



AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, April 28, 2014
7:00 PM

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

ACCEPTANCE OF THE APRIL 8, 2014 CERTIFIED ELECTION RESULTS

SWEARING IN OF THE NEWLY AND RE-ELECTED OFFICIALS

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

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 AGENDA

a. Council Minutes dated March 24, 2014

b. Request to Accept Donations for Recreation Program Sponsorship

Summary: The Recreation Department is requesting consent to accept sponsorship in the amount of \$4,500 from Mercy for sponsorship of the Heart to Heart 5K, 10K & 1.5 Mile Family Fun Run, Creve Coeur Farmers Market and Wonders of Nature Arbor Day Event and \$6,500 from Monsanto for sponsorship of the Summer Concert Series, Flicks on the Fairways on Holidays on Ice.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated April 23, 2014 in the amount of \$148,687.79 has been provided for Council review. No vote is required.



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For Information Only

Summary: A report of bills payable dated April 9, 2014 in the amount of \$282,463.11 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

- 2. Bill No. 5480 - An Ordinance Of The City Council Of The City Of Creve Coeur, Missouri, Authorizing Execution Of An One-Year Extension Agreement With Allied Services, LLC DBA Republic Services Of Bridgeton To Provide Trash, Recycle, And Yard Waste Collection Services For Single Family Residential Properties And Condominiums In The City Of Creve Coeur For An Estimated Annual Fee Of \$1,351,660.00 For Fiscal Year Ending June 30, 2015, With Additional Extension And Other Options. Final Reading and Passage**

Summary: The proposed ordinance will authorize an agreement to extend the City's existing trash, recycling and yard waste service with Allied Services.

- 3. Bill No. 5481 - An Ordinance Amending The Adopted 2013-2014 General Fund, Enterprise Fund And Capital Fund Budgets Of The City Of Creve Coeur By Authorizing Additional Appropriations And Unappropriations From Operating Departments. Final Reading and Passage**

Summary: An amendment to the FY 2014 budget in the General, Enterprise and Capital Fund budgets. At the March 24, 2014 meeting Council voted to approve a \$20,000 expenditure for Administration on an emergency basis, in order for the citizen survey to be completed in May and June. A further amendment is requested of \$15,000 for computer replacement required due to support ending for the Windows XP operating system.

NEW BUSINESS

- 4. Bill No. 5482 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone 8.49 Acres Of Land From "A" Single-Family Residential District To "B" Single-Family Residential District And Authorizing A Residential Designed Development (RDD) With Accompanying Preliminary Subdivision Plat And Site Development Plan For The Proposed Creekside On Mason Subdivision, For The Property Currently Addressed As 853 North Mason Road. First Reading – Request to Defer**

Summary: A request by Pulte Homes for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single



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Family Residential to “B” Single Family Residential with “RDD” Residential Design Development designation. The proposed RDD will allow 16 single-family lots with a minimum lot acreage of 10,000 square feet. The net density of the development will be 2.17 units/acre. The Planning and Zoning Commission did not recommend approval of the rezoning, but did recommend approval of the Site Development Plan if City Council decides to approve the rezoning. Applicant has requested a continuance to the meeting of May 12, 2014.

5. Bill No. 5483 - An Ordinance Approving A Final Subdivision Plat For A Subdivision Known As Difani Estates On Mason Road, City Of Creve Coeur, St. Louis County, Missouri. First Reading

Summary: An application has been submitted by Dale Bax of Bax Engineering Company, on behalf of The William R. Aldrich GST Trust-Lee Difani, for approval of a final plat of a two lot subdivision known as Difani Estates, located west of N. Mason Road and north of Mason Manor Road and Villa Hill Lane. The final plat of the Difani Estates subdivision conforms to the preliminary plat reviewed by the Planning and Zoning Commission on September 3, 2013. The Planning and Zoning Commission recommended approval on April 21, 2014.

6. Bill No. 5484 - An Ordinance Repealing Ordinance Number 4088 And Approving A New Master Sign Plan Pursuant To Section 405.950.J Of The City Of Creve Coeur’s Code Of Ordinances For The Creve Coeur Corporate Center Campus Located Within The “CB” Core Business District. First Reading

Summary: An application has been submitted by Colleen Haddad of Cassidy Turley, Inc., for an amendment to the Master Sign Plan for Creve Coeur Corporate Center to adjust the maximum sign area for all attached wall signs, pursuant to Section 405.950.J of the City of Creve Coeur’s Code of Ordinances, to include new building signage. The original Master Signage Plan for the Creve Coeur Corporate Center was approved by Ordinance Number 4088 in June 11, 2007. The City revised the Article VIII Sign Regulations on October 22, 2012, including how the gross sign area was measured. The Planning and Zoning Commission recommended approval on March 31, 2014.

7. Bill No. 5485 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 100-Foot Tall Monopole Communications



Tower Located At The Ladue Early Childhood Development Center At 10900 Ladue Road. First Reading

Summary: An application was submitted by Brick Storts of CIS Communications, LLC, for a conditional use permit for a one hundred-(100-)foot high monopole cell phone tower to be located at the Ladue School District Early Childhood Center. Under Section 405.210, Table A, all communication towers (NAICS 517210) in the “A” Single-Family Residential Zoning District require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. The Planning and Zoning Commission recommended approval on April 21, 2014.

8. Bill No. 5486 - An Ordinance Repealing Conditional Use Permit Ordinance Number 5328 And Authorizing The Issuance Of A New Conditional Use Permit For A 5,190 Square-Foot Full Service Restaurant Located At 12316 Olive Boulevard Within Westgate Center. First Reading

Summary: Section 405.210 Table A, all restaurants in the “PC” Planned Community zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. A condition of Ordinance No. 5328 included that any enlargement, extension, expansion, or alteration in the use of the structure of site must be approved by the City Council upon the recommendation of the Planning and Zoning Commission. An application was submitted by Andrew Kohn of Wildsmoke, to amend the prior conditional use permit (Ordinance No. 5328) to allow for a 400 square-foot patio addition along the north elevation of the building, in conjunction with the operation of a full service restaurant located in the tenant space addressed as 12312 Olive Boulevard, within Westgate Center. The Planning and Zoning Commission recommended approval on April 7, 2014.

9. Bill No. 5487 - An Ordinance Repealing Conditional Use Permit Ordinances Numbers 1345, 1480, 1498 And 1678 And Authorizing The Issuance Of A New Conditional Use Permit For A 5,454 Square-Foot Restaurant Located At 12653 Olive Boulevard Within The West Park Center. First Reading

Summary: An application was submitted by Erica Freeman, of Shea Design, Inc., to amend the prior conditional use permits for a 5,454 square-foot, 292-seat, restaurant at 12653 Olive Boulevard within the West Park Center to include several building modifications. Section 405.210 Table A, all



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restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. The Planning and Zoning Commission recommended approval on March 31, 2014.

10. Bill No. 5488 - An Ordinance Authorizing The Installation Of One (1) Fire Hydrant For Elsie Manor Court East Of The Intersection Of Mosley Road And Elsie Manor Court In The City Of Creve Coeur, Missouri. First Reading

Summary: Creve Coeur Fire Protection District and the Missouri American Water Company have requested authorization for the installation of a fire hydrant.

11. Bill No. 5489 - An Ordinance Amending Section 345.080 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Pedestrians. First Reading

Summary: This public safety ordinance clarifies that medians are a part of the roadway and are not to be used by pedestrians except in the course of actively crossing the roadway in compliance with the provisions of the ordinance.

12. Resolution No. 1107 - A Resolution Approving A New Parking Lot At The Mercy Hospital Skilled Nursing Facility Located At 12120 Conway Road.

Summary: Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval. An application was submitted by Dennis Pruitt of Heideman Associates, Inc., on behalf of Mercy Hospital – St. Louis, for approval of an amended site concept plan and a site development plan for the permanent installation of a parking lot adjacent to the skilled nursing facility addressed as 12120 Conway Road. The Planning and Zoning Commission recommended approval on March 31, 2014.

13. Resolution No. 1108 - A Resolution To Adopt The Capital Improvement Plan For The City of Creve Coeur For The Period Fiscal Year 2015 Through Fiscal Year 2019.



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Summary: A resolution to adopt the five-year Capital Improvement Program FY15-FY19. Finance Committee and Planning and Zoning Commission have recommended approval.

APPOINTMENTS

14. Election Of Council President

Summary: Annual election of Council President.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

15. 2014 Citizen Survey

Summary: City staff is working with ETC Institute in developing the 2014 Citizen Survey, to be distributed to a random sample of residents in May. A final draft is attached for Council review and comment.

16. Creve Coeur Arts Commission Request for 2014 Silver Screen Series

Summary: The Creve Coeur Arts Commission is interested in continuing its partnership with Maturity and Its Muse for the 2014 Silver Screen Series Film Festival. The Creve Coeur Arts Commission is seeking Council's approval for the event. This includes up to \$4,000 in financial assistance from the City. Permission is also requested to solicit for donations in compliance with the City's Donation Policy.

17. Distribution of Proposed FY15 Annual Budget

Summary: Pursuant to the City's Charter, the City Administrator will transmit the proposed budget for FY15 to the City Council. Work Sessions are scheduled for May, and a public hearing is scheduled for June 9.

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

Deborah Ryan, MPCC
City Clerk