people to what
17 you're trying to communicate as opposed to having the
18 banners along Olive?

19 MR. CAPPS: The only other thing, that would be
20 a small directional sign maybe could do it. Permanent
21 type of deal.

22 The higher up, obviously, if you get something
23 real small, it's not as visible. I mean people are
24 looking for that.

25 Listen, I have -- I just appreciate what you all

1 do for us, so, once again, I don't want to push the hog
2 button here at all, but we'd like to have it. It would be
3 convenient for us. It's good for us. It's good for our
4 business, we think, but we can live with what you all can
5 live with.

6 DR. BARTON: I mean, obviously, kind of has a --

7 MR. CAPPS: And these signs -- these signs will
8 be attractive. These banners are not unattractive. You
9 see them at the hospital at St. -- at Barnes West. It's
10 the same type of thing that you would have there. It's
11 hardly -- I mean I don't know if you notice it, but you're
12 looking at it, but they're not unattractive. They're
13 professionally done. And it's significantly different
14 than a, what I would call window sign, which is more a
15 paper-type, you know, appliqué they put on the window for
16 a particular promotion that they're having.

17 DR. SAUNDERS: I guess following up on what
18 Dr. Barton said. I guess I sort of have that same kind of
19 sense. I think of these banners kind of thing you see on
20 the lower-end used car lot. I mean the monument you
21 propose is quite spectacular. I have not seen that
22 before.

23 Is there any way you can incorporate for your
24 campus something on that moniment that you're proposing to
25 build that says preowned?

1 MR. CAPPS: We could do that. The issue with
2 preowned is because we do not have one preowned department
3 there. Every franchise has a different -- has a different
4 area for them to sell their preowned cars, so you almost
5 have to have a separate area for each one. That's just
6 the nature of the campus. A lot of car dealerships have
7 one giant used car lot for their business. We didn't have
8 that luxury here, so we sort of had to use five or six
9 separate ones behind the buildings. That's the issue
10 there.

11 We'd love to just have one, but we didn't have
12 it. Didn't have the space. There's a picture -- I don't
13 know if you find these -- that is a picture of it.

14 MS. KELLY: Turn it --

15 MR. CAPPS: Not really a good picture.

16 Here you have the name Mercedes as an example on
17 the one side, and then the other one either say certified
18 or preowned. They're not flaggish, is what I'm trying to
19 say. Little more significantly updated from that.

20 MR. MADDEN: John, where are we in relation to
21 the BMW new sales is the preowned lot?

22 MR. CAPPS: It's directly in front of the
23 building, but close -- you know where the flagpoles are in
24 the very front part?

25 MR. MADDEN: Right.

1 MR. CAPPS: The parking spots butt into that
2 island there, and the flagpoles are along those parking
3 spaces.

4 Let me see if I could find it here.

5 MR. GLANTZ: If you look at picture on page 12.

6 MR. CAPPS: See where the four poles are right
7 here?

8 MR. MADDEN: Yes.

9 MR. CAPPS: There's about a dozen or fourteen
10 parking spots there; fourteen, fifteen, whatever.

11 MR. MADDEN: That's where you do the preowned
12 cars right there?

13 MR. CAPPS: Yes, those are the certified. And
14 those are generally the cars that are one or two years
15 old. They almost look new. They're called certified
16 preowned, and they still have factory warranty on them.

17 MR. GLANTZ: If you look at Photograph 4 on
18 page 12 you can see the four light fixtures behind the
19 flagpoles.

20 MR. CAPPS: And they're probably, the flagpoles
21 are probably 15 -- 15 to 20, yeah, 15 feet, I guess, from
22 the flagpoles. I don't know that exactly, but there's
23 a -- there's a reasonable distance between the flagpole
24 and the light pole.

25 MR. EBERHARDT: In addition to the monument

1 sign, the window signs and the -- and the logos at the top
2 of the building, don't you also -- and I don't remember
3 whether this is so or not, but any car dealers, and I
4 think Plaza as well, frequently have signs on cars that
5 are in front of the showroom indicating a special on
6 financing or something or other that's posted or pasted on
7 the side of the car?

8 MR. CAPPS: Yeah, that's correct. They do have
9 that periodically. There may be one or two cars on the
10 campus that do that.

11 And, once again, that's -- that's -- that's just
12 a promotional thing. They'll do it a particular time, and
13 it's not up all the time, but they do -- they do have
14 those periodically, yes.

15 MR. LANGDON: Mr. Chair.

16 MS. KRAMER: I was just curious, you said
17 possibly you might consider, I think there were four
18 poles, but potential of reducing it, and the only reason I
19 say that is because it looks like 30-foot monument, I
20 definitely can see the situation, even visually when
21 you're driving by, sometimes if there's a visual you might
22 even miss what you're hoping to find.

23 MR. CAPPS: I would definitely go from four to
24 two, if the Council -- if the Commission would consider
25 that.

1 MS. KRAMER: I was just curious, which would
2 work for you, out of the four, would you sort of put them
3 in the ends?

4 MR. CAPPS: I'd probably put them at the ends
5 because there's two entrances, and they'd be able to see
6 from either end, probably what we'd do, yes.

7 MS. KRAMER: And just one quick question. I'm
8 sorry. I heard something about balloons or were there
9 other visual?

10 MS. KELLY: Currently our code does not allow
11 for freestanding balloons or flags that wave or, outside
12 of the American flag, of course, but the -- sometimes
13 dealers will have the tall flags to attract attention, and
14 we don't -- our code does not allow those. So they would
15 still have to comply with that.

16 MR. CAPPS: Yes. And we're good with that.

17 MR. MADDEN: Anybody else up here? Okay.

18 Anybody in the audience?

19 Mr. Langdon, you were --

20 MR. LANGDON: I just wanted to make one
21 clarification or explanation about those signs on the
22 cars.

23 If they relate to the price of the vehicle, then
24 we're willing to interpolate those as being price-related,
25 which is part of the regular marketing of the vehicle.

1 Ones they simply say spring event or, you know,
2 come in, see low lease rates or something, that's not a
3 price sign, and they have been asked to remove those in
4 the past, so there is -- there is sort of a rational limit
5 on how far they can go with those signs as well.

6 MR. CAPPS: That's correct.

7 MR. EBERHARDT: Price include financing, zero
8 percent financing?

9 MR. LANGDON: Has to actually relate to the
10 dollar value of the car.

11 MS. KELLY: Yeah.

12 MR. CAPPS: Thank you for your consideration.

13 MR. MADDEN: You're welcome.

14 MR. LUMLEY: I'd like to offer some exhibits
15 into the record for the public hearing.

16 Documentation in possession of the City
17 reflecting the notice that was provided to the public of
18 the hearing; Ms. Kelly's report dated January 18th, 2011;
19 City's Charter and Code of Ordinances; City's
20 Comprehensive Plan, and the public file regarding this
21 application.

22 MR. MADDEN: Okay. Mr. Eberhardt.

23 MR. EBERHARDT: I move to recommend approval of
24 the Master Signage Plan for the Plaza Motors campus
25 submitted, Application No. 10-040, subject to the

1 conditions contained in the draft ordinance attached to
2 the staff report dated January 18, 2011, including the
3 elimination of the four banner signs along Olive.

4 DR. SAUNDERS: Second.

5 MR. MADDEN: Any discussion?

6 I'll call for a vote.

7 Dr. Saunders?

8 DR. SAUNDERS: Aye.

9 MR. MADDEN: Dr. Barton?

10 DR. BARTON: Aye.

11 MR. MADDEN: Mr. Eberhardt?

12 MR. EBERHARDT: Aye.

13 MR. MADDEN: Mr. Schnarr?

14 MR. SCHNARR: Aye.

15 MR. MADDEN: Ms. Kramer?

16 MS. KRAMER: No.

17 MR. MADDEN: Mr. Glantz?

18 MR. GLANTZ: Aye.

19 MR. MADDEN: And Chair votes no.

20 I wasn't against what you were doing. I was for
21 you getting the two signs, just so --

22 MR. CAPPS: Thank you.

23 MR. LANGDON: Mr. Chair, just for clarification
24 and Members of the Commission understand, they could have
25 discussed that further before we move on.

1 MR. SCHNARR: I think we should have. I agree.
2 MR. LANGDON: Okay.
3 MR. GLANTZ: So what's the proper --
4 MR. LUMLEY: Motion to reconsider.
5 MR. GLANTZ: And who does that have to be made
6 by?
7 MR. LUMLEY: Somebody that voted yes.
8 DR. SAUNDERS: Move to reconsider.
9 MR. SCHNARR: Second.
10 MR. MADDEN: We got to vote on that motion
11 first.
12 Dr. Saunders?
13 DR. SAUNDERS: Aye.
14 MR. MADDEN: Dr. Barton?
15 DR. BARTON: Aye.
16 MR. MADDEN: Mr. Eberhardt?
17 MR. EBERHARDT: Nay.
18 MR. MADDEN: Mr. Schnarr?
19 MR. SCHNARR: Aye.
20 MR. MADDEN: Ms. Kramer?
21 MS. KRAMER: Aye.
22 MR. MADDEN: Mr. Glantz?
23 MR. GLANTZ: Aye.
24 MR. MADDEN: And Chair votes aye.
25 MR. LUMLEY: So you're back to the pending

1 motion to approve with the four banners restricted.

2 That's the pending motion now.

3 So you have motion to amend would be order to --

4 DR. SAUNDERS: Or we can discuss?

5 Yeah, I mean personally I feel that the four
6 banners really are -- really do contribute to the clutter.

7 I'm actually comfortable with the 25 percent
8 because that was under their previous master signage, but
9 I think with the monument out front, et cetera, I think
10 the banners just really does add to the clutter along
11 Olive.

12 And I'm thinking to the notion that they have a
13 lot of different products that you're trying to sell
14 there; that you're trying to, you know, advertise to
15 people, and I really get that, but, you know, at the same
16 time it does contribute to the clutter.

17 MR. MADDEN: Ms. Kramer.

18 MS. KRAMER: I would just submit that we all
19 consider the fact that, first of all, I think it's very
20 nice to have a partner to offer options to the plan.

21 And I think that while it is a visual issue, the
22 reality is that in order to do good business, you do have
23 to be able to delineate what that business represents, and
24 there currently is situation that does make it difficult
25 when you're at the business.

1 So going down to four -- going from four to two,
2 I think is very reasonable, particularly if it's spaced
3 out.

4 I, however, would suggest that going and
5 remaining with the 20 percent because I think that
6 everything combined does become a bit more of a clutter,
7 and it also elevates the appearance of what is a very nice
8 street and very nice vision.

9 So that would be my thought for everyone to
10 consider.

11 MR. MADDEN: Anybody else? Mr. Eberhardt.

12 MR. EBERHARDT: I feel that -- my personal
13 opinion is that the -- there is a ton of advertising
14 already going on there.

15 We all know that the Plaza Motors is the luxury
16 car capital of the universe, or words to that effect.

17 If it was important to put preowned in some way,
18 I certainly would suggest that it could be added at the
19 top of the 30-foot monument sign that says new and
20 preowned or new and certified preowned.

21 I think that four, or even two banners would add
22 more distraction and visual clutter. I personally would
23 like to see all four removed.

24 MR. MADDEN: Well, as one that drives by there
25 every morning in the far right lane, I've never been

1 distracted. I'm more worried about the people that are in
2 the right lane that are supposed to be in the center lane
3 or left lane. They're holding up the traffic for the
4 people going right.

5 And also I agree with Cynthia. The first and
6 fourth pole would be fine with me, so I don't -- I mean
7 they've been one of our best citizens so.

8 MR. CAPPS: Can I say something?

9 MR. MADDEN: Sure.

10 MR. CAPPS: I'd be delighted to offer compromise
11 of maybe going to 20 percent on the windows, which I find
12 actually probably appropriate, and if we could keep two
13 banner signs and you go down 20, I'm happy with that.

14 And, certainly, if that makes your decision any
15 easier, I'd be glad to offer that up. That's something
16 that would be great for us.

17 MR. MADDEN: Thank you.

18 Mr. Caldwell.

19 MR. LUMLEY: You don't need to be sworn, the
20 hearing's over.

21 MR. CALDWELL: I would just ask Mr. Langdon to
22 speak to one other master signage plans exist along Olive
23 and Ballas, which might see the banner signs as a
24 precedent for amending their own master signage, more
25 banners along Olive to other master sign plans.

1 MR. MADDEN: Mr. Langdon.

2 MR. LANGDON: I suppose for clarification, let
3 me ask which one you mean, 555 North New Ballas or --

4 MR. CALDWELL: No, I don't have any particular
5 one.

6 MR. LANGDON: Oh, if one of them comes along.

7 MR. CALDWELL: If we -- are there other master
8 sign plans that request amendments?

9 MR. LANGDON: I understand. You know, they're
10 all based on a case by case analysis, depending on the
11 visual circumstances that you have in the field, as well
12 as whatever issues that arise because of the disposition
13 of the sign.

14 Kings Landing, for example, has banners, and
15 they worked through a master plan sign because of the
16 difficulties advertising component of that development.

17 They're extremely large compared to say, Barnes,
18 who is a very wide open campus and really doesn't have a
19 need to advertise a particular use on those banners, but
20 what they were looking for was something that's in color
21 and a little bit of visual interest.

22 So in that case, it was a whole different reason
23 for doing it. But because one had them didn't necessarily
24 justify the other having them. That's why this is a
25 discretionary review. It allows the Council to say here

1 is a problem and here's how to fix it.

2 And this site, there is not a problem. There is
3 not a necessary means to fix it.

4 MR. MADDEN: Mr. Eberhardt.

5 MR. EBERHARDT: Correct me if I'm wrong, but I
6 believe that with the BJC campus we approved banner signs,
7 but not along Olive. I thought we deleted the only banner
8 that was to be placed along Olive Boulevard in that
9 approval.

10 MR. LANGDON: And there was a setback
11 requirement from Mason Road as well.

12 DR. BARTON: I do -- I'm very sympathetic, and I
13 would certainly apply for banners along there as well, but
14 I just can't help thinking aesthetic it would look nice if
15 the banners weren't there.

16 And I just wonder if the dealers along that area
17 have advantage of having frontage anyway that I wonder if
18 the banners are necessary there as it would be in other
19 areas, and, you know, just a thought.

20 MS. KRAMER: I definitely think though, and it
21 is true that when you're a resident in an area, you tend
22 to know everything that's in your area, but there
23 certainly are people who go looking, and I just would say,
24 someone who purchased a vehicle not that long ago, that
25 sometimes you don't know what they have, because you

1 don't -- I mean just depends. Just a thought.

2 MR. MADDEN: Mr. Glantz.

3 MR. GLANTZ: Well, the new monument sign is
4 outstanding. It's really, really well done.

5 I think the banners are far better than window
6 signs, and I would agree that four banners would probably
7 add some visual clutter on Olive.

8 If Mr. Capps is willing to compromise on the
9 window signs, which I think of all this are the weakest,
10 least attractive of the signs that we've been presented,
11 if they're willing to compromise to 20 percent on window
12 signs, the banner signs out in front are -- are concern
13 for me to detract from what you've created.

14 I mean it's really an outstanding entry there,
15 and I'm not sure that you should try to detract from that,
16 but if it's a compromised position if we go with two
17 banner signs and 20 percent window signs.

18 DR. BARTON: Does that really do anything? I
19 mean are you going to notice any difference between
20 20 percent and 25 percent in terms of a visual effect of a
21 window sign? If you went down to 5 percent, you know,
22 probably be a big difference.

23 MR. LANGDON: Mr. Barton, I'm going to ask you
24 to stay closer to the mic.

25 DR. BARTON: Sorry, I have a bad habit of doing

1 that.

2 So my argument would be does that five make a
3 difference, if you went down to 5 percent, then you would
4 see.

5 MR. MADDEN: Mr. Eberhardt.

6 MR. EBERHARDT: I point out as well that these
7 signs are not small banners. They're 2 feet by 10 feet on
8 each side, so we got 40 square feet of sign on each
9 flag -- on each light pole. To me, that's excessive.

10 MR. MADDEN: Cynthia.

11 MS. KRAMER: So I just want to point out, so is
12 when you're really looking at the plans, those poles are
13 also tremendously large, and so when you're looking at it
14 visually, it really does kind of -- there's a context to
15 put it into, and I think that originally the way that this
16 was presented was to have the 25 percent, so clearly there
17 was a thought that it did make a difference to not address
18 the 20 percent that was in place before.

19 So -- so maybe -- maybe the dealership does feel
20 there is a difference between 25 and 20.

21 And the other thing I noticed in looking is
22 that, you know, these things become revisited over time,
23 so, you know, for me I think it's pretty spare building
24 too, another thing to point out, and they are very cleanly
25 presented logos all over as well, so just something else

1 to take into consideration on why signage is an issue.

2 MR. MADDEN: Mr. Eberhardt.

3 MR. EBERHARDT: Still so.

4 MR. GLANTZ: Can I ask a question? How tall are
5 those light poles, does anybody know?

6 MR. CAPPS: I don't know off the top of my head,
7 I'm sorry.

8 MR. LANGDON: I would guess that they're 18-foot
9 light standards on top of a 2 or 3 foot concrete face, so
10 roughly 20 feet to the top of the light. Estimate only.

11 MR. GLANTZ: So 10 foot tall banner will take up
12 at least half of the --

13 MR. SCHNARR: The scale on the drawing on
14 page 16 is to be believed, I'd say this was --

15 MR. CAPPS: Appears to take up about 40 percent
16 of the pole.

17 DR. BARTON: Plus, I would ask my colleagues to
18 take into context the pole, you know, pole standing there
19 is not -- tends to blend in. A pole with two banners on
20 the side tends to draw attention.

21 MR. MADDEN: Well, let me try one other thing
22 then, Mr. Capps, so we move this along.

23 How about if you go one banner on two poles; one
24 banner each per two poles? I mean you're mainly looking
25 for BMW, right?

1 MR. CAPPS: Yes.

2 MR. MADDEN: I would think you could fit BMW
3 preowned on -- I mean you would never fit Cadillac or
4 Mercedes-Benz or anything like that. You'd need both
5 banners on one pole.

6 MR. CAPPS: You're talking about those ones in
7 front -- two in front?

8 MR. MADDEN: Yeah. Two in the front where you'd
9 have just one banner on two different poles instead of
10 having two banners on two different poles.

11 MR. CAPPS: If aesthetically you don't feel
12 there's a balance on either side, I don't know, I mean I'm
13 just -- I'm not a artist or --

14 MR. MADDEN: Neither am I.

15 DR. SAUNDERS: I guess I'd argue if the message
16 is that simple, BMW preowned, then that could easily be
17 incorporated into the monument.

18 MR. MADDEN: But when you look at that monument,
19 that's telling everything that's at Plaza. That doesn't
20 tell me that the preowned cars are right there behind the
21 monument.

22 MR. CAPPS: Yeah, the whole purpose of the --
23 the banners is to identify the area where the preowned
24 certified is.

25 MR. MADDEN: Yeah.

1 MR. CAPPS: Cause right now there's confusion
2 amongst the clients.

3 MS. KRAMER: And I definitely agree with what
4 was said in terms of, you know, there is a difference
5 between a blank pole, that's a really good point.

6 So I guess my question is we see a rendering
7 here. Do you have any renderings of what it would look
8 like?

9 I'm just wondering, from the street, do you
10 actually end up, because of the 10-foot lane, actually
11 blocking out some of the view of your own buildings?

12 Do you understand what I'm saying?

13 MR. CAPPS: Yes. You know, I believe they're
14 going this way, so they'd be running, that would be north
15 south, so you wouldn't really see them so much, you see
16 them after you turn in and look.

17 MS. KRAMER: So what do we really see from
18 Olive?

19 MR. CAPPS: Well, you'll see the --

20 MS. KRAMER: You'll see -- you'll see the --

21 MR. CAPPS: Yeah, that much, right.

22 MR. LANGDON: That's only when you're looking at
23 them straight on, which is a momentarily passing --

24 MR. CAPPS: No, you're right, and if you're
25 driving down --

1 MR. LANGDON: That's why most merchants want the
2 sign 90 degrees to the street, because it's the most
3 visible position.

4 MS. KRAMER: But I'm just saying when you're
5 looking at the grass, what you're going to see is a light
6 pole with the strip of the banner, is that right?

7 MR. GLANTZ: Well, you're going to be moving by
8 it.

9 MS. KRAMER: Right.

10 MR. GLANTZ: Do we know how tall flagpoles are?
11 I mean we know their -- their entry sign --

12 MR. LANGDON: I'm going to say the flagpole is
13 30-foot pole.

14 MR. CAPPS: The light poles, I think, might be
15 bigger than 18 feet.

16 MR. LANGDON: I'm not sure.

17 MR. GLANTZ: I guess the question is is on
18 page 12, Picture 4 --

19 MR. LANGDON: Right.

20 MR. GLANTZ: -- is that accurately depicted or
21 not accurately depicted?

22 MR. CAPPS: I believe it is. And now what you
23 can't tell are those light poles, cause they're in the
24 distance a little bit, their relation to the sides of the
25 monument is hard to tell. It looks like they're not that

1 much smaller, but they may be a little bit smaller.

2 DR. SAUNDERS: But I guess if you look at the
3 drawing on page 16 of the banners, the 2-foot wide banners
4 with the pole, the bracket in between and looking at
5 something that's almost 5 feet wide, and this monument is,
6 you know, six and a half, almost 7 feet wide here, you're
7 going to make something almost as massive as that monument
8 on those poles really.

9 MR. CAPPS: You mean --

10 DR. SAUNDERS: The monument is 6 foot 8 at its
11 widest point. The banners are only 4 feet, but when you
12 add the width of that space, the space between the pole
13 and the brackets, it's probably a 5-foot wide span from
14 one end to the other, so you're talking about something
15 that really is going to be almost as massive.

16 MR. CAPPS: But it's significantly more, so,
17 obviously, monument's -- monument is massive, and this is
18 very --

19 DR. SAUNDERS: Okay. So unless it's invisible
20 or transparent, it's going to occupy that much space.

21 MR. CAPPS: Well, yeah, space wise.

22 MR. EBERHARDT: One last question. I promise
23 last comment from me.

24 It seems to me that the location of the lot
25 where the used preowned BMWs are could be easily found out

1 if anyone was looking for a preowned BMW, they would
2 either come in the showroom and call you and say, I'm
3 looking for a BMW, where is your -- where are your
4 preowned cars.

5 I doubt very seriously that these banners are
6 going to bring any more customers in to look for a
7 preowned car of some kind.

8 MR. CAPPS: It really isn't intended to bring
9 them in. It's intended to identify, once you come in.
10 Lot of our clients, we get told this every -- pretty much
11 every day that they didn't know we even had preowned cars.
12 They were not identified in the lot. They just didn't
13 think we did. They drive, they don't see it identified
14 there, and they leave and that's sort of what was the
15 impetuous behind this -- well, that's the only impetuous
16 behind it.

17 MR. EBERHARDT: Are there any car dealers that
18 don't sell used cars?

19 MR. CAPPS: No, they all do.

20 MR. MADDEN: I'll open another can of worms
21 while we're here.

22 At the first parking spot there where you have
23 first -- I still say used, I know you don't like that
24 term, but how about if you put a small monument sign there
25 saying BMW preowned?

1 MR. CAPPS: You could do that. You absolutely
2 could do that.

3 MR. MADDEN: So we've eliminated all your
4 banners and everything else. Keep this end happy maybe.
5 How do you feel about a monument sign right there?

6 MR. CAPPS: Listen, I'm with you, I want to move
7 this forward, so I mean whatever you all are comfortable
8 doing, I just as soon have you do it, and I'll go home.

9 DR. BARTON: I would move to allow a monument
10 sign.

11 MR. EBERHARDT: An additional monument sign?

12 MR. GLANTZ: Do we need some sort of definition
13 as to what a monument sign is?

14 MR. CAPPS: We have -- we have approved already
15 directional signage. I would even say you don't need
16 another additional monument sign, I think as long as we
17 could accommodate that probably on a directional sign if
18 we had to probably, if we have the sign people sort of
19 look at it, but they might be able to do that.

20 MR. GLANTZ: Then perhaps the solution is to
21 reapprove, I guess, the original motion that we approved,
22 and then have the applicant either work with staff to
23 include a low monument sign and/or bring something else
24 back.

25 MR. CAPPS: Right.

1 MR. MADDEN: Yes, Paul.

2 MR. LANGDON: Mr. Chair, Members of the
3 Commission, if you look at page 7 there's an example of a
4 low monument sign for the preowned lot.

5 I guess would be further comments of Mr. Capps
6 and you all as to whether you think that's large enough.

7 MR. MADDEN: Looks good to me.

8 MR. LANGDON: Just so there's some direction for
9 them which way to go.

10 MR. CAPPS: Yeah.

11 DR. BARTON: Does that require a motion to add
12 that or --

13 MR. MADDEN: I think we got to.

14 MR. LUMLEY: Be motion to amend to include in
15 lieu of the four banners. That motion already prohibit
16 this monument sign location of the BMW preowned area that
17 is similar to the F2 sign on page 7.

18 MR. CAPPS: And the look of the signs that we do
19 for directional signs may be a different look than that,
20 but be approximately the same size. Whatever we do on the
21 front part of the campus, would be consistent within the
22 front part of the campus.

23 MR. LANGDON: This sign shown here is like 11.1
24 square feet, just so you know what the measurements we're
25 talking about.

1 MR. LUMLEY: They could have the details before
2 the City Council final approval.

3 DR. SAUNDERS: So, Paul, are we talking about F1
4 or F2, cause I thought we were talking about F2, which
5 looks likes it's 21.3 square feet?

6 MR. LANGDON: That's what they're posing;
7 something larger in that location.

8 This sign here is not that large.

9 DR. SAUNDERS: F2?

10 MR. LANGDON: Yeah, the illustration for F2 is
11 the existing sign.

12 DR. SAUNDERS: I thought that was F1.

13 MR. LANGDON: Well, I know. What I'm saying,
14 they're proposing a larger sign for F2 than what's shown
15 in this illustration.

16 DR. SAUNDERS: Okay.

17 MR. LANGDON: That's just a little sign that's
18 about three and a half on site equivalent to what they're
19 going in F1, so it's -- that sign, that particular sign
20 shown as F2 is going to go away in place of something
21 somewhat larger, correct?

22 MS. KELLY: No, they're just adding this to the
23 front of building.

24 MR. LANGDON: That sign shown as F2 is not 21
25 square feet. There's no way. It's not even as wide as

1 the sidewalk.

2 MR. CAPPS: I agree.

3 MR. LANGDON: So the illustration is not
4 representative of what they're asking for in that
5 location. Is --

6 MR. EBERHARDT: What they're asking for is
7 30 square feet, correct?

8 MR. LANGDON: No, 21. If you look on the left
9 side of that page, sign area requested for sign.

10 MR. EBERHARDT: Got it. Okay.

11 MR. CAPPS: That thing is angled since it's been
12 put in.

13 MR. EBERHARDT: Does it need a height limitation
14 on the monument?

15 DR. BARTON: I would just say not to exceed
16 16 square feet and specification will be provided before
17 Council meeting.

18 MR. MADDEN: Okay. You guys happy with
19 16 square feet for his BMW preowned sign monument style?

20 Okay. We need somebody to make a motion, I
21 guess what you made before, Mr. Eberhardt.

22 MR. LUMLEY: You could just include the new item
23 in one motion.

24 MR. MADDEN: Yeah, we got to exclude the four
25 banners and include the monument sign.

1 MR. EBERHARDT: Am I moving to amend the prior
2 motion or what am I moving to do?

3 MR. LUMLEY: Either way.

4 MR. EBERHARDT: I move to amend the prior motion
5 to admit in lieu of the four banner signs along Olive a
6 single 16-foot monument style sign for the purpose of
7 advertising BMW preowned along the sidewalk, is that the
8 proper way to say that, near the BMW dealership.

9 MR. GLANTZ: Sorry, just point of clarification.
10 Is that sign not to exceed 16 square?

11 MR. EBERHARDT: Not to exceed. Thank you.

12 DR. SAUNDERS: Second.

13 MR. MADDEN: Any more discussion?

14 MS. KRAMER: Could you just clarify the -- what
15 we're looking at in terms of window display percentage?

16 MR. EBERHARDT: Well, that's already part of the
17 ordinance. It's 25 percent at the moment.

18 Are we changing that to 20? It reads
19 25 percent.

20 MS. KRAMER: I was just asking. That's fine.

21 MR. LUMLEY: This motion wouldn't address that.
22 Would be just amending the motion. You could still
23 address. It's not the final decision.

24 MR. GLANTZ: So we're just voting on replacing
25 four banner signs in the front with a low ground monument

1 sign?

2 MR. MADDEN: Is everybody okay with what we're
3 voting on? Okay.

4 Mr. Glantz.

5 MR. GLANTZ: Aye.

6 MR. MADDEN: Ms. Kramer?

7 MS. KRAMER: Aye.

8 MR. MADDEN: Mr. Schnarr?

9 MR. SCHNARR: Aye.

10 MR. MADDEN: Mr. Eberhardt?

11 MR. EBERHARDT: Aye.

12 MR. MADDEN: Dr. Barton?

13 DR. BARTON: Aye.

14 MR. MADDEN: Dr. Saunders?

15 DR. SAUNDERS: Aye.

16 MR. MADDEN: And the Chair votes aye.

17 MR. LUMLEY: Amended unless there's other
18 amendments.

19 MR. MADDEN: Any other amendments to that?

20 Mr. Langdon.

21 MR. LANGDON: I'm actually not going to pose
22 amendment; just for clarification.

23 Sign code does not allow any sign within 10 feet
24 of the right-of-way, so that would also be inherent
25 standard. Just want to make sure that's clear.

1 MR. MADDEN: Okay.

2 MR. LANGDON: Not only to you, but to Mr. Capps.

3 MS. KRAMER: I would add the amendment for

4 reducing from 25 percent to 20 percent on window signage.

5 MR. GLANTZ: Second.

6 MR. MADDEN: Any discussion?

7 Okay. Call for a vote.

8 Dr. Saunders?

9 DR. SAUNDERS: Aye.

10 MR. MADDEN: Dr. Barton?

11 DR. BARTON: Aye.

12 MR. MADDEN: Mr. Eberhardt?

13 MR. EBERHARDT: Aye.

14 MR. MADDEN: Mr. Schnarr?

15 MR. SCHNARR: Aye.

16 MR. MADDEN: Ms. Kramer?

17 MS. KRAMER: Aye.

18 MR. MADDEN: Mr. Glantz?

19 MR. GLANTZ: Aye.

20 MR. MADDEN: And the Chair votes aye.

21 I think the bottom line is you're down to

22 20 percent and you got a monument sign.

23 MR. CAPPS: Got you.

24 MR. MADDEN: Is that the bottom line?

25 MR. LUMLEY: We need a final vote.

1 MR. MADDEN: Oh, we need a final vote.
2 MR. LUMLEY: As amended.
3 DR. SAUNDERS: We still need to vote on it?
4 MR. LUMLEY: Motion pending. So now final vote.
5 MR. MADDEN: Okay. We're voting.
6 MR. EBERHARDT: Motion as amended by the two
7 prior motions.
8 MR. MADDEN: Okay.
9 Mr. Glantz?
10 MR. GLANTZ: Aye.
11 MR. MADDEN: Ms. Kramer?
12 MS. KRAMER: Aye.
13 MR. MADDEN: Mr. Schnarr?
14 MR. SCHNARR: Aye.
15 MR. MADDEN: Mr. Eberhardt?
16 MR. EBERHARDT: Aye.
17 MR. MADDEN: Dr. Barton?
18 DR. BARTON: Aye.
19 MR. MADDEN: Dr. Saunders?
20 DR. SAUNDERS: Aye.
21 MR. MADDEN: And the Chair votes aye. Okay.
22 MR. CAPPS: Thank you.
23 MR. MADDEN: Thank you, John.
24 (Hearing concluded at 7:51 p.m.)
25

STATE OF MISSOURI)
) SS

COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR



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

January 19, 2011

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

Re: Plaza Motors Master Sign Plan
Application 10-040

Honorable Mayor and City Council Members:

The Planning and Zoning Commission, at its meeting of January 18, 2011, reviewed the request of John Capps, President of Plaza Motors, for approval of a master sign plan.

By unanimous vote, the P&Z Commission recommends approval of the master signage plan, subject to the conditions contained in the draft ordinance, including the elimination of the four banner signs along Olive Boulevard to be replaced with a low ground monument sign, not to exceed 16 feet, and reducing window signage from 25 to 20 percent.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:pr

cc: Mr. John Capps, Plaza Motors
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

RESOLUTION NO. 949

A RESOLUTION APPROVING CHANGES TO THE DONATIONS POLICY AND PROCEDURES OF THE CITY OF CREVE COEUR.

Whereas, from time to time donations are offered to and/or requested by the City, and

Whereas, the City benefits from having a formal policy regarding such donations,

Now, therefore, be it resolved by the City Council of the City of Creve Coeur, Missouri:

SECTION 1. The Donations Policy and Procedures of the City are hereby revised to read as follows:

Section 1. Purpose

The purpose of this policy is to establish procedures and guidelines regarding the solicitation and acceptance of donations to the City for use by its citizens, employees and officials. Employees and officials as individuals are also subject to the City's Anti-Fraud & Corruption Policy. A uniform set of procedures shall be followed in solicitation and acceptance of all donations and proper approval shall be obtained prior to solicitation or acceptance. All cash, equipment, in-kind services, materials, donated to the City, sponsorship arrangements, and business discount offers to City employees and/or officials shall be accounted for in accordance with the procedures set forth in this policy.

Section 2. Definitions

1. Donation. For purposes of this policy, the term "donation" means a monetary contribution and/or equipment, in-kind goods or services, or business discounts, which a City department or the City would accept and for which the donor would not receive any goods or service in return.

2. Business Discount. For the purposes of this policy, the term "business discount" means any offer, formal or informal, to discount the normal purchase price of any item for City employees and/or officials because of their affiliation with the City of Creve Coeur. Such offers may include coupons, promotional discounts, and other programs that would provide special discounted rates to City employees and/or officials that are not extended to the general public.

3. Sponsorship. For the purposes of this policy, the term "sponsorship" means an arrangement in which a person would make a donation in support of a City event and the City would provide in return benefits such as name recognition and special participation in the event.

Section 3. Policy and Procedures

1. Donations and sponsorships valued at \$1,000 or less.

RESOLUTION NO. 949

- a. The City Administrator will consider the guidelines established in Section 4 of this policy and either accept or reject offers of donations of money, equipment and in-kind contributions or sponsorships to the City up to \$1,000.
- b. Donated money will be expended for general purposes or specified purposes, if agreed upon with the donor, as one-time supplements to the City's operating budget. Donations of equipment will be considered based on program outcomes, department goals and needs. Each donation will be evaluated for usefulness, and costs of potential replacement/rental rates will be considered. In-kind contributions and sponsorships, or business discounts for specific events will be treated in the same way as donated funds.
- c. The City Administrator will accept or reject donations to the City and sponsorship arrangements with the City and business discount offers for City employees and/or officials with a cumulative value of up to \$1,000. Acceptance of such discount offers by individuals shall comply with the policies and procedures set forth in the City's Anti-Fraud and Corruption Policy. Unless otherwise directed by the City Council, the City Administrator shall determine any necessary allocation of gifts to the City.
- d. Donations, sponsorships, and business discounts that are approved by the City Administrator shall be recorded by the Office of the City Administrator. Recorded information shall include the name of the donor or sponsor, a description of the donation, sponsorship or discount including approximate material value, and the date of approval by the City Administrator.

2. Donations and sponsorships valued at more than \$1,000.

- a. For monetary, equipment and in-kind contributions, sponsorships, or discounts with material values over \$1,000, a report to the City Council will be written outlining the purpose of each proposed transaction and any relevant considerations of the guidelines provided in Section 4 of this policy. The City Council will decide, on a per-case basis, if donations or sponsorships should be accepted or rejected. Corporations offering in-kind contributions will be requested to state the value of the offered item or service.
- b. All donations and sponsorships valued at more than \$1,000 either separately or cumulatively during a calendar year require City Council approval. Subsequent to Council's acceptance, procedures for handling transactions of more than \$1,000 shall be the same as those for the acceptance of transactions valued at \$1,000 or less.

Section 4. Guidelines for Accepting Donations

The following criteria shall be considered in the acceptance or rejection of all donations:

1. Does acceptance of funds, equipment or in-kind services, materials, or business discounts, present a conflict of interest for the City or its employees? Regardless of the value, donations shall not be accepted if there is reason to believe there may be a conflict of interest. Examples may include donations from:
 - a. donors that are involved in a matter under current review with a pending outcome with any City process such as any zoning or development

RESOLUTION NO. 949

matter, building inspection, police investigation, property maintenance code investigation, or any investigation into the violation of municipal code.

- b. contractors, vendors, or persons seeking to provide services/materials to the City of Creve Coeur.
- 2. Do restrictions upon the use of the item or funds make it practical to accept?
- 3. Do restrictions on disposal or retention of the item or funds make it practical to accept?
- 4. Is required accounting for the item or funds excessively difficult?
- 5. Would donated materials or equipment require extensive repair or maintenance, and if so, is maintenance support available?
- 6. Does the equipment or materials require the purchase of additional items to be useful?
- 7. Will the donation result in an increase to the City's budget? Donations are to be considered one-time supplements and should not be used to develop new programs or services which would require budget supplements from the City in the current or subsequent years.

Section 5. Solicitations

1. Solicitation of donations to the City shall be subject to this section 5 of this policy as well as the same procedures that would apply to acceptance of an unsolicited donation under section 4 of this policy. Approval of a solicitation shall constitute approval of acceptance unless the terms and conditions required for acceptance are materially different from those included with the solicitation.

2. No elected or appointed City official or employee of the City shall solicit anything of value, for any purpose, from a person or corporation:

- a. that is currently seeking or subject to official action of, or doing business with, the City, or anticipated to be doing so in the immediate future; or

- b. whose interests may be substantially affected by the performance or nonperformance of the individual's official duties.

3. With advance approval, City officials and employees may solicit donations to the City from those that have previously engaged in the conduct set forth in section 5.2 of this policy, provided that such solicitations are not connected to or presented as requests for payment for services rendered and that a reasonable period of time has passed, so as to avoid any semblance of impropriety. While the City cannot provide its approval, City officials and employees that wish to solicit something of value for purposes other than donations to the City from those that have previously engaged in the conduct set forth in

RESOLUTION NO. 949

section 5.2 of this policy should make sure such solicitations are not connected to or presented as requests for payment for services rendered by the City and that a reasonable period of time has passed, so as to avoid any semblance of impropriety.

4. Those soliciting donations are prohibited from exerting any form of pressure upon those they have benefited through official acts.

5. City officials and employees shall not offer any form of "special access" to themselves in exchange for donations.

6. City officials and employees shall not solicit anything of value, for a private purpose, through the use of the City's letterhead, official stationery, assigned City email address, or any other means that suggest that the solicitation is made with authority or on behalf of the City.

7. City officials shall not directly solicit anything of value from City employees. City employees shall not directly solicit anything of value from their subordinates. Notwithstanding the foregoing, fundraising campaigns directed to all employees may be approved by the City Administrator.

8. This policy does not apply to solicitations of campaign contributions. Such activities are subject to separate regulations.

SECTION 2 – THIS RESOLUTION SHALL BECOME EFFECTIVE UPON ITS PASSAGE.

ADOPTED THIS 14 DAY OF February, 2011.

AJ Wang, Council President
Acting for Mayor During Temporary
Absence Pursuant to City Charter Section 3.4

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

City of Creve Coeur Donations Policy and Procedures

Whereas, from time to time donations are offered to and/or requested by the City, and

Whereas, the City benefits from having a formal policy regarding such donations,

Now, therefore, on this day of , the City establishes the following revised policy and procedures,

Section 1. Purpose

The purpose of this policy is to establish procedures and guidelines regarding~~for~~ the solicitation and acceptance of donations to the City for use by its citizens, employees and officials. Employees and officials as individuals are also subject to the City's Anti-Fraud & Corruption Policy. A uniform set of procedures shall be followed in solicitation and acceptance of all donations and proper approval shall be obtained prior to solicitation or acceptance. All cash, equipment, in-kind services, materials, donated to the City, sponsorship arrangements, and business discount offers to City employees and/or officials shall be accounted for in accordance with the procedures set forth in this policy.

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- b. Donated money will be expended for general purposes or specified purposes, if agreed upon with the donor, as one-time supplements to the City's operating budget. Donations of equipment will be considered based on program outcomes, department goals and needs. Each donation will be evaluated for usefulness, and costs of potential replacement/rental rates will be considered. In-kind contributions and sponsorships, or business discounts for specific events will be treated in the same way as donated funds.
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- a. donors that are involved in a matter under current review with a pending outcome with any City process such as any zoning or development matter, building inspection, police investigation, property maintenance code investigation, or any investigation into the violation of municipal code.
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8. This policy does not apply to solicitations of campaign contributions. Such activities are subject to separate regulations.



Memorandum

To: Council Member Kistner, Council Member Kreuter, Council Member Wang,
Council Member Nealey, Council Member Haddenhorst, Council Member
Hoffman, Council Member Bryant and Council Member Rhoades

CC: Mark Perkins, City Administrator

From: Mayor Dielmann

Date: 2/9/2011

Re: Mayor's absence from Council Meetings

As previously indicated, I will be absent from the next few Council meetings due to recovery from heart surgery. I anticipate returning to my duties as Mayor by the first Council meeting in April. I will keep you posted on the status of my recovery, as I hope to return sooner.

Please consider this as a request for excused absences through March 28, 2011 per Sections 3.6(b) and 4.3 of the city charter. I also request for the City Council to consider my absence of January 10, 2011 as excused, which resulted from the recent passing of my granddaughter.

SECTION 3.6: VACANCIES -- FORFEITURE OF OFFICE -- FILLING OF VACANCIES

- (a) Vacancies. The office of a council member shall become vacant upon his or her death, resignation, removal from office in any manner authorized by law or forfeiture of his or her office.
- (b) Forfeiture of office. A council member shall forfeit his or her office if he or she (1) lacks at any time during his or her term of office any qualification for the office prescribed by this charter or by law; (2) violates any express prohibition of this charter; (3) is convicted of a misdemeanor or felony involving misrepresentation, fraud, deceit, bribery, extortion, theft or a crime involving moral turpitude; (4) is in default to the city (after written notice and failure to cure within 30 days thereof); or (5) fails to attend five (5) consecutive regular meetings of the council or eight (8) regular meetings of the council within a city fiscal year without being excused by a majority vote of the other members of the council. Whether a vacancy or forfeiture of the office of council member exists shall be determined by a majority vote of the other members of the council.

SECTION 4.3: VACANCY -- FORFEITURE OF OFFICE -- FILLING OF VACANCIES

The office of mayor shall be deemed vacant or forfeited for the same reason that the council member's office shall be deemed vacant or forfeited under Section 3.6(a) and 3.6(b) hereof. Whether a vacancy or forfeiture of the office of mayor exists shall be determined by a majority vote of the entire city council. If a vacancy occurs in the office of mayor, the president of the city council shall act as mayor under Section 3.4 until a mayor is elected at the next regular election. The president of the city council while serving as acting mayor shall receive the full salary of the mayor in lieu of, not in addition to, his or her salary as council member. (Ord. No. 1129 §1(Prop. 7), 12-16-85; Ord. No. 4054 §1(Prop. 1), 12-11-06)

SECTION 3.4: PRESIDENT OF THE CITY COUNCIL

The city council shall elect one of its own members as president of the city council. When any vacancy shall happen in the office of mayor by death, resignation, removal from the city, removal from office, failure to qualify, or from any other cause whatever, the president of the city council shall, for the time being, perform the duties of mayor, with all the rights, privileges, powers and jurisdiction of the mayor, until such vacancy be filled or such disability be removed; or, in case of temporary absence, until the mayor's return, provided, the president shall only be allowed a single vote on any matter, ordinance, or resolution and shall not be able to veto legislation or cast an additional vote to break a tie council vote. (Ord. No. 1129 §1(Prop. 7), 12-16-85; Ord. No. 4054 §1(Prop. 1), 12-11-06)

From: LauraBryant
Sent: Tuesday, November 23, 2010 2:11 PM
To: Mayor
Cc: editor@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:

Elliott 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: editor@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

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.

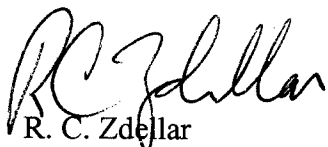
Subsequently, our engineers and estimators met with the project engineers and reviewed Ameren's standard specifications for duct systems. Thereafter, Ameren requested that the project engineers provide Ameren with specific requirements for the project and not merely conceptual drawings. Several additional 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

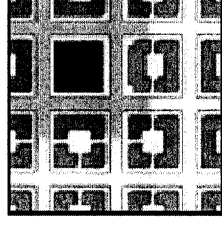
INVITED PANEL

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.

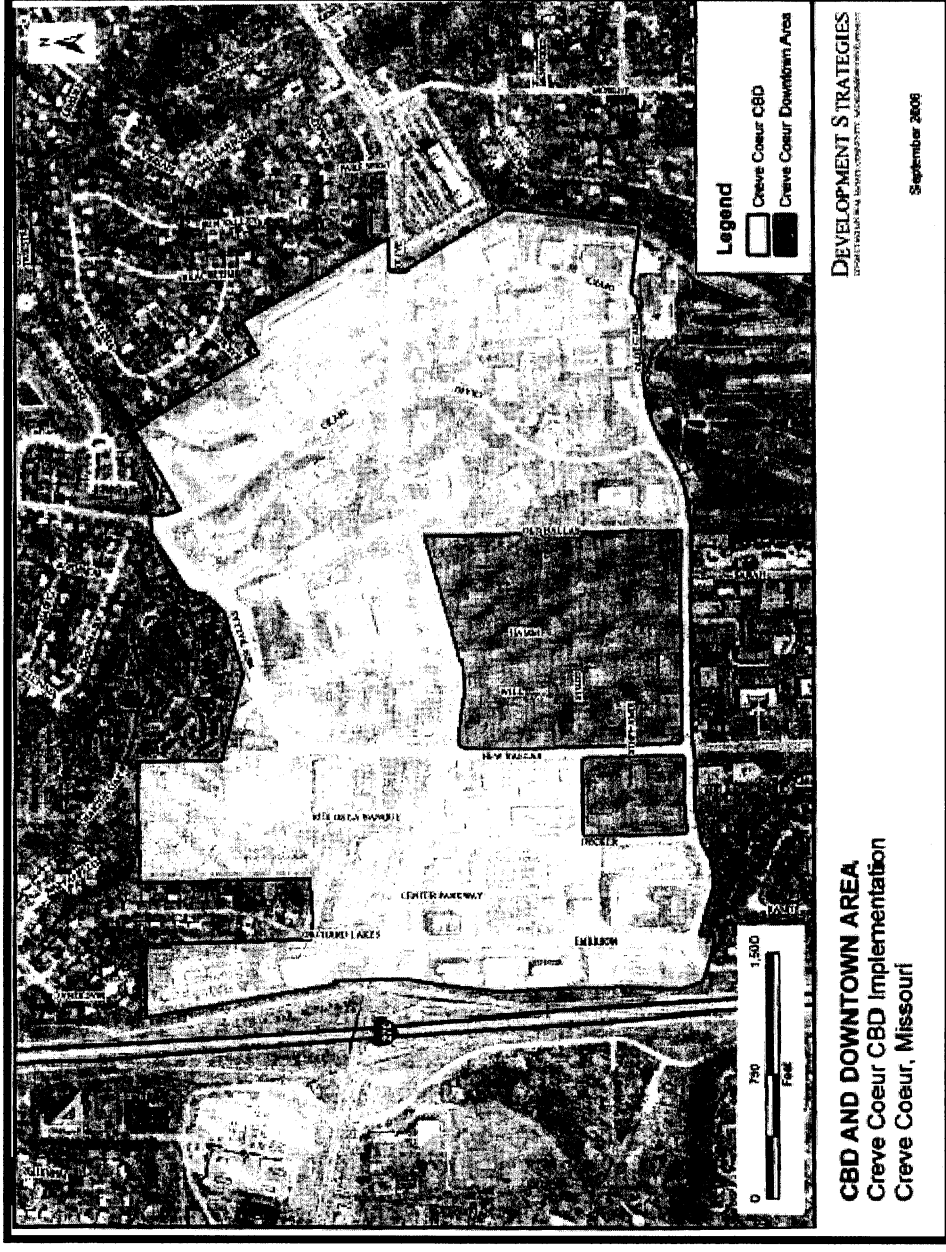
Central Business District (CBD) Land Use Plan: The Framework for a Downtown Creve Coeur



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:

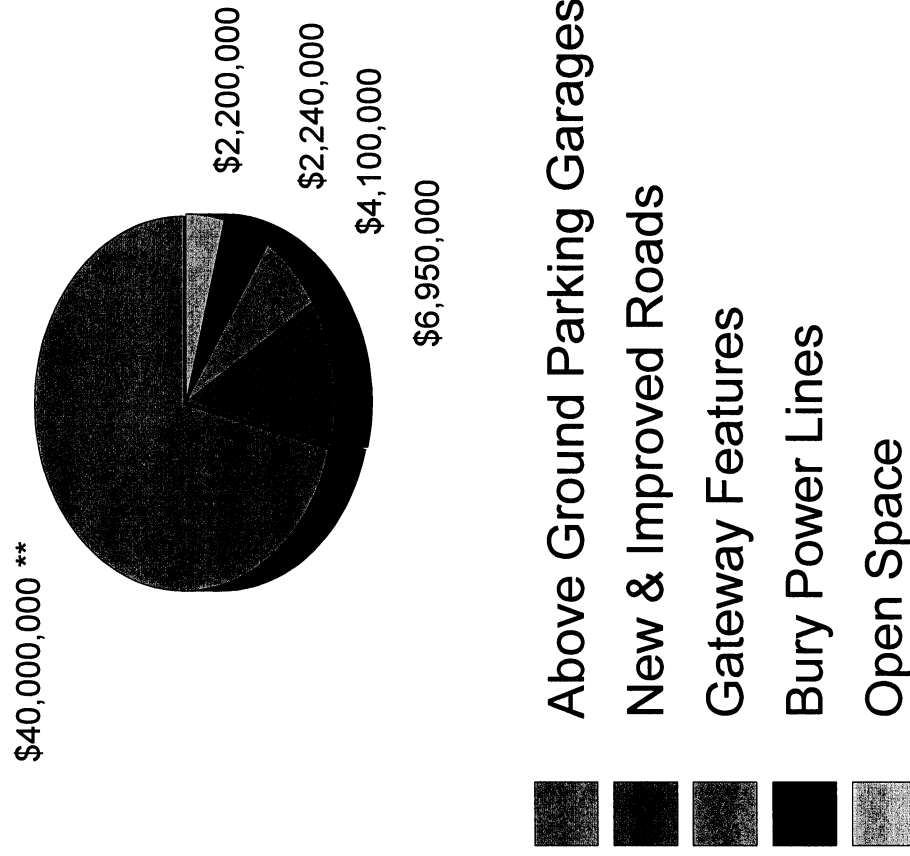
- ▶ Expressed a need to establish financing mechanisms to build streets, sidewalks, streetscape enhancements and public parking facilities; and
- ▶ Recommended exploration of public financing such as TIFs, TDDs and/or CIDs to finance the recommended improvements. (Source: CBD Downtown Area Implementation 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)

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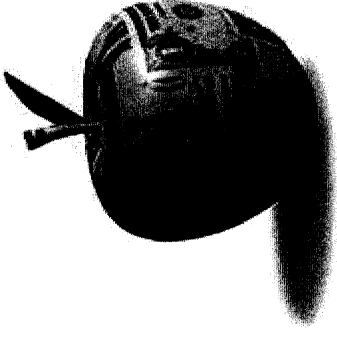
The 2006 CBD/Downtown Area Implementation Strategy Report recommended various improvements in the Downtown area of the City with an estimated cost of **\$55,490,000.00**. (Source: CBD/Downtown Area Implementation Strategy Report, 09/14/06)

Downtown Cost Summary Chart



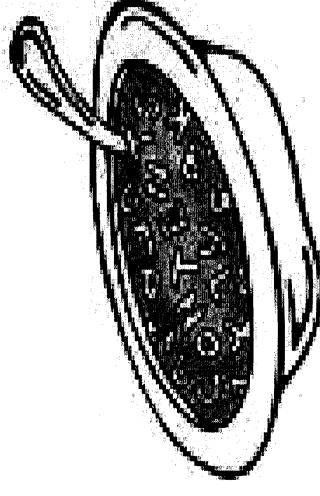
**Exclusive of land acquisition cost

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"

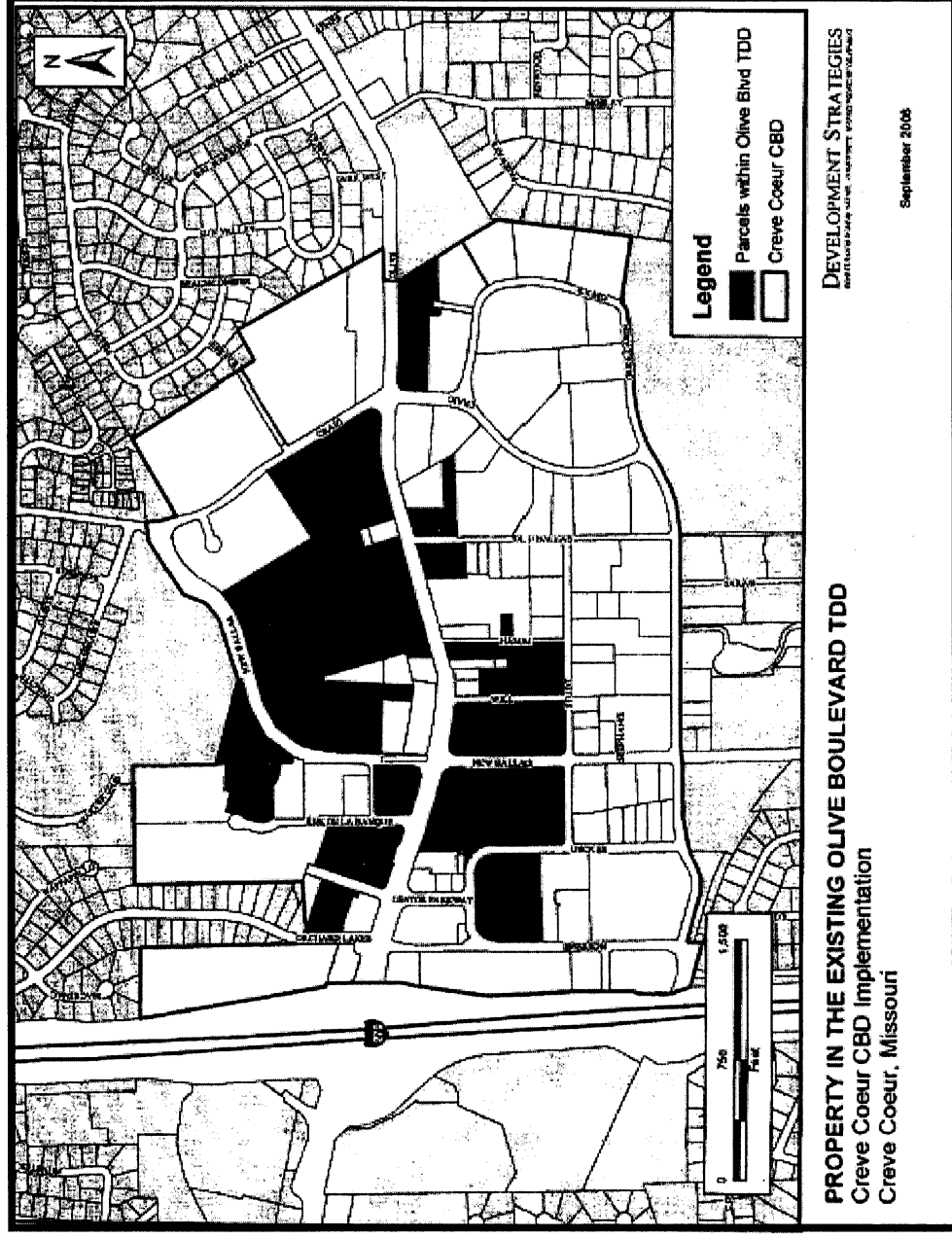
- ▶ TDDs and CIDs are public financing tools usually initiated by property owners where sales taxes and real estate assessments can be imposed on properties and businesses in the district to finance certain public improvements.
- ▶ "Tax abatement" is usually associated with certain Urban Redevelopment 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

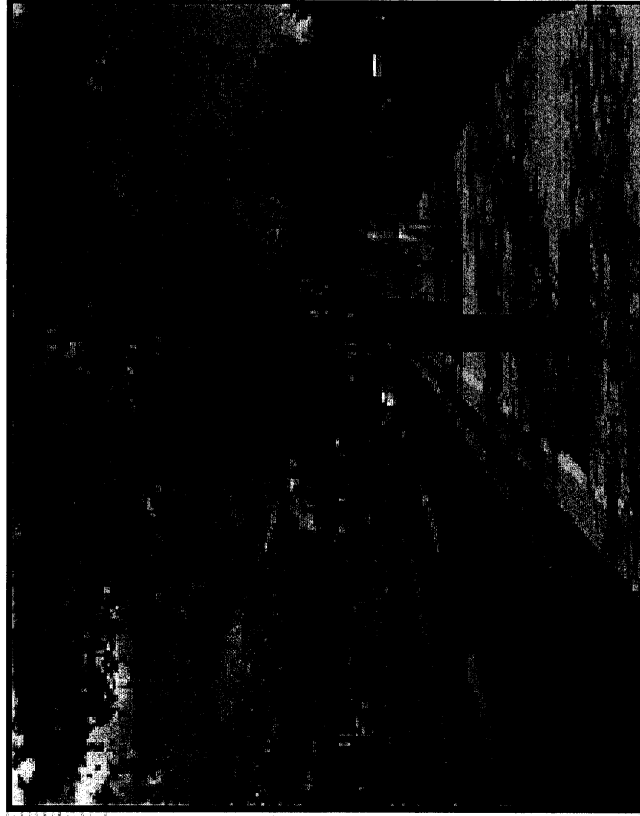
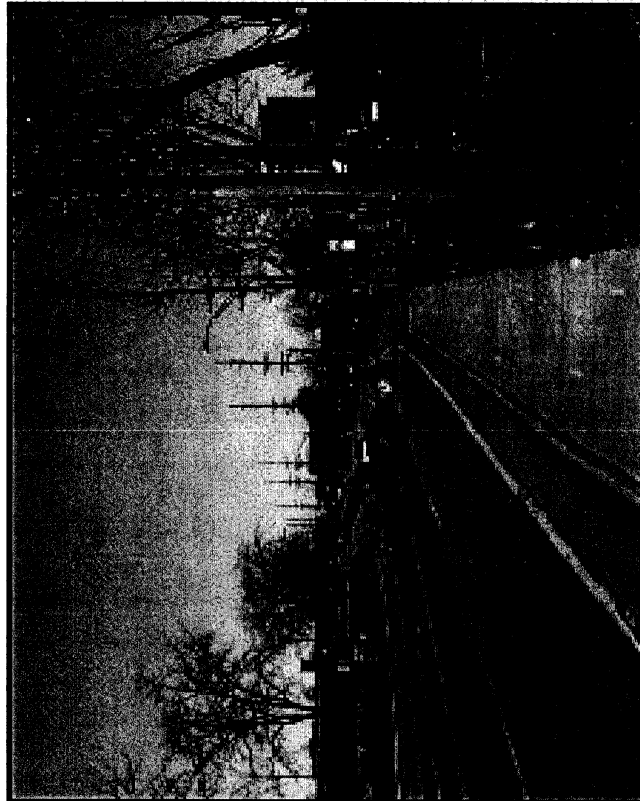
A RESOLUTION AUTHORIZING THE CITY OF CREVE COEUR, MISSOURI, TO JOIN THE KOMAN GROUP AND OTHER PROPERTY OWNERS WITHIN THE CITY IN THE CREATION OF A TRANSPORTATION DEVELOPMENT DISTRICT FOR THE PURPOSE OF CONSTRUCTING CERTAIN PUBLIC ROAD IMPROVEMENTS GENERALLY ALONG OLIVE BOULEVARD FROM CRAIG ROAD TO RUE 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 314.483.7000
central@hselaw.com

1300 Granddole Pkwy, Suite 200
St. Louis, Missouri 63103-4471
314.483.7000
fax 314.483.7000
www.hselaw.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 67.14(1) - 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.

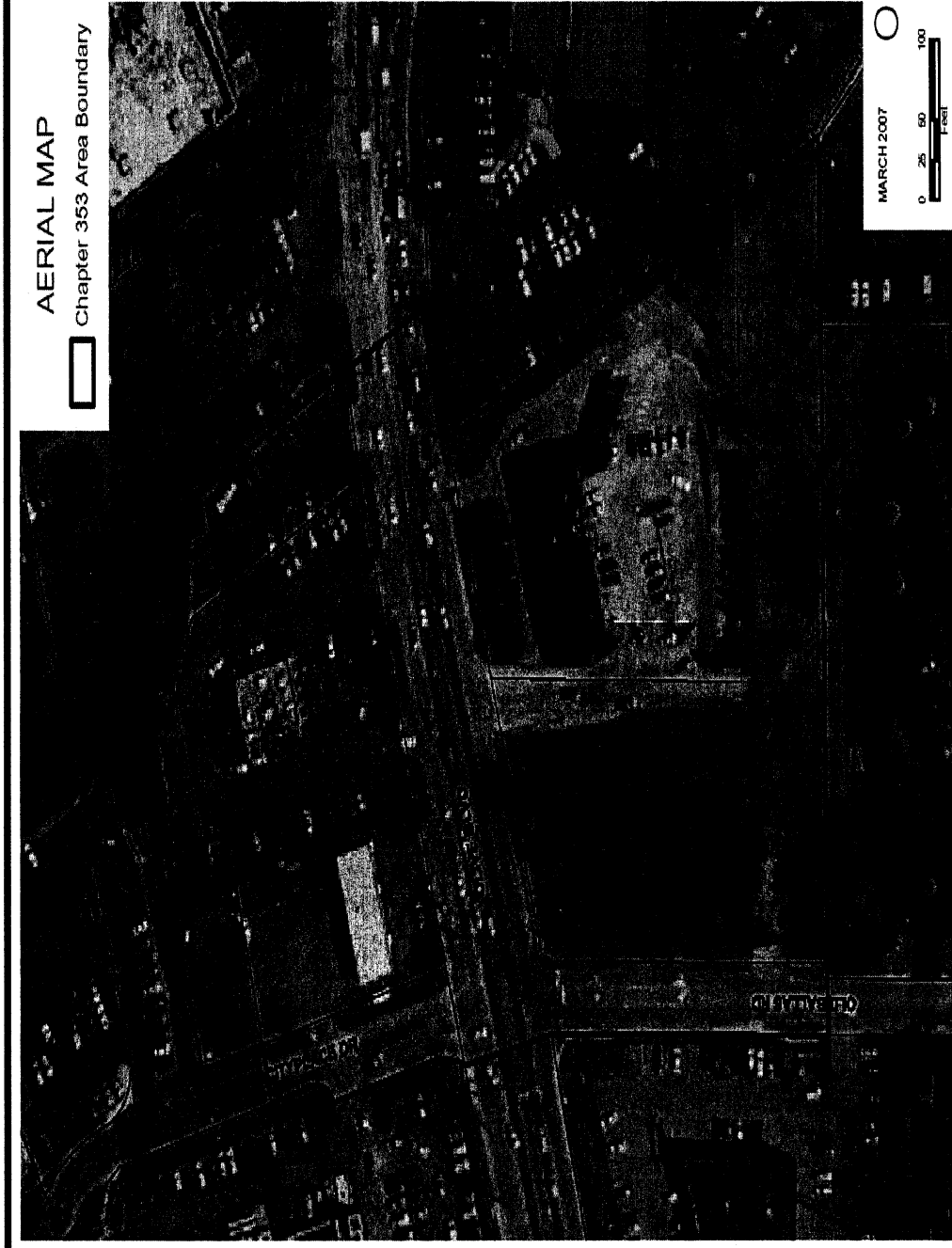
As set forth and requested herein, there are several key steps that are required by the City's Code as well as Chapter 353 and the CID Act to be undertaken by the City in order to implement Chapter 353 and establish a CID.

Further, enclosed with this letter is a proposed schedule of events with regard to the approval and implementation of the Project.

3512754.02

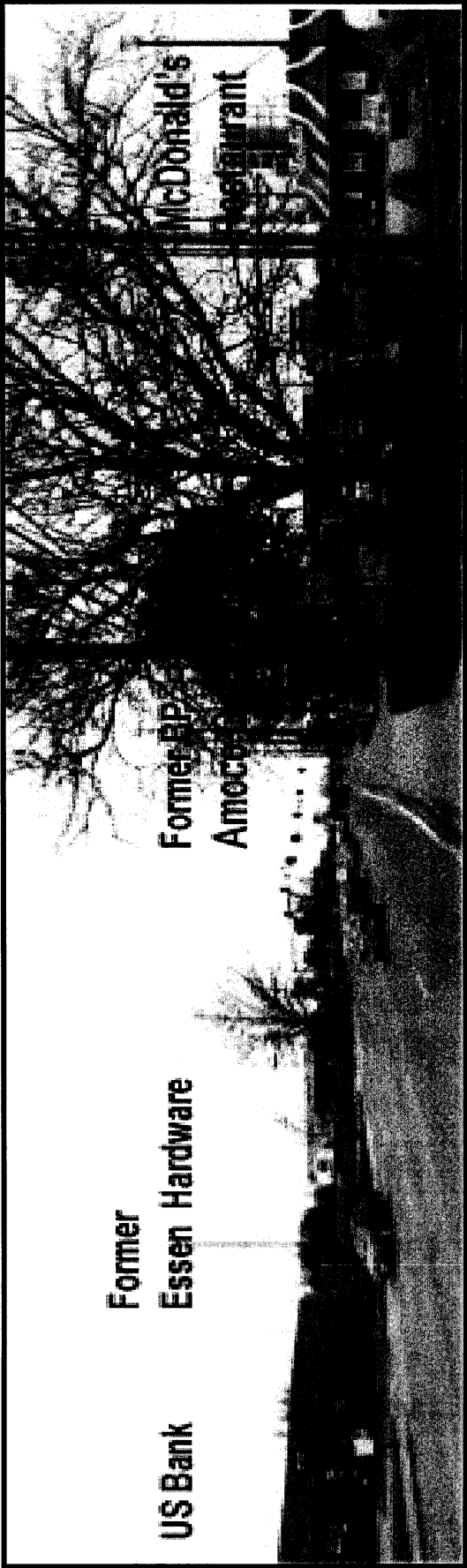
The properties to be affected by the proposed CID and the Chapter 353 tax abatement consist of 6.4 acres owned by The Koman Group and its affiliates at Olive Blvd. and Old Ballas Road. (Source: Supplemental TDD Funding Strategy, 10/23/06; Husch & Eppenberger, LLC Letter 03/7/07)

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)



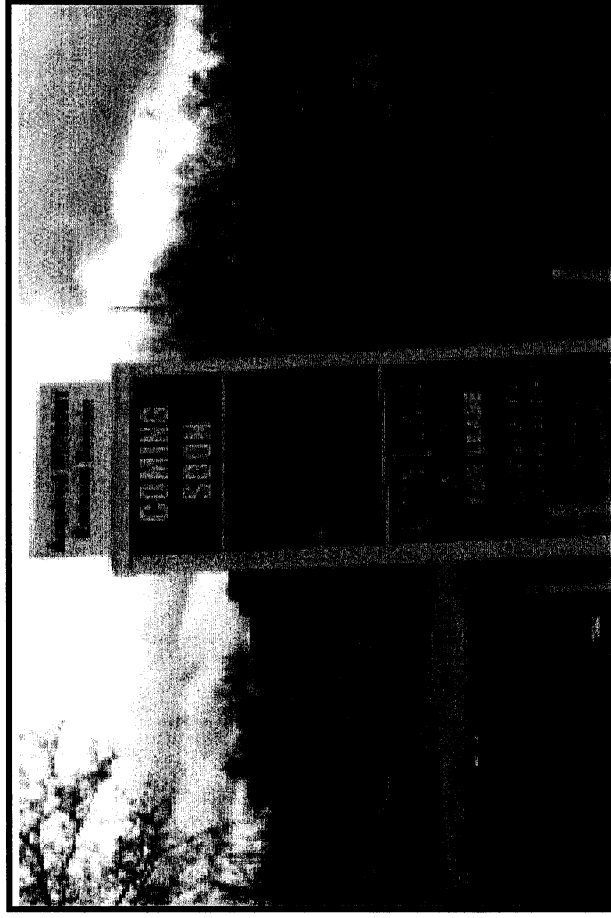
Tax abatement is proposed to be 75% of the tax bill for these properties for 10-12 years. The real estate tax to be abated is estimated to be approximately \$600,000.00 a year. (Source: TDD Supplemental Funding Strategy, 10/23/06)

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 pubic 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.

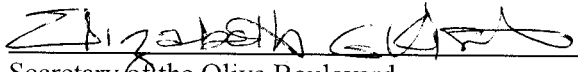
C. Mr. Klahr indicated that there is a vacancy in the position of Executive Director, which position was formerly held by Paul Chesterton. He indicated that the Board would need to consider appointment of a new Executive Director. Motion by Ms. Lynch and seconded by Ms. Kistner to appoint Charles Gillum 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



Memorandum

DATE: February 9, 2011

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Second Quarter FY 2011 Financial Analyses

Attached are the 2nd quarter 2011 results for the two major operating funds – the General Fund and the Municipal Enterprise Fund. The significant trends for the 2nd quarter are as follows:

1. **General Fund**

a. Revenues

The revenues for 2011 are decreased over those for the same time period in 2010. The significant changes are primarily in 3 areas:

- (1) Utility Taxes. Utility tax revenue is lower than in 2009. Revenues for the electric and water gross receipts taxes combined are \$327,376 higher than last year. The electric receipts appear to be higher due to the extremely warm summer and higher rates. Telecom revenues are substantially lower due to the one time AT&T settlement payment received in 2009 for almost \$900,000.
- (2) Intergovernmental. These revenues are up by 12.5% primarily due to increased road and bridge and sales tax collections for the 2nd quarter. This is most likely a timing issue for the road and bridge. The sales tax while higher in December decreased in January. As a result of this decrease we are only slightly higher than 2009. Given the county distribution formula it is too early to see if this increase indicates a favorable trend.
- (3) Licenses and Permits. An increase from \$187,245 in second quarter 2010 to \$245,482 in FY 2011 is primarily a result of building permit revenues. It is too early to determine if the increase in building permit revenues indicates a trend.

Photo enforcement fees for the 2nd quarter of FY 2011 are 19.4% less than 2010. In addition, interest rates for the 3- and 5-year treasury have dropped over 50% since April 2010. Because we have maintained a relatively “short” investment strategy, interest income for FY 2011 is likely to be significantly less than anticipated.

b. Expenditures

Expenditures are currently anticipated to be above the original FY 2011 budgeted amounts, due to the fact that the implementation of new trash fees has been rescinded due to the November 2010 passage of a .25% sales tax. City Council has already approved a budget amendment to reflect this change.

For the 2nd quarter all departments’ expenditures look good other than the overage related to the trash fees. It is anticipated that the overall General Fund budget will be below the original 2011 budget with the exception of the trash fees.

2. **Enterprise Fund**

a. Revenues

Revenues for FY 2011 are higher than 2010. A decrease in golf course revenues is offset by an increase in ice arena revenues. It is likely that the increase in ice arena revenues is a timing issue but the increase in golf revenues is not. Even though golf revenues have recovered overall somewhat in the 2nd quarter it is projected they will fall short of the 2011 budget. Therefore it is projected the revenues for the Enterprise Fund will fall short of the 2011 budget figures.

b. Expenditures

Expenses in the 2nd quarter are lower than in FY 2010. Expenditures look good so far in 2011 for the Enterprise Fund. It is anticipated they will be within the original 2011 budget amounts.

3. **Capital Fund**

a. Revenues

At this time staff anticipates revenues for the Capital Fund will be close to FY 2011 budgeted amounts.

b. Expenditures

Expenditures needed to be increased slightly for two projects: the Laverne Collins Park and the Emerson Road concept plan. The Laverne Collins Park project is a carryover from FY 2010 and will be completed in 2011. It appears at this time a number of projects will not be completed in 2011 and therefore may be re-budgeted in 2012. These include:

- (1) Conway Road
- (2) Government Center Boiler
- (3) N. New Ballas Sidewalk
- (4) Conway Park Improvements
- (5) Olive/Graeser TDD Contribution

4. **Interest Rates**

Interest rates have fallen substantially since April 2010, in some cases more than 50%. As you are aware our investment strategy is "short" due to the low interest rates. As a result of this rate decrease it is anticipated that interest income for FY 2011 will be substantially less than anticipated. It does appear that interest rates are beginning to move upward. However that trend is unlikely to substantially affect the 2011 revenues.

Summary

The fiscal year 2010 was a good year. The city generated a large surplus primarily as a result of the AT&T settlement. Projections for the General Fund for at least the next three years look good as a result of additional sales tax revenues approved by the voters and cost cutting measures. It is hoped that within the next few years the economy will pick up and revenues such as sales tax, building permits and interest income will show significant growth.

I would be happy to answer any questions.



City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2010
FY 2011

	Annual Budget	Adjusted Budget	YTD Actual	YTD Encumb(1)	Actual As % of Budget	2010 2nd Qtr Actual	2010 Actual As % of Budget
<u>General Fund Revenues:</u>							
Property Taxes	689,000		341,071		49.5%	243,807	38.3%
Utility Taxes	5,428,000		3,022,540		55.7%	3,593,096	65.1%
Intergovernmental	5,133,000		2,412,014		47.0%	2,142,959	39.9%
Licenses and Permits	584,550		245,482		42.0%	187,245	32.0%
Charges for Services	71,200		30,717		43.1%	44,123	67.7%
Municipal Court	1,866,000		913,114		48.9%	1,012,681	55.5%
Other Revenues	926,149		329,845		35.6%	475,413	84.6%
Transfers	148,537		0		0.0%	0	0.0%
Total Revenues	14,846,436		7,294,783		49.1%	7,699,324	52.4%
<u>General Fund Expenditures:</u>							
Legislative Services	362,114		150,945	0	41.7%	190,559	54.3%
Administrative Services	727,334		357,598	5,959	50.0%	379,296	51.5%
Non-Departmental	426,157		304,438	0	71.4%	268,601	74.8%
Maint. of Municipal Prop.	372,495		165,376	0	44.4%	149,399	40.4%
Municipal Court	826,279		268,340	438,286	85.5%	344,063	40.0%
Finance Department	451,571		233,813	5,500	53.0%	233,039	53.5%
Police Department	6,671,072		3,160,606	234,736	50.9%	3,338,409	51.7%
Park Maintenance	473,259		209,309	22,187	48.9%	252,690	50.1%
Community Services	65,598		27,530	0	42.0%	35,185	58.0%
Public Works - Admin.	374,082		169,509	1,143	45.6%	175,221	43.9%
Street Maintenance	1,721,119		743,541	132,081	50.9%	867,565	49.6%
Health and Welfare	863,178		541,548	126,837	77.4%	1,279,043	92.7%
Community Development	1,045,620		470,493	19,222	46.8%	481,363	46.3%
Annual Infrastructure Maintena	0					0	0.0%
Total Expenditures	14,379,878		6,803,046	985,951	54.2%	7,994,433	54.5%
Total Operating Surplus	466,558		-494,214			-295,110	
Transfers To Other Funds	900,000		0	0		0	0.00%
Operating Revenues Over (under)							
Expenditures	-433,442		-494,214			-295,110	

	Annual Budget	YTD Actual	YTD Encumb(1)	Actual As % of Budget	2010 2nd Qtr Actual	2010 Actual As % of Budget
<u>Municipal Enterprise Fund Revenues:</u>						
Golf Course	486,700	201,023		41.3%	232,967	50.3%
Food Service	71,000	29,888		42.1%	28,009	28.3%
Ice Arena	500,750	227,584		45.4%	188,660	38.5%
Other Revenues	0	3,758		0.0%	4,194	0.0%
Transfer- GF	150,000	0		0.0%	0	0%
Total Revenue	1,208,450	462,253	0	38.3%	453,830	38.7%
<u>Municipal Enterprise Fund Expenditures:</u>						
Golf Course	574,471	289,753	5,675	51.4%	256,874	46.5%
Food Service	62,394	21,338	7,420	46.1%	35,050	41.9%
Ice Arena	495,920	181,712	0	36.6%	227,598	49.7%
Transfers	0			0.0%	0	0.0%
Total Expenditures	1,132,785	492,803	13,095	44.7%	519,522	47.5%
Total Operating Surplus	75,665	-43,645	0		-65,692	
Annual Debt Repayment	80,055	0	0		0	0.00%
Fund Balance Adjustment	(4,390)	(43,645)			(65,692)	

Investment Ledger 12/31/2010 GENERAL FUND										
Investment	Instrument	Holder	Principal	Purchase Date	Maturity Date	Call Date	Tracking #	Interest Earned	Redeemed Principal	
										FHLMC 400,000.00
										TREAS 1,205,052.18
										FANMAE 402,035.20
										FHLB 3,885,818.46
										FFCB 809,268.53
										TOTAL 6,702,174.37
Treasury	Commercial Paper									
Treasury	Fed	US BANK	401,734.38		0.875%					
Treasury	Fed	US BANK	401,942.80		0.875%					
Treasury	Fed	US BANK	401,375.00		1.250%					
FHLB Bond	Fed	US BANK	521,000.00		4.220%			10,550.00		0-1 years 5,425,408.25 45.60%
FHLB Bond	Fed	US BANK	415,196.00		3.125%			6,250.00		1-2 years 975,966.72 8.20%
FHLB Bond	Fed	US BANK	399,762.47		Variable			2,000.00		2-3 years 521,000.00
FFCB	Fed	US BANK	407,472.74		3.125%					3-4 years 1,571,906.21 13.21%
FHLB Bond	Fed	US BANK	349,475.00		Variable					4-5 years 3,404,215.98 28.61%
FFCB	Fed	US BANK	401,795.79		3.180%					11,898,497.16 95.62%
FHLB Bond	Fed	US BANK	502,554.99		varies					
FHLB Bond	Fed	US BANK	399,500.00		Variable					
FHLB Bond	Fed	US BANK	499,430.00		varies					
Fannie Mae Bond	Fed	US BANK	402,035.20		varies					
FHLB Bond	Fed	US BANK	399,600.00		varies					
Freddie Mac	Fed	US BANK	400,000.00		varies					
FHLB Bond	Fed	US BANK	399,300.00		varies					
Federal Instruments			6,702,174.37					18,800.00		
Trade Funds	MM	Stifel								
Citizen National Bank	CD	Citi. Nat.	220,000.00		1.900%					
First Financial USA	CD	1stTEN	99,774.85		1.000%			84.09		
The Business Bank	CD	Business Ba	301,656.80		1.100%					
The Business Bank	CD	Business Ba	243,500.43		1.710%			1,038.93		
Commerce Bank	CD	Commerce Ba	245,000.00		0.650%					
Commerce Bank	CD	Commerce Ba	255,000.00		0.600%					
Sallie Mae Bank	CD	US BANK	95,000.00		2.350%					
CIT Bank	CD	US BANK	95,000.00		2.250%					
Midfirst Bank	CD	US BANK	95,000.00		2.300%					
Fifth Third Bank	CD	1stTEN	199,373.69		0.650%			109.69		
Citizen National Bank	CD	Citi. Nat.	500,000.00		1.300%					
Woodlands Commercial Bank	CD	1stTEN	188,638.10		1.000%			188.20		
Everbank	CD	CDARS	238,500.00		0.530%					
Flagstar Bank	CD	CDARS	37,221.72		0.530%					
The Park National Bank	CD	CDARS	224,278.28		0.530%					
GE Money Bank	CD	US BANK	95,000.00		3.900%			1,857.58		
GE Capital Financial	CD	US BANK	95,000.00		3.900%			1,857.58		
OMB Community Bank	CD	US BANK	95,000.00		3.550%			288.43		
Parkway Bank and Trust	CD	US BANK	95,000.00		3.700%			292.81		
Bank of Oakfield	CD	US BANK	95,000.00		2.500%			195.21		
First Republic Bank	CD	1stTEN	97,591.72		1.800%			147.54		
Suntrust Bank	CD	US BANK	97,000.00		4.000%					
			3,717,535.59					4,279.48		
										FMNA 402,035.20 7.31%
										FHLB 3,885,818.46 70.69%
										FREDMAC 400,000.00 7.28%
										FFCB 809,268.53 14.72% 0.46
										US TREASURY 1205052.18 0.10
										CD's 5,196,322.79 0.436721
										1st Bank 0.00
										Business Bank 946944.43
										CDARS 740000.00
										1ST TENN. 595378.36
										US BANK 7799174.37
										Citi. Nat. 1070000.00
										Commerce Bank 500000.00
										Nat City 0.00
										MOSIP 247000.00
										Tradefunds -
										TOTAL 11,898,497.16
										mosip - 5497122.19

Investment Ledger									
12/31/2010									
CAPITAL IMPROVEMENT FUND									
Investment	Instrument	Holder	Principal	Interest	Purchase Date	Maturity Date	Tracking #	Interest Earned	Redeemed Principal
MOSIPS	MM	MOSIPS	-	0.00%					
Citizen National Bank	CD	Cit. Nat	350,000.00	1.400%					
Bank of Orrstown	CD	MOSIP	247,000.00	0.900%					
Flastar Bank	CD	CDARS	201,278.28	0.440%					
Citizens Banking Company	CD	CDARS	38,721.72	0.440%					
Ally Bank	CD	US BANK	240,000.00	1.350%					
TOTAL CAPITAL			1,077,000.00						
	Wachovia MM Total		0.00	Wachovia Total		946,944.43			
ESCROW FUND									
Investment	Instrument	Holder	Principal	Interest	Purchase Date	Maturity Date	Tracking #	Interest Earned	Redeemed Principal
The Business Bank	CD	Business Ba	401,787.20	1.00%					
Citizens Business bank	CD	CDARS	245,500.00	0.37%				245,500.00	226.17
First united Bank and Trust	CD	CDARS	154,500.00	0.37%				154,500.00	142.33
TOTAL ESCROW			401,787.20					400,000.00	368.50
TIF FUND									
Investment	Instrument	Holder	Principal	Interest	Purchase Date	Maturity Date	Tracking #		
TOTAL TIF			0.00						
TOTAL INVESTMENTS			11,898,497.16						
TIF FUND									
Investment	Instrument	Holder	Principal	Interest	Purchase Date	Maturity Date	Tracking #		
TOTAL TIF			0.00						
TOTAL INVESTMENTS			11,898,497.16						

SALES TAX 2001-2011 PROJECTED

