



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
APRIL 17, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. March 20, 2023 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

1. FY2024-FY2028 Capital Improvement Program

City staff is currently developing the annual update to the City's five-year Capital Improvement Program (CIP). Staff presented the draft of the CIP to the Planning and Zoning Commission at the March 20, 2023 meeting and is seeking the Commission's recommendation to the City Council.

The current draft of the CIP is included as an attachment to this agenda item. The draft CIP can also be found on the City's website at

<https://www.crevecoeurmo.gov/95/Capital-Improvement-Program>



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NEW BUSINESS

- 1. PUBLIC HEARING. Application #23-009: Application for a Conditional Use Permit with Associated Site Development Plan and Amended Site Concept Plan for M1 Bank Located at 11557 Olive Boulevard**
- 2. PUBLIC HEARING. Application #23-010: Text Amendment to Modify Section 405.460 Accessory Uses and Structures of the Zoning Ordinance to Increase the Maximum Height of Accessory Structures from 12 Feet to 15 Feet and Other Amendments.**

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application to amend Zoning Ordinance Section 405.460, Accessory Uses and Structures. The submitted amendments would increase the allowable height for accessory buildings and structures from 12- feet to 15-feet and provide additional standards related to the location on the lot and use of such structures. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by City Council.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission 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 by: _____

Date/Time posted: _____



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If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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CALL TO ORDER

The meeting was called to order at 6:00 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

The following staff were also present:

**Ms. Stephanie Karr, Assistant City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Potashnick made a motion to approve the agenda. Ms. O'Brien seconded. All in favor.

APPROVAL OF MINUTES

1. March 6, 2023 Planning and Zoning Commission Draft Meeting Minutes

Mr. Wang made a motion to approve the March 6, 2023 meeting minutes. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



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NEW BUSINESS

1. Presentation of the FY2024-FY2028 Capital Improvement Program

Mr. Mark Perkins, City Administrator, presented the Capital Improvement Program.

Mr. Perkins presented a five-to-ten-year summary of the capital fund with an overview of revenues and expenditures.

Mr. Perkins presented a summary of the parks and stormwater fund and projects planned for FY24 - FY28 and their schedules.

Mr. Potashnick asked if landscaping is included in the updates to Lindbergh Blvd and Old Olive Street Rd. Mr. Perkins stated that native plantings that do not require irrigation are planned beginning at Lindbergh Blvd and Olive Blvd.

Ms. O'Brien asked for further explanation on the Old Olive Street Rd and Lindbergh Blvd project. Mr. Perkins stated that a new intersection with sidewalks is planned. Mr. Jason Jaggi, Director of Community Development, stated that this project is already outlined in the current comprehensive plan.

2. #23-006: Improvement Plans for the Subdivision of an 8.45 Acre Lot at 871 North Mason Road into Twelve Lots within the D Single Family Residential Zoning District

Mr. David Volz, 10849 Indian Head Industrial Blvd., St. Louis, MO 63132, reminded the commission of the previous meetings regarding this project.

Mr. Volz stated that the proposed site improvement plan complies with all requirements of the D zoning district.

Mr. Volz stated that since the last meeting, a new tree survey has been done, and the percentage of trees proposed for removal is within the allowable amount.

Mr. Volz presented all of the approvals that have been received to date for the project.

Mr. Volz addressed concerns submitted by neighboring resident, Alistair Pringle, stating that the sanitary sewer line will be moved in order to preserve two trees at the request of the neighboring subdivision residents.



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Mr. Volz stated that they will not be building in the impervious area that received a variance approval from the Board of Adjustment. He presented a rendering of the site, noting the floodplain area.

Mr. Volz stated that the detention basin proposed is designed to contain a full 100-year storm event.

Ms. Bethany Moore, City Planner, stated that the site improvement plan is for a 12-lot subdivision.

Ms. Moore stated that once approval of the improvement plans is received, grading of the site must be completed in order to raise the site out of the floodplain and apply for the Letter Of Map Revision. Once the LOMR is approved, the final plat application will come before the Planning and Zoning Commission and City Council.

Ms. Moore stated that staff has reviewed the site improvement plans to ensure that they match the approved preliminary plat.

Ms. Moore stated that there is a 5ft sidewalk connection proposed from La Harve Dr in Bellerive Estates to North Mason Rd providing pedestrian access to Millennium Park.

Ms. Moore stated that the subdivision monument sign will require additional Planning and Zoning Commission approval.

Ms. Moore stated that the Public Works department is satisfied with the stormwater mitigation measures submitted.

Ms. Moore presented the landscape plan and noted that a 10ft landscape buffer has been provided between Duever Estates and Mason Meadows.

Ms. Moore stated that one tree for every 30ft of street frontage will be planted for a total of 23 street trees.

Ms. Moore presented the flood plain study, and stated that they are currently adding fill to raise the lots out of the floodplain.



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Ms. Moore stated that proposed conditions of approval are that a permit must be issued for each new home, a landscaping plan must be submitted and approved, and additional tree removal shall be approved and replaced according to the subdivision ordinance.

Mr. Buelter asked if there will be street lighting. Ms. Moore stated that street lights will be placed every 300ft.

Ms. O'Brien had concerns about the land settling once it has been raised. Mr. Jim Piper, 218 Chesterfield Towne Centre, Chesterfield, MO 63005, stated that the fill will be done at a compaction rate that will not allow for settlement.

Mr. Gary Vivian, 903 Corum Way Ct, Creve Coeur, MO 63141, stated that his property abuts the proposed landscape buffer. He stated that he would prefer not to have trees added along his property line. Mr. Piper stated that McKelvey is willing to work with the neighbors and City Staff on updates. Mr. Jaggi confirmed that any revisions will require an updated landscape plan.

Mr. Alastair Pringle, 12721 Creekside View Dr., Creve Coeur, MO 63141, thanked Mr. Volz for addressing his concerns.

Mr. Pringle had concerns regarding the grading on the setback line of the creek and floodplain as well as the floodplain load.

Mr. Pringle had concerns regarding the maintenance of the land at the back of the property that will not be developed. Mr. Jaggi stated that it is shown as common ground that will have to be maintained.

Mr. Volz stated that the reason for grading in the area of the setback is due to the demolition of the existing pond and barn. Mr. Volz reminded the commission that the proposed detention basin will hold 100% of a 100-year storm.

Mr. Mark Lee, 12705 Creekside View, Creve Coeur, MO 63141, asked if the calculation of the floodplain accounts for the loss of absorption in the buildable area. Mr. Volz stated that it does. He also explained that stormwater will run into the detention basin.

Ms. Claudie Godbee, 12712 Corum Way, Creve Coeur, MO 63141, had concerns regarding the sidewalk connections. Mr. Volz stated that there will be a landscaping buffer with no sidewalk connection to Ms. Godbee's cul-de-sac.



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Mr. Hasnain Aijaz, 900 Corum Way Ct., Creve Coeur, MO 63141, asked for the business card of the McKelvey developers regarding the trees being added to the neighboring property line.

Mr. Potashnick made a motion to approve the subdivision improvement plan subject to the conditions outlined in the staff report with the addition that staff will specify the maintenance criteria for the common ground area. Mr. Wang seconded. All in favor.

RESULT: APPROVED

MOVER: Potashnick

SECONDER: Wang

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter

NAYS: None

3. PUBLIC HEARING. Application #23-005: Text Amendment to Modify Table A: Permitted and Conditional Uses of the Zoning Ordinance to Allow NAICS Use Code 621511, Medical Laboratories, in the "PO" Planned Office District

Those speaking to the request were sworn in.

Mr. Nate Lewis, 3131 Biloxi Dr., Glen Carbon, IL 62034, stated that Midwest Innovation Laboratory was denied a business license as Medical Laboratory is not an allowable use in the PO - Planned Office zoning district.

Mr. Lewis stated that originally, Midwest Innovation Laboratory and Behavioral Health Services applied for a business license as one entity. He explained that shortly after the application, the business split suite numbers and required two separate business licenses.

Mr. Abdul Raziq, 11475 Olde Cabin Rd Suite 150, Creve Coeur, MO 63141, stated that Midwest Innovation Laboratory processes lab work at the address as a partnership with BHS services. He explained that it is important that they are able to stay in their existing suite as many of the patients they service are not able to drive to multiple locations for appointments.



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Ms. Bethany Moore, City Planner, stated that the application is for a text amendment to allow medical laboratories in the "PO" planned office district.

Ms. Moore stated that originally the lab was approved as an accessory use, but since the businesses have split into two separate entities, the use is no longer allowed.

Ms. Moore stated that the current proposal is considered a service business and is in line with the comprehensive plan.

Ms. Moore stated that staff recommends medical laboratories be allowed as a permitted use in the "PO" Planned Office district.

Ms. Hall had concerns regarding the type of medical testing being conducted. Mr. Raziq stated that it is outpatient testing.

Ms. Hall asked about the type of patients being treated in the office. Mr. Raziq stated that most of the patients are suffering from mental illness. Ms. Moore stated that behavioral services is already an allowed use in this district.

Mr. Wang asked if there are issues with medical waste. Mr. Raziq stated that there are no issues.

Ms. LaBonte closed the public hearing.

Ms. Stephanie Karr, Assistant City Attorney, offered the exhibits to the record.

Mr. Potashnick made a motion to recommend approval of the text amendment as outlined in the draft ordinance. Mr. Wang seconded. All in favor.

RESULT: APPROVED

MOVER: Potashnick

SECONDER: Wang

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter

NAYS: None



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**4. PUBLIC HEARING. Application #23-007: A Conditional Use Permit for a
1,319 Square Foot Snack and Non-Alcoholic Beverage Bar, Feng Cha, at
the Plaza Shops Located at 725 N. New Ballas Road**

Those speaking to the request were sworn in.

Mr. Hameedullah Mohammad, 12824 Portulaca Dr., St. Louis, MO 63141, stated that the proposed business will serve boba tea, smoothies, and other snacks and drinks.

Mr. Mohammad stated that the Feng Cha franchise was founded in 2016 and now has over 1,000 locations world-wide.

Mr. Mohammad stated that this location would be the first location in the state of Missouri.

Ms. Bethany Moore, City Planner, stated that the conditional use permit application is for a snack and non-alcoholic beverage bar in the Plaza Shops.

Ms. Moore stated that there are no exterior changes proposed with the project and that there is an approved landscape plan for the site already.

Ms. Moore stated that the total seating for the location is 12 seats. She explained that this requires 6 parking spaces, and there is a surplus of 15 spaces.

Ms. Moore stated that the hours of operation will be 11:30 AM - 9:30 PM Sunday-Thursdays and 11:30 AM -10:30 PM Friday and Saturday.

Ms. Moore stated that the maximum seating is 12 indoor seats. She stated that changes to the seating would require parking review.

Ms. LaBonte closed the public hearing.

Ms. Karr offered the exhibits to the record.



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Mr. Potashnick made a motion to recommend approval of the conditional use permit as outlined in the draft ordinance. Mr. Wang seconded. All in favor.

RESULT: APPROVED

MOVER: Potashnick

SECONDER: Wang

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter

NAYS: None

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jason Jaggi, Director of Community Development, stated that no applications were received for the April 3rd meeting.

Mr. Jaggi stated that the April 17th meeting agenda will include a text amendment for accessory structures and a conditional use permit with associated site development plan for M1 Bank.

Mr. Jaggi stated that currently the May 15th meeting is the target date for the planned development zoning code changes and the comprehensive plan amendments.

ADJOURNMENT

Mr. Wang made a motion to adjourn. Mr. Potashnick seconded. All in favor. The meeting adjourned at 7:33 PM.

Submitted by:

Recording Secretary

Chair



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: March 30, 2023

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Tom Delia, Project Manager – Engineering

SUBJECT: Changes to the FY2024-FY2028 Capital Improvement Program (CIP)

The third draft of the City of Creve Coeur's FY2024-FY2028 CIP was published on March 20, 2023. Since that date, the following changes have been made.

Capital Fund

9506 Parks and Recreational Facilities

14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)

Third draft: FY2024 \$1,100,000 (*projected*)

Revision: FY2024 \$2,200,000 (*projected*)

14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)

Third draft: FY2025 \$1,100,000 (*projected*)

Revision: FY2025 \$0 (*projected*)

9510 Streets and Sidewalks

05 New Ballas Median Plantings

Third draft: FY2024 \$0 (*projected*)

Revision: FY2024 \$50,000 (*projected*)

9516 Capital Equipment

01 Public Works Capital Equipment

Third draft: FY2023 \$408,355 (*projected*)

Revision: FY2023 \$228,620 (*projected*)

09 Capital Equipment Back Order

Third draft: FY2023 \$241,520 (*projected*)

Revision: FY2023 \$376,255 (*projected*)

Capital Fund Revenues

Estimated Interest Revenues

Third draft:	FY2024	\$17,575 (projected)
Revision:	FY2024	\$8,997 (projected)

Estimated Interest Revenues

Third draft:	FY2025	\$9,773 (projected)
Revision:	FY2025	\$ 6,389 (projected)

Estimated Interest Revenues

Third draft:	FY2026	\$7,572 (projected)
Revision:	FY2026	\$4,183 (projected)

Estimated Interest Revenues

Third draft:	FY2027	\$11,342 (projected)
Revision:	FY2027	\$7,949 (projected)

Estimated Interest Revenues

Third draft:	FY2028	\$12,214 (projected)
Revision:	FY2028	\$8,817 (projected)

Estimated Additional Revenue (Funding Sources)

Ice Arena Refrigerant Switchover (ARPA)

Third draft:	FY2024	\$1,100,000 (projected)
Revision:	FY2024	\$1,670,535 (projected)

Ice Arena Refrigerant Switchover (ARPA)

Third draft:	FY2025	\$570,535 (projected)
Revision:	FY2025	\$0 (projected)

NOTE: RESPECTIVE BALANCE CHANGES OCCURRED AND ARE REFLECTED IN THE NEW TOTALS SHOWN IN THE SPREADSHEETS.

CAPITAL FUND

9501 GOVERNMENT FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Accessibility Improvements (CDBG)	-	-	20,000	20,000	-	20,000	20,000	20,000	20,000
02 Government Center Renovations	250,000	56,949	400,000	38,317	30,000	30,000	30,000	30,000	30,000
03 Government Center Parking Lot Repairs	25,000	9,930	-	-	-	-	-	-	-
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	-	-	-	60,000	-	-	-	-
05 Police Department Repair (Insurance Claim)	-	32,826	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-		5,653	250,000				
07 Demo of 1030 N Lindbergh Blvd Building					40,000				
08 Roofing for Public Works Garage					-		500,000		
09 EV Charging Stations at the Police Station and Government Center (Grant Match)					112,500				
Subtotal (Government Facilities)	335,000	99,705	420,000	63,970	492,500	50,000	550,000	50,000	50,000
% of Total Capital Fund Outlay	7%	4%	8%	1%	6%	1%	13%	2%	2%

9506 PARKS AND RECREATIONAL FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	-	-	30,500	-	-	30,500	-	30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	20,000	20,000	100,000	234,450	2,200,000	-	-	-	-
15 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	35	-	-	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2	110,000	-	110,000	110,000	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	50,000	-	30,000	42,355	93,000	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	-	-	200,000	-	-	-	-
20 Park Preliminary Design - Millennium Park (Park Planning Grant)	-	7,000	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)		45,729	-	75,000	-	-	-	-	-
22 Ice Arena Evaluation	-	30,960	-	-	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)			30,000	20,000	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	19,760	-	4,834	-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement			-	-	40,000	-	70,000	-	-
26 Golf Course Maintenance Bridge			-	-	-	-	-	-	200,000
27 Dielmann Structural Repairs			-	3,600	20,000				
28 Accessibility Improvements (CDBG)					20,000				
29 Roofing for Ice Arena (Insurance Claim)							400,000		
30 Dielmann Compressor Repairs (ARPA)				99,390					
31 Temporary Portable Ice Rink Refrigerant System					120,000				
32 Golf Course Maintenance Building Replacement					30,000				
Subtotal (Parks and Recreational Facilities)	180,000	123,484	300,500	589,629	2,723,000	30,500	470,000	30,500	200,000
% of Total Capital Fund Outlay	4%	4%	6%	8%	33%	1%	11%	1%	7%

9510 STREETS AND SIDEWALKS	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Street and Sidewalk Maintenance Program	1,375,000	1,395,564	1,400,000	1,899,992	1,421,000	1,442,300	1,463,900	1,485,900	1,508,200
02 Street Reconstruction/Rehabilitation	-	-	300,000	482,085	300,000	-	300,000	-	300,000
04 Fernview Sidewalk Concept Plan - Phase 1 Olive to Gallagher (Design & Grant Match)	35,000	34,765	-	1,534	50,000	60,000	160,000	-	-
05 New Ballas Median Plantings	-	8,800	-	-	50,000	-	-	-	-
06 Signal Enhancement Projects	180,000	272,843	-	-	-	-	-	-	-
07 Emerson Road Improvement Project (STP Grant)	-	23,353	-	-	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	1,340,000	203,199	-	1,124,563	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	180,000	108,796	1,136,600	1,136,600	-	-	-	-	-

11 N Ballas Sidewalk - Phase 3 (TAP Grant)	-	5,472	210,000	-	-	-	100,000	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	25,000	70,615	460,000	460,000	2,045,500	-	-	-	-
13 Olive-Lindbergh Interchange Enhancements	30,000	-	-	-	30,000	-	-	-	-
14 Pavement Condition Ratings Update	45,000	24,785	-	27,962	-	-	-	-	-
15 Olive Median Enhancement Stock	75,000	22,997	-	59,105	20,000	20,000	20,000	20,000	20,000
16 Craig Road Improvements (STP Grant)	-	-	150,000	225,600	100,000	1,300,000	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & Grant Match)	-	-	-	-	150,000	20,000	250,000	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & Grant Match)	-	-	-	-	-	150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & Grant Match)	-	-	-	-	-	-	125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & Grant Match)	-	-	-	-	-	-	-	150,000	-
21 Olive-270 Overpass Cleaning & Painting	-	-	-	-	80,000	-	-	-	-
22 Old Olive Sidewalk Extension (Design)					25,000	60,000			
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & Grant Match)							80,000		
Subtotal (Streets and Sidewalks)	3,285,000	2,171,189	3,656,600	5,417,441	4,271,500	3,052,300	2,518,900	1,930,900	2,078,200
% of Total Capital Fund Outlay	71%	79%	73%	77%	51%	81%	61%	73%	70%

9516 CAPITAL EQUIPMENT	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Public Works Capital Equipment **	532,690	186,035	331,000	228,620	619,000	401,800	398,800	408,500	428,000
02 Golf Course Capital Equipment	25,000	23,486	-	-	55,000	65,000	-	65,000	40,000
03 Police Department Capital Equipment	42,000	-	42,000	41,530					
04 Phone System Replacement	52,000	42,434	-	-	-	-	-	-	-
05 Public Works Facility Gasoline System Replacement	-	-	-	-	-	-	-	-	-
06 Permitting Software	70,000	-	70,000	156,649	-	-	-	-	-
07 Meeting Management Software	-	-	20,000	13,128	-	-	-	-	-
08 Active Net Software		16,027							
09 Capital Equipment Back Order				376,255					
Subtotal (Capital Equipment)	721,690	267,982	463,000	816,182	674,000	466,800	398,800	473,500	468,000
% of Total Capital Fund Outlay	16%	10%	9%	12%	8%	12%	10%	18%	16%

** Current projections show that some vehicles may take up to two years between ordering and delivery. Payment for equipment occurs upon delivery, so the actual amounts shown may misleadingly suggest that no equipment was ordered.

CAPITAL PROJECT ADMINISTRATION	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
Subtotal (Administration)	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
% of Total Capital Fund Outlay	2%	3%	3%	2%	2%	4%	4%	6%	6%

TOTAL CAPITAL FUND OUTLAY	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	4,614,772	2,755,994	4,985,358	7,025,764	8,314,104	3,757,300	4,100,200	2,652,300	2,968,700

9514 DEBT SERVICE	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Year End Figures	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
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(Capital Outlay & Debt Service)	4,614,772	2,755,994	4,985,358	7,025,764	8,314,104	3,757,300	4,100,200	2,652,300	2,968,700
CAPITAL FUND REVENUES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	2,062,368	2,052,949	2,620,094	2,620,094	1,764,724	756,412	500,768	280,221	656,795
Estimated Capital Improvement Sales Tax Revenue (Half-Cent Sales Tax)	1,911,932	2,195,653	2,206,608	2,422,402	2,470,850	2,520,267	2,545,470	2,570,924	2,596,634
Estimated Interest Revenue	4,000	6,166	2,150	28,468	8,997	6,389	4,183	7,949	8,817
Estimated Additional Revenue (Grants, Reimbursement, and Other)	839,000	718,220	1,448,346	3,302,524	4,415,945	565,000	920,000	40,000	40,000
Proceeds from Equipment Sales	10,000	3,100	10,000	17,000	10,000	10,000	10,000	10,000	10,000
General Fund Transfers In	650,000	400,000	800,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Revenues & General Fund Transfers In - Capital Fund	3,414,932	3,323,139	4,467,104	6,170,394	7,305,792	3,501,656	3,879,653	3,028,874	3,055,450
Total Anticipated Year End Expenditures	4,614,772	2,755,994	4,985,358	7,025,764	8,314,104	3,757,300	4,100,200	2,652,300	2,968,700
Ending Fund Balance (Cash Basis) - Capital Fund	862,528	2,620,094	2,101,840	1,764,724	756,412	500,768	280,221	656,795	743,545

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Insurance Proceeds - Public Works Gate	-	177,802	-	6,345	-	-	-	-	-
Emerson Road Improvement Project (STP Grant)	-	444,000	-	-	-	-	-	-	-
Mosley Road Improvements - North Phase (STP Grant)	676,000	54,694	705,306	680,014	-	-	-	-	-
New Ballas Improvements - Phase 1 (STP Grant)	144,000	-	144,000	144,000	816,000	-	-	-	-
Park Path Improvements (Municipal Park Grant)	-	-	-	-	-	-	-	-	-
Lindbergh-Old Olive Intersection (State Cost-Share Program)	15,000	-	95,200	50,000	875,050	-	-	-	-
Lindbergh-Old Olive Intersection (STP Grant)	-	-	229,840	229,840	934,360	-	-	-	-
New Ballas Sidewalk - Phase 3 (TAP Grant)	4,000	-	4,000	4,000	-	-	-	-	-
Signal Enhancement Reimbursement (MoDOT)	-	-	-	-	-	-	-	-	-
Ice Arena Refrigerant Switchover (Municipal Park Grant)	-	-	-	-	-	525,000	-	-	-
Millennium Park Preliminary Design (Municipal Park Planning Grant)	-	-	-	-	-	-	-	-	-
Craig Road Improvements (STP Grant)	-	-	-	-	80,000	-	880,000	-	-
Olive TDD Closeout	-	-	250,000	250,000	-	-	-	-	-
Misc.	-	41,724	-	-	-	-	-	-	-
Olive Median Enhancement Stock (Insurance Proceeds)				20,000	20,000	20,000	20,000	20,000	20,000
Ice Arena Refrigerant Switchover (ARPA)				234,450	1,670,535				
Ice Arena Dehumidification System Repair (ARPA)				75,000					
Dielmann Compressor Repairs (ARPA)				99,390					
Street and Sidewalk Maintenance Program (ARPA)				1,489,485					
Subtotal	839,000	718,220	1,448,346	3,302,524	4,415,945	565,000	920,000	40,000	40,000

PARKS AND STORMWATER FUND

9501 GOVERNMENT FACILITIES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Government Facilities) % of Total Parks-Stormwater Tax Fund Outlay	N/A	-	N/A	-	N/A	-	0%	-	0%	-	0%	-	0%

9506 PARKS AND RECREATIONAL FACILITIES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Park Preliminary Designs	-	-	-	-	50,000	-	-	-	-	-	-	-	-
02 Implementation of Park Master Plan	-	-	-	-	500,000	-	-	-	-	-	-	-	-
03 Historic Building Rehabilitation and Preservation	-	-	-	-	25,000	-	25,000	25,000	100,000	25,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	-	-	-	-	75,000	65,012	-	-	-	-	-
05 Park Restroom Renovations	-	-	-	-	110,000	26,588	40,000	23,500	120,000	60,000	60,000	-	-
06 Park Path Improvements (Municipal Park Grant)	-	-	-	-	680,000	481,532	-	163,952	-	-	-	-	-
07 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	-	-	-	50,000	74,584	-	-	-	-	-	-	-
08 Park Identification Signage Master Plan	-	-	-	-	20,000	-	-	-	-	20,000	-	-	-
09 Park Parking Lot Sealing	-	-	-	-	50,000	15,570	-	-	-	-	-	25,000	-
10 Park Furniture Replacement	-	-	-	-	80,000	-	-	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	-	-	-	-	150,000	66,179	-	22,044	-	-	25,000	-	-
12 Repaint & Restripe Conway Park and Lake School Park Tennis Courts	-	-	-	-	75,000	115,170	-	-	-	-	-	-	-
13 Remove Small Playground at Millennium Park	-	-	-	-	20,000	-	-	-	-	-	-	-	-
14 Millennium Park Improvements - Phase 1	-	-	-	-	-	66,901	1,590,000	61,630	2,300,000	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	-	-	-	-	-	-	100,000	-	-	-	100,000	850,000	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	-	-	-	-	-	-	125,000	2,000,000	-	-	-
19 Playground Safety Surface Replacement (Venable 2023 & Conway 2026)	-	-	-	-	-	-	-	131,270	-	-	125,000	-	-
20 Lake School Park - Phase 1 - Master Plan, Grading & Playground								39,100		75,000	350,000		
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements												70,000	400,000
22 Lake School Park - Phase 2 - Tennis Court Complex													1,000,000
23 39N Greenway Connection to Centennial Trail									33,750				
24 Venable Park Memorial (HDR Foundation Grant)							11,500		288,500				
Subtotal (Parks and Recreational Facilities) % of Total Parks and Stormwater Fund Outlay	N/A	-	N/A	-	1,810,000	846,524	1,830,000	543,008	2,987,250	2,200,000	705,000	990,000	1,445,000

9509 STORMWATER	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Watershed Management Plan	-	-	-	-	15,000	-	200,000	448,026	50,000	-	-	-	-
02 Implementation of the Watershed Management Plan	-	-	-	-	-	-	-	-	-	500,000	500,000	600,000	600,000
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	-	-	-	-	-	-	224,000	224,000	224,000	224,000
04 Hibler Roadside Drainage	-	-	-	-	50,000	-	25,000	70,673	339,000	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	-	-	-	-	35,000	9,700	20,000	39,533	67,000	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	-	-	-	-	75,000	4,940	50,000	84,947	380,000	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	-	-	-	-	25,000	-	25,000	13,000	64,000	-	-	-	-
08 Hibler Woods Drain Replacement	-	-	-	-	-	-	20,000	-	30,000	-	-	-	-
09 Stormwater Concept Plans (Design)							175,000	-	150,000				
10 Middlebrook Stormwater Restoration - Tree Plantings			-	-	-	13,400	-	-	-	-	-	-	-
11 Lake Dredging - Conway Park & Golf Course (Design & Construction)									40,000	450,000	200,000		
12 Millennium Park Detention Emergency Repair							241,200		-				
Subtotal (Stormwater) % of Total Parks and Stormwater Fund Outlay	N/A	-	N/A	-	200,000	28,040	515,000	897,379	1,120,000	1,174,000	924,000	824,000	824,000

9510 STREETS AND SIDEWALKS	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
		-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Streets and Sidewalks) % Total Parks-Stormwater Tax Fund Outlay	N/A	-	N/A	-	0%	-	0%	-	0%	-	0%	-	0%

9516 CAPITAL EQUIPMENT	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Parks Capital Equipment	-	-	-	-	-	-	30,000	-	30,000	-	-	-	-

	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Capital Equipment)	-	-	-	-	-	-	-	-	-	-	-	-
% of Total Parks and Stormwater Fund Outlay	N/A	N/A	N/A	N/A	0%	0%	1%	0%	1%	0%	0%	0%

CAPITAL PROJECT ADMINISTRATION	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	-	-	-	-	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
Subtotal (Administration)	-	-	-	-	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
% of Total Parks and Stormwater Fund Outlay	N/A	N/A	N/A	N/A	5%	5%	5%	8%	3%	4%	8%	8%	6%

CAPITAL OUTLAY SUMMARY	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Parks-Stormwater Tax Fund Outlay	-	-	-	-	2,114,364	916,566	2,495,896	1,572,422	4,275,045	3,516,000	1,775,300	1,964,700	2,424,300
% of Total Annual Expenses	N/A	N/A	N/A	N/A	85%	71%	84%	76%	88%	86%	75%	76%	80%

OPERATIONS AND MAINTENANCE	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Transfer Out - General Fund (Parks and Stormwater Operations and Maintenance)	-	-	-	-	380,000	380,000	492,198	492,198	582,434	594,082	605,964	612,023	618,144
Subtotal	-	-	-	-	380,000	380,000	492,198	492,198	582,434	594,082	605,964	612,023	618,144
% of Total Annual Expenses	N/A	N/A	N/A	N/A	15%	29%	16%	24%	12%	14%	25%	24%	20%

9514 DEBT SERVICE	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Total Annual Expenses	N/A	N/A	N/A	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL ANNUAL EXPENSES (Capital Outlay, Transfers Out, and Debt Service)	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	2,494,364	1,296,566	2,988,094	2,064,620	4,857,479	4,110,082	2,381,264	2,576,723	3,042,444

PARKS AND STORMWATER FUND REVENUES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	-	-	-	-	485,907	485,907	2,988,692	2,988,692	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368
Estimated Parks-Stormwater Tax Revenue (Half-Cent Sales Tax)	-	-	-	485,907	1,900,000	2,564,852	2,485,601	2,912,168	2,970,411	3,029,819	3,060,117	3,090,718	3,121,625
Estimated Interest Revenue	-	-	-	-	100	4,466	100	52,862	25,049	15,908	24,429	31,363	31,705
Estimated Additional Revenue (Grants, Reimbursement, and Other)	-	-	-	-	595,500	480,500	140,000	217,000	400,000	224,000	224,000	224,000	-
Capital Fund Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-
General Fund Transfers In	-	-	-	-	-	749,533	-	-	-	-	-	-	-
Proceeds from Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In - Parks and Stormwater Fund	-	-	-	485,907	2,495,600	3,799,351	2,625,701	3,182,030	3,395,460	3,269,727	3,308,546	3,346,081	3,153,330
Total Anticipated Year End Expenditures	-	-	-	-	2,494,364	1,296,566	2,988,094	2,064,620	4,857,479	4,110,082	2,381,264	2,576,723	3,042,444
Ending Fund Balance (Cash Basis) - Parks and Stormwater Fund	-	-	-	485,907	487,143	2,988,692	2,626,299	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368	3,611,254

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	-	-	20,000	40,000	-	-	-	-	-	-	-
Stormwater Improvements (Deer Creek OMCI)	-	-	-	-	-	-	-	-	-	224,000	224,000	224,000	-
Alden Lane Drain Replacement (Deer Creek OMCI)	-	-	-	-	35,000	-	40,000	40,000	-	-	-	-	-
Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	-	-	-	-	75,000	-	75,000	75,000	250,000	-	-	-	-
Golf Course Pond Aeration (Deer Creek OMCI)	-	-	-	-	25,000	-	25,000	25,000	-	-	-	-	-
Park Path Improvements (Municipal Park Grant)	-	-	-	-	440,500	440,500	-	77,000	-	-	-	-	-
Venable Park Memorial (HDR Foundation Grant)	-	-	-	-	-	-	-	-	100,000	-	-	-	-
Venable Park Memorial (Private Donations)	-	-	-	-	-	-	-	-	50,000	-	-	-	-
Annual Total	-	-	-	-	595,500	480,500	140,000	217,000	400,000	224,000	224,000	224,000	-

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,125,799	1,125,799	1,123,984	1,123,984	1,156,879	1,109,879	1,142,879	1,175,879	1,208,879
Estimated Bond Proceeds	-	-	-	-	-	-	-	-	-
Estimated Interest Revenue	2,000	3,185	2,000	32,895	33,000	33,000	33,000	33,000	33,000
Reimbursement from Smoke Evacuation System Settlement	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In	2,000	3,185	2,000	32,895	33,000	33,000	33,000	33,000	33,000
9501 BUILDING DESIGN AND CONSTRUCTION	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Police Building Professional Services	-	5,000	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	50,000	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	-	-	80,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	50,000	5,000	-	-	80,000	-	-	-	-
Ending Fund Balance (Cash Basis) - Building Project Bond Fund	1,077,799	1,123,984	1,125,984	1,156,879	1,109,879	1,142,879	1,175,879	1,208,879	1,241,879

9514 DEBT SERVICE	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	752,787	752,787	817,964	817,964	429,691	707,883	985,675	1,292,105	1,599,898
Estimated Property Tax Collection Revenue	657,232	779,721	657,232	910,000	964,600	964,600	993,538	993,538	1,023,344
Estimated Interest Revenue	750	2,082	750	9,400	9,500	9,500	9,500	9,500	9,500
Total Anticipated Revenues	657,982	781,803	657,982	919,400	974,100	974,100	1,003,038	1,003,038	1,032,844
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	320	320	320	599,001	320	320	320	320	320
Estimated Interest Expenses	261,306	261,306	247,656	238,672	215,588	205,988	191,288	179,925	167,050
Estimated Principal Expenses	455,000	455,000	470,000	470,000	480,000	490,000	505,000	515,000	530,000
Total Anticipated Expenditures	716,626	716,626	717,976	1,307,673	695,908	696,308	696,608	695,245	697,370
Ending Cash Balance - Debt Service	694,143	817,964	757,970	429,691	707,883	985,675	1,292,105	1,599,898	1,935,372

9501 GOVERNMENT FACILITIES ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Accessibility Improvements (CDBG)	-	-	20,000	20,000	-	20,000	20,000	20,000	20,000
02 Government Center Renovations	250,000	56,949	400,000	38,317	30,000	30,000	30,000	30,000	30,000
03 Government Center Parking Lot Repairs	25,000	9,930	-	-	-	-	-	-	-
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	-	-	-	60,000	-	-	-	-
05 Police Department Repair (Insurance Claim)	-	32,826	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-		5,653	250,000				
07 Demo of 1030 N Lindbergh Blvd Building					40,000				
08 Roofing for Public Works Garage					-		500,000		
09 EV Charging Stations at the Police Station and Government Center (Grant Match)					112,500				
Subtotal - Government Facilities Expenses - Capital Fund	335,000	99,705	420,000	63,970	492,500	50,000	550,000	50,000	50,000

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
Subtotal - Government Facilities Expenses - Parks and Stormwater Fund	-	-	-	-	-	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Police Building Professional Services	-	5,000	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	50,000	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	-	-	80,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Subtotal - Government Facilities Expenses - Building Project Bond Fund	50,000	5,000	-	-	80,000	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) GOVERNMENT FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Government Facilities	\$ 385,000	\$ 104,705	\$ 420,000	\$ 63,970	\$ 572,500	\$ 50,000	\$ 550,000	\$ 50,000	\$ 50,000

9506 PARKS AND RECREATIONAL FACILITIES ACCOUNT SUMMARY

CAPITAL FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	-	-	30,500	-	-	30,500	-	30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	20,000	20,000	100,000	234,450	2,200,000	-	-	-	-
15 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	35	-	-	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2	110,000	-	110,000	110,000	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	50,000	-	30,000	42,355	93,000	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	-	-	200,000	-	-	-	-
20 Park Preliminary Design - Millennium Park (Park Planning Grant)	-	7,000	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	-	45,729	-	75,000	-	-	-	-	-
22 Ice Arena Evaluation	-	30,960	-	-	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)	-	-	30,000	20,000	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	19,760	-	4,834	-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement	-	-	-	-	40,000	-	70,000	-	-
26 Golf Course Maintenance Bridge	-	-	-	-	-	-	-	-	200,000
27 Dielmann Structural Repairs	-	-	-	3,600	20,000	-	-	-	-
28 Accessibility Improvements (CDBG)	-	-	-	-	20,000	-	-	-	-
29 Roofing for Ice Arena (Insurance Claim)	-	-	-	-	-	-	400,000	-	-
30 Dielmann Compressor Repairs (ARPA)	-	-	-	99,390	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Parks and Recreational Facilities Expenses - Capital Fund	180,000	123,484	300,500	589,629	2,573,000	30,500	470,000	30,500	200,000

PARKS AND STORMWATER FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Park Preliminary Designs	50,000	-	-	-	-	-	-	-	-
02 Implementation of Park Master Plan	500,000	-	-	-	-	-	-	-	-
03 Historic Building Rehabilitation and Preservation	25,000	-	25,000	25,000	100,000	25,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	75,000	65,012	-	-	-	-	-
05 Park Restroom Renovations	110,000	26,588	40,000	23,500	120,000	60,000	60,000	-	-
06 Park Path Improvements (Municipal Park Grant)	680,000	481,532	-	163,952	-	-	-	-	-
07 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	50,000	74,584	-	-	-	-	-	-	-
08 Park Identification Signage Master Plan	20,000	-	-	-	-	20,000	-	-	-
09 Park Parking Lot Sealing	50,000	15,570	-	-	-	-	-	25,000	-
10 Park Furniture Replacement	80,000	-	-	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	150,000	66,179	-	22,044	-	-	25,000	-	-
12 Repaint & Restripe Conway Park and Lake School Park Tennis Courts	75,000	115,170	-	-	-	-	-	-	-
13 Remove Small Playground at Millennium Park	20,000	-	-	-	-	-	-	-	-
14 Millennium Park Improvements - Phase 1	-	66,901	1,590,000	61,630	2,300,000	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	-	-	100,000	-	-	-	100,000	850,000	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	-	-	125,000	2,000,000	-	-	-
19 Playground Safety Surface Replacement (Venable 2023 & Conway 2026)	-	-	-	131,270	-	-	125,000	-	-
20 Lake School Park - Phase 1 - Master Plan, Grading & Playground	-	-	-	39,100	-	75,000	350,000	-	-
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements	-	-	-	-	-	-	-	70,000	400,000
22 Lake School Park - Phase 2 - Tennis Court Complex	-	-	-	-	-	-	-	-	1,000,000
23 39N Greenway Connection to Centennial Trail	-	-	-	-	33,750	-	-	-	-
24 Venable Park Memorial (HDR Foundation Grant)	-	-	-	11,500	288,500	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Parks and Rec. Facilities Expenses - Parks and Stormwater Fund	1,810,000	846,524	1,830,000	543,008	2,987,250	2,200,000	705,000	990,000	1,445,000

BUILDING PROJECT BOND FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-

Subtotal - Parks and Rec. Facilities Expenses - Building Project Bond Fund	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL EXPENSES (ALL FUNDS) PARKS AND RECREATIONAL FACILITIES	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Parks and Recreational Facilities	\$ 1,990,000	\$ 970,008	\$ 2,130,500	\$ 1,132,637	\$ 5,560,250	\$ 2,230,500	\$ 1,175,000	\$ 1,020,500	\$ 1,645,000

9509 STORMWATER ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Stormwater Expenses - Capital Fund	-	-	-	-	-	-	-	-	-

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Watershed Management Plan	15,000	-	200,000	448,026	50,000	-	-	-	-
02 Implementation of the Watershed Management Plan	-	-	-	-	-	500,000	500,000	600,000	600,000
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	-	-	224,000	224,000	224,000	224,000
04 Hibler Roadside Drainage	50,000	-	25,000	70,673	339,000	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	35,000	9,700	20,000	39,533	67,000	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	75,000	4,940	50,000	84,947	380,000	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	25,000	-	25,000	13,000	64,000	-	-	-	-
08 Hibler Woods Drain Replacement	-	-	20,000		30,000	-	-	-	-
09 Stormwater Concept Plans (Design)			175,000	-	150,000				
10 Middlebrook Stormwater Restoration - Tree Plantings	-	13,400	-	-		-	-	-	-
11 Lake Dredging - Conway Park & Golf Course (Design & Construction)					40,000	450,000	200,000		
12 Millennium Park Detention Emergency Repair				241,200	-				
Subtotal - Stormwater Expenses - Parks and Stormwater Fund	200,000	28,040	515,000	897,379	1,120,000	1,174,000	924,000	824,000	824,000

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Stormwater Expenses - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) STORMWATER	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Stormwater	\$ 200,000	\$ 28,040	\$ 515,000	\$ 897,379	\$ 1,120,000	\$ 1,174,000	\$ 924,000	\$ 824,000	\$ 824,000

9510 STREETS AND SIDEWALKS ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Street and Sidewalk Maintenance Program	1,375,000	1,395,564	1,400,000	1,899,992	1,421,000	1,442,300	1,463,900	1,485,900	1,508,200
02 Street Reconstruction/Rehabilitation	-	-	300,000	482,085	300,000	-	300,000	-	300,000
04 Fernview Sidewalk Concept Plan - Phase 1 Olive to Galagher (Design & Grant Match)	35,000	34,765	-	1,534	50,000	60,000	160,000	-	-
05 New Ballas Median Plantings	-	8,800	-	-	50,000	-	-	-	-
06 Signal Enhancement Projects	180,000	272,843	-	-	-	-	-	-	-
07 Emerson Road Improvement Project (STP Grant)	-	23,353	-	-	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	1,340,000	203,199	-	1,124,563	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	180,000	108,796	1,136,600	1,136,600	-	-	-	-	-
11 N Ballas Sidewalk - Phase 3 (TAP Grant)	-	5,472	210,000	-	-	-	100,000	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	25,000	70,615	460,000	460,000	2,045,500	-	-	-	-
13 Olive-Lindbergh Interchange Enhancements	30,000	-	-	-	30,000	-	-	-	-
14 Pavement Condition Ratings Update	45,000	24,785	-	27,962	-	-	-	-	-
15 Olive Median Enhancement Stock	75,000	22,997	-	59,105	20,000	20,000	20,000	20,000	20,000
16 Craig Road Improvements (STP Grant)	-	-	150,000	225,600	100,000	1,300,000	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & Grant Match)	-	-	-	-	150,000	20,000	250,000	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & Grant Match)	-	-	-	-	-	150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & Grant Match)	-	-	-	-	-	-	125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & Grant Match)	-	-	-	-	-	-	-	150,000	-
21 Olive-270 Overpass Cleaning & Painting	-	-	-	-	80,000	-	-	-	-
22 Old Olive Sidewalk Extension (Design)					25,000	60,000			
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & Grant Match)							80,000		
Subtotal - Streets and Sidewalks - Capital Fund	3,285,000	2,171,189	3,656,600	5,417,441	4,271,500	3,052,300	2,518,900	1,930,900	2,078,200

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Subtotal - Streets and Sidewalks - Parks and Stormwater Fund	-	-	-	-	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Subtotal - Streets and Sidewalks - Building Project Bond Fund	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS)	FY2022	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	
STREETS AND SIDEWALKS	BUDGETED	ACTUAL	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
Total Capital Expenses - Streets and Sidewalks	\$ 3,285,000	\$ 2,171,189	\$ 3,656,600	\$ 5,417,441	\$ 4,271,500	\$ 3,052,300	\$ 2,518,900	\$ 1,930,900	\$ 2,078,200

9516 CAPITAL EQUIPMENT ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Public Works Capital Equipment **	532,690	186,035	331,000	228,620	619,000	401,800	398,800	408,500	428,000
02 Golf Course Capital Equipment	25,000	23,486	-	-	55,000	65,000	-	65,000	40,000
03 Police Department Capital Equipment	42,000	-	42,000	41,530					
04 Phone System Replacement	52,000	42,434	-	-	-	-	-	-	-
05 Public Works Facility Gasoline System Replacement	-	-	-	-	-	-	-	-	-
06 Permitting Software	70,000	-	70,000	156,649	-	-	-	-	-
07 Meeting Management Software	-	-	20,000	13,128	-	-	-	-	-
08 Active Net Software		16,027							
09 Capital Equipment Back Order				376,255					
Subtotal - Capital Equipment - Capital Fund	721,690	267,982	463,000	816,182	674,000	466,800	398,800	473,500	468,000

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Parks Capital Equipment	-	-	30,000	-	30,000	-	-	-	-
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
Subtotal - Capital Equipment - Parks and Stormwater Fund	-	-	30,000	-	30,000	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Capital Equipment - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) CAPITAL EQUIPMENT	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Capital Equipment	\$ 721,690	\$ 267,982	\$ 493,000	\$ 816,182	\$ 704,000	\$ 466,800	\$ 398,800	\$ 473,500	\$ 468,000

CAPITAL PROJECT ADMINISTRATION ACCOUNT SUMMARY

CAPITAL FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
Subtotal - Capital Project Administration - Capital Fund	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500

PARKS AND STORMWATER FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
Subtotal - Capital Project Administration - Parks and Stormwater Fund	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300

BUILDING PROJECT BOND FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Capital Project Administration - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) CAPITAL PROJECT ADMINISTRATION	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Capital Project Administration	\$ 197,446	\$ 135,636	\$ 266,154	\$ 270,577	\$ 290,899	\$ 299,700	\$ 308,800	\$ 318,100	\$ 327,800

CAPITAL IMPROVEMENT PROGRAM SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (Estimated Cash Basis as of July 1)	2,062,368	2,052,949	2,620,094	2,620,094	1,764,724	756,412	500,768	280,221	656,795
Total Anticipated Annual Revenues	3,414,932	3,323,139	4,467,104	6,170,394	7,305,792	3,501,656	3,879,653	3,028,874	3,055,450
Total Anticipated Annual Expenses	(4,614,772)	(2,755,994)	(4,985,358)	(7,025,764)	(8,314,104)	(3,757,300)	(4,100,200)	(2,652,300)	(2,968,700)
Total Anticipated Debt Service Revenues	-	-	-	-	-	-	-	-	-
Total Anticipated Debt Service Expenses	-	-	-	-	-	-	-	-	-
Ending Cash Balance - Capital Fund	862,528	2,620,094	2,101,840	1,764,724	756,412	500,768	280,221	656,795	743,545

PARKS-STORMWATER TAX FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (Estimated Cash Basis as of July 1)	485,907	485,907	2,988,692	2,988,692	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368
Total Anticipated Annual Revenues	2,495,600	3,799,351	2,625,701	3,182,030	3,395,460	3,269,727	3,308,546	3,346,081	3,153,330
Total Anticipated Annual Expenses	(2,494,364)	(1,296,566)	(2,988,094)	(2,064,620)	(4,857,479)	(4,110,082)	(2,381,264)	(2,576,723)	(3,042,444)
Total Anticipated Debt Service Revenues	-	-	-	-	-	-	-	-	-
Total Anticipated Debt Service Expenses	-	-	-	-	-	-	-	-	-
Ending Cash Balance - Parks-Stormwater Tax Fund	487,143	2,988,692	2,626,299	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368	3,611,254

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,878,586	1,878,586	1,941,948	1,941,948	1,586,570	1,817,762	2,128,554	2,467,984	2,808,777
Total Anticipated Annual Revenues	2,000	3,185	2,000	32,895	33,000	33,000	33,000	33,000	33,000
Total Anticipated Annual Expenses	(50,000)	(5,000)	-	-	(80,000)	-	-	-	-
Total Anticipated Debt Service (Prop P) Revenues	657,982	781,803	657,982	919,400	974,100	974,100	1,003,038	1,003,038	1,032,844
Total Anticipated Debt Service (Prop P) Expenses	(716,626)	(716,626)	(717,976)	(1,307,673)	(695,908)	(696,308)	(696,608)	(695,245)	(697,370)
Ending Cash Balance - Building Project Bond Fund	1,771,942	1,941,948	1,883,954	1,586,570	1,817,762	2,128,554	2,467,984	2,808,777	3,177,251

TOTAL COMBINED CAPITAL IMPROVEMENT PROGRAM (CAPITAL, PARKS-STORMWATER, AND BUILDING PROJECT BOND FUNDS)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Combined Beginning Fund Balance	4,426,862	4,417,442	7,550,734	7,550,734	7,457,396	5,218,257	4,433,050	5,479,215	6,965,940
Total Combined Revenues & Transfers In	6,570,514	7,907,478	7,752,787	10,304,719	11,708,352	7,778,483	8,224,237	7,410,993	7,274,624
Total Combined Anticipated Year End Expenditures & Transfers	(7,875,762)	(4,774,186)	(8,691,428)	(10,398,057)	(13,947,491)	(8,563,690)	(7,178,072)	(5,924,268)	(6,708,514)
Ending Fund Balance (Cash Basis) - All Capital Funds	3,121,614	7,550,734	6,612,093	7,457,396	5,218,257	4,433,050	5,479,215	6,965,940	7,532,050

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2024–2028



CAPITAL FUND

PARKS AND STORMWATER FUND

BUILDING PROJECT BOND FUND

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Draft

EXECUTIVE SUMMARY

The Capital Improvement Program (CIP) is the City's long-range plan for improvements to infrastructure, parks, and other community facilities. The CIP is a tool to assess the long-term capital needs, values, and desires of the City and to establish funding of high-priority projects in a timely and cost-effective manner. This plan is a living document and is subject to amendment by the City Council.

The CIP is intended to ensure that policy makers are responsible to the Creve Coeur community with respect to the expenditure of City funds for capital improvements.

CIP Goals

The following are goals of the CIP:

- Provide a plan for the improvement or replacement of deteriorating infrastructure
- Improve operational or functional aspects of existing infrastructure
- Add new facilities and improve the community's infrastructure to enhance the quality of life in Creve Coeur
- Provide for the planned replacement of major equipment required for the City's operations

CIP Criteria

To be considered a capital improvement, projects or equipment must have a useful life of at least five years and have a minimum cost of \$20,000.

A special set of criteria has been identified to assist in assessing and prioritizing CIP projects. Proposed projects reflect the goals of the Comprehensive Plan through their demonstration of these criteria:

- *Availability of Outside Funding*: higher priority is given to projects that are eligible for and are likely to be considered for grant funding or shared-cost programs, which would reduce the City's investment.
- *Beautification*: aesthetic improvements to natural habitats or frequently traveled or visited areas within the City for public enjoyment, such as the use of public art on public lands
- *Community Demand*: projects that have received a level of demonstrated resident support or demand, including support of City departments, boards, committees, and commissions.
- *Condition of Existing Facility*: improvements that replace or maintain the City's infrastructure, facilities, or equipment so that it remains in a serviceable, safe, and efficient condition.
- *Coordination (projects, regulations, City-adopted plans)*: projects that fit within planned coordination between multiple projects or agencies to reduce costs or minimize disruption to services, meet state or federal law requirements, or projects that are identified in other City-adopted plans.
- *Economic Growth*: projects focused on maintaining housing values and attracting businesses, residents, or visitors to the City. Projects supporting private development must include return on investment ratios or a fully documented cost/benefit analysis.
- *Operating Efficiency*: equipment or facilities improvements to streamline work processes or benefit from technological advancements. Projects that reduce the cost of operations will receive priority, but those that will increase the cost of operations must identify trade-offs to support those additional costs.

- *Protection & Conservation*: improvements to the City’s park system or historical landmarks that allow these facilities to be enjoyed by future generations or projects that reduce the City’s environmental impact.
- *Public Safety*: improvements that focus on preserving and protecting the general public from harm and reducing the City’s risk exposure.

Relationship between the CIP and the Creve Coeur 2030 Comprehensive Plan

According to the Creve Coeur 2030 Comprehensive Plan:

Within the Creve Coeur 2030 Comprehensive Plan Update, many projects are identified or implied, as specific projects or as conceptual ideas. These projects and others, resulting from recommendations of the Comprehensive Plan, should be developed and incorporated in the City’s annual CIP review process. Further detail and refinement of identified and conceptual projects, facilities, or infrastructure improvement needs will be required as the implementation of the Comprehensive Plan occurs.

Development and Adoption of the CIP

According to the City Charter, a draft of the five-year CIP shall be proposed by the City Administrator to the City Council no later than the second regular meeting in February of each year. Prior to the submittal of the draft CIP to the City Council, public input is obtained through the City newsletter, website, and the City’s boards, committees, and commissions.

Before the City Council’s adoption of the CIP, and as required by City Charter, the CIP is submitted to the Finance Committee for recommendations and comments. The Planning & Zoning Commission also reviews the plan emphasizing the location, extent, and character of the proposed projects before City Council review, approval, and adoption. A public hearing is held each spring (typically in April) by the City Council prior to adoption.

The CIP includes a description of each proposed project and equipment with details regarding justification, cost estimate, operating and maintenance budget impact, and funding sources.

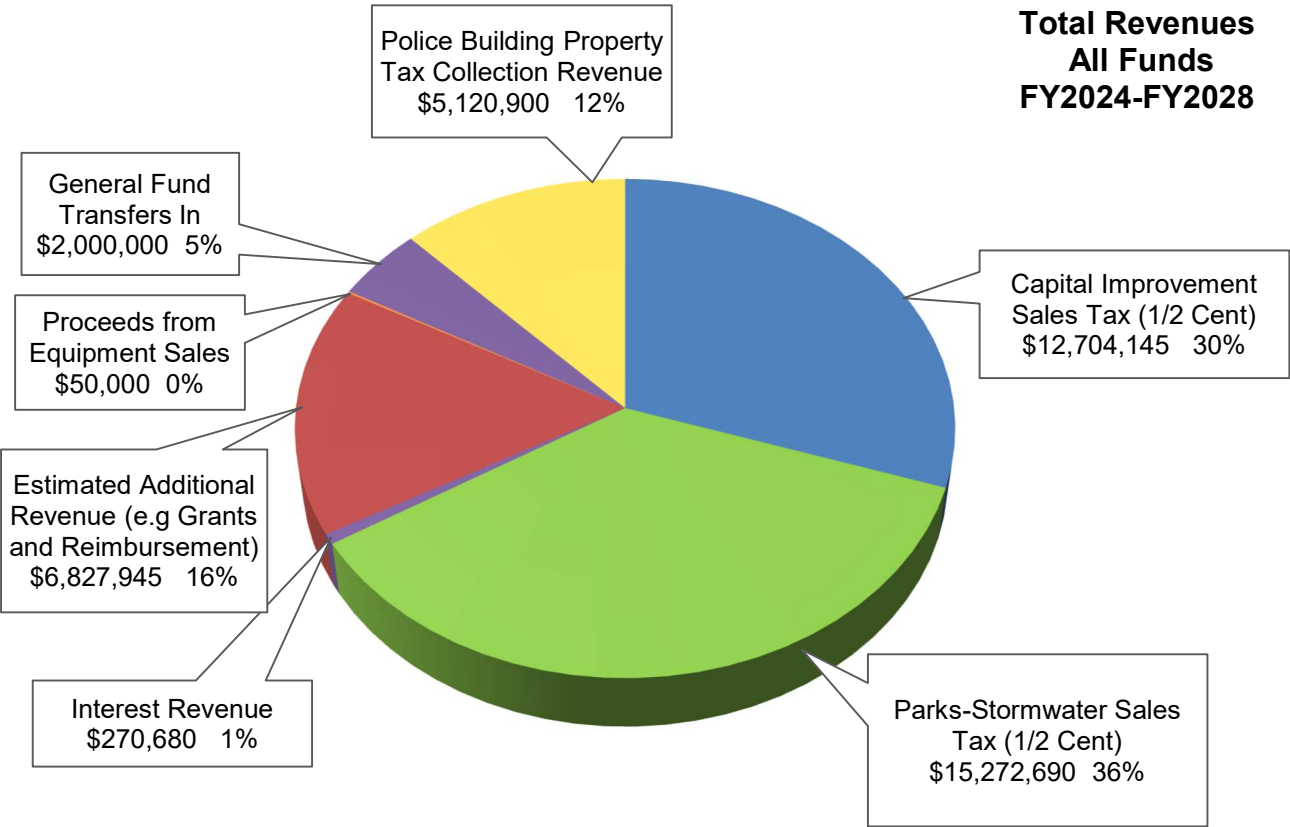
Funds in the CIP

There will be three funds that contribute to the FY2024-FY2028 CIP. These funds are:

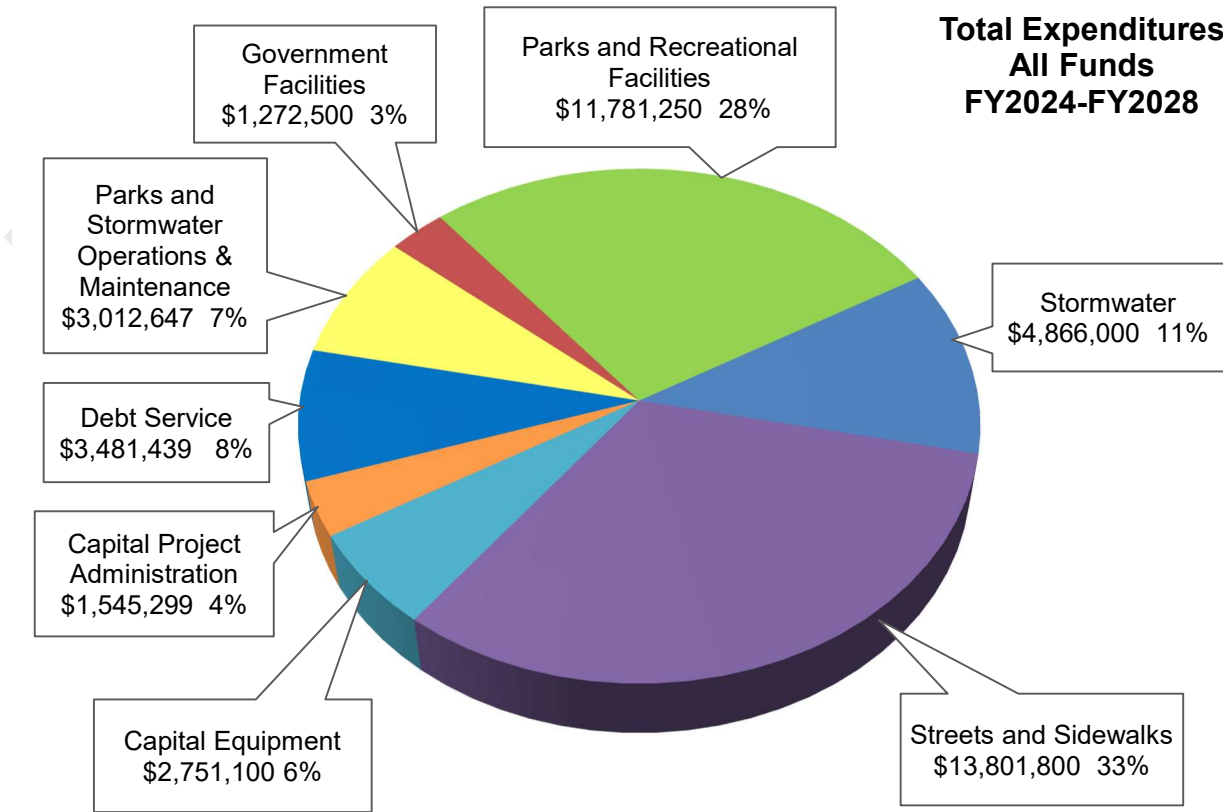
1. Capital Fund. This fund is financed by a half-cent capital improvement sales tax, which is supplemented by annual transfers from the General Fund and project-specific grants.
 - Total Capital Fund revenues: \$20.6 million
 - Total Capital Fund expenses: \$21.7 million
2. Parks and Stormwater Fund. In November 2020, voters in Creve Coeur approved a half-cent sales tax that is dedicated to finance operations, maintenance, and capital improvements for the City's parks and stormwater infrastructure. This fund will be supplemented by grants and other outside funding related to parks and stormwater.
 - Total Parks-Stormwater Fund revenues: \$16.5 million
 - Total Parks-Stormwater Fund expenses: \$17.0 million
3. Building Project Bond Fund. In November 2016, voters in Creve Coeur approved a bond measure to build a new police station and to make security and accessibility improvements to the Creve Coeur Government Center. The police station was completed in 2020, so the majority of this fund's project-related expenses is complete. Most of the activity in the FY2024-FY2028 CIP is related to the fund's debt service.
 - Total Building Project Bond Fund revenues: \$5.2 million
 - Total Building Project Bond Fund expenses: \$3.6 million

Combined, these three funds have a projected revenue of \$42.25 million and projected expenses of \$42.27 million for the FY2024-FY2028 CIP. The charts below break down these revenues and expenses into the general categories that are found in the CIP.

**Total Revenues
All Funds
FY2024-FY2028**



**Total Expenditures
All Funds
FY2024-FY2028**



More detail is provided for each of the three funds in the sections that follow. Each fund is briefly described, and the revenues and expenses for each fund are summarized for the duration of the FY2024-FY2028 CIP. Project-specific summaries and financial projections are included for each line item that appears in the five-year CIP. Projects that are expected to be completed in FY2023 are not included in this report.

Appendix

This report is one of several documents that forms the CIP. Appendices to this report include:

- Appendix A: FY2024-FY2028 CIP Spreadsheets
- Appendix B: FY2019-FY2028 CIP 10-Year Summary
- Appendix C: Community Comments and Requests

The latest version of these documents can be found on the City's website at:

<http://www.creve-coeur.org/95/Capital-Improvement-Program>

Questions and Comments

If you have any questions or comments about the CIP, please contact Mark Perkins, City Administrator, at mperkins@crevecoeurmo.gov or (314) 872-2511.

CAPITAL FUND

The City's Capital Fund has served as the primary mechanism for funding capital projects in the CIP for many years. The Capital Fund finances investments into the City's government facilities, parks and recreational facilities, stormwater infrastructure, streets and sidewalks, capital equipment, and project administration.

Capital Fund Revenues

The City's Capital Fund has three main funding sources: a half-cent capital improvement sales tax, grants and other outside funding, and transfers from the General Fund. Together, these funding sources are projected to generate \$20.57 million over the FY2024-FY2028 CIP.

Half-Cent Capital Improvement Sales Tax. Projected sales tax revenues are approximately \$12.70 million for the FY2024-FY2028 CIP, which averages out to approximately \$2.54 million per year in the plan.

Sales tax revenue projections have improved significantly since the uncertainty and economic downturn associated with the COVID-19 pandemic forced the City to reduce its revenue estimates. Sales tax revenues for FY2023 are projected to increase by ten (10) percent. The FY2024-FY2028 CIP include an estimated 2% increase in FY2024 & FY2025 and a 1% increase in projected sales tax each year going forward from FY2026, which will return sales tax revenues to the FY2020 level by FY2025.

Grants and Outside Funding. Federal grants for roadway projects and accessibility improvements will provide approximately \$5.75 million over the FY2024-FY2028 CIP.

Staff will seek additional grant funding during for this period, but applications for that funding are either in the evaluation process or not yet available. For projects that anticipate grant funding that has not yet been awarded, the City's matching funds are shown as the project costs in the fiscal years when the phases of the project are planned to occur. The full cost of the project and the associated grant funding will be programmed into the CIP upon notification of award of the grant.

Transfers from the General Fund. The total transfer from the General Fund to the Capital Fund over the proposed FY2024-FY2028 CIP is \$2.00 million.

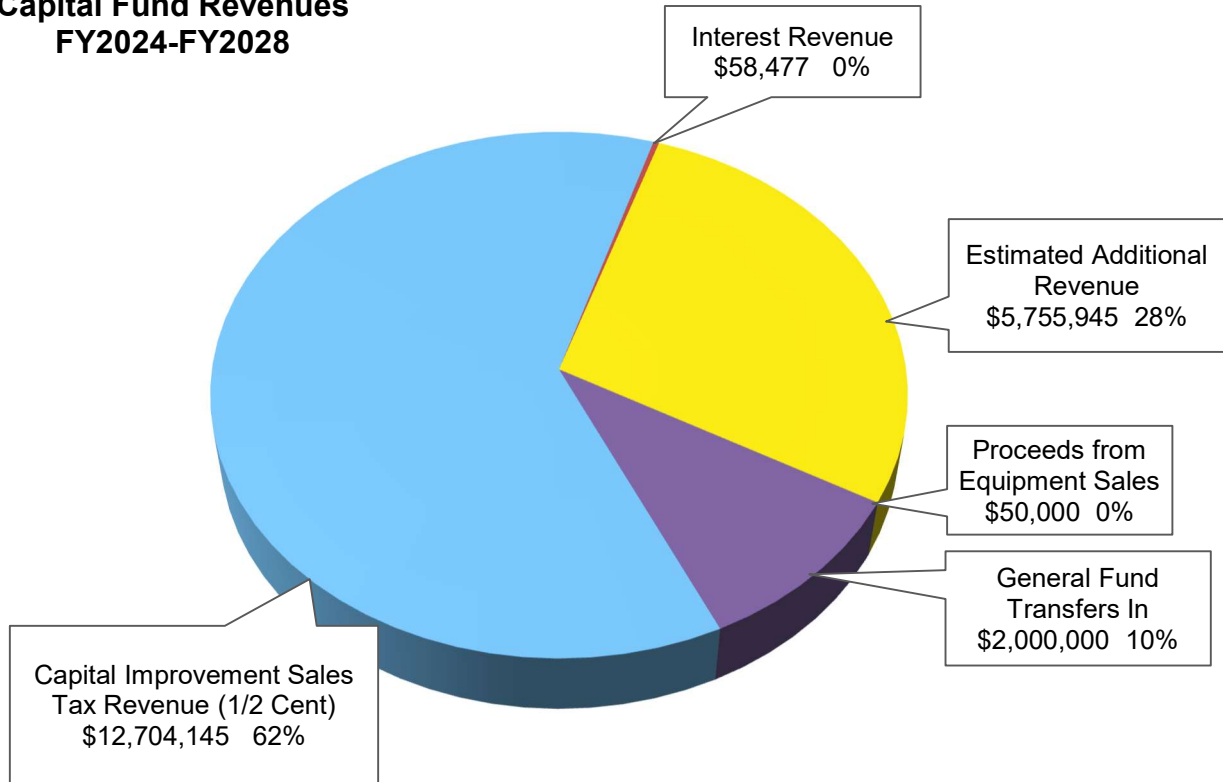
A transfer from the General Fund to the Capital Fund is proposed for each fiscal year in the proposed CIP. The General Fund transfers to the Capital Fund of \$400,000 will be made in most years and are appropriately based on the transportation-oriented revenue sources of the General Fund which include the county road and bridge tax revenues

The City has set aside \$2.0 million in the General Fund, directed towards future Government Center.

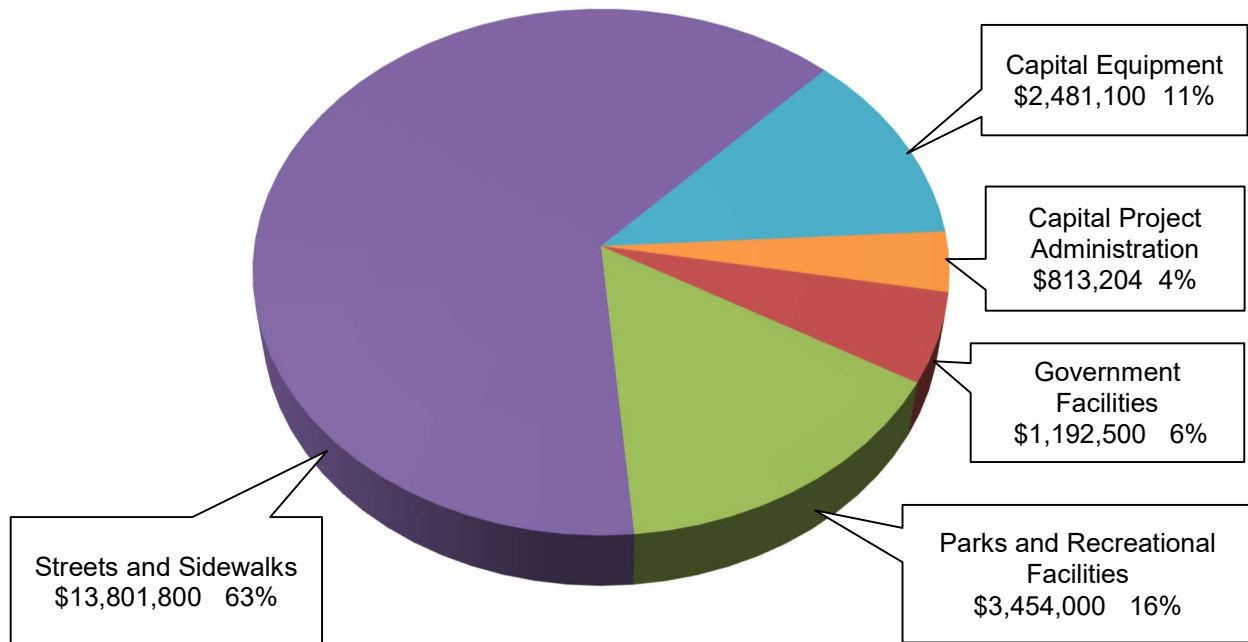
Capital Fund Expenses

Capital expenditures from the Capital Fund are projected to be approximately \$21.74 million over the proposed FY2024-FY2028 CIP, with a maximum annual expense of \$7.16 million in FY2024. Details about these expenses can be found in the project summary sheets that follow.

Capital Fund Revenues FY2024-FY2028



Capital Fund Expenditures FY2024-FY2028



ACCESSIBILITY IMPROVEMENTS (CDBG)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0**	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

** Accessibility Improvements in FY2024 will fall under 9506 Parks and Recreational Facilities.

Project Description:

The City of Creve Coeur is typically eligible for \$20,000 each year for accessibility improvements through the Community Development Block Grant (CDBG) program. In FY2024 this program will be used to improve accessibility improvements at the Dielmann Recreation Center and is reflected as such under 9506 Parks and Recreational Facilities. Several projects are being considered for the FY2025 to FY2028 grants including the access ramp at the Tappmeyer House in Millennium Park; the accessibility sidewalk at the Lake School House located at Lake School Park; and bus stops along Ballas Road.

Existing Conditions:

Projects are designed to improve facilities that are out of compliance with the current Americans with Disabilities Act (ADA) regulations.

Justification: *Public Safety; Coordination; Availability of Outside Funding; Public Safety*

Each project seeks to improve ADA compliance through accessibility improvements to government facilities and along public pedestrian routes. The focus of these projects is to provide public safety and upgrade existing facilities.

Operating Budget Impact:

None. Projects that are undertaken as part of this program are relatively small in scope, and the City typically is 100% reimbursed for the project costs through the CDBG federal grant.

Comments:

The City is designating this funding with the anticipation of receiving grant funding in the amount of \$20,000 from the CDBG Commission. This annual grant is available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 20,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 20,000
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 20,000

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution	\$ 0

GOVERNMENT CENTER RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$98,128	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0

Project Description:

Proposed projects in FY2024 will focus on needed repairs and renovations that will make the Government Center more inviting to residence and staff. Project will likely include improvements to the Multipurpose Room (such as new flooring); painting offices and common areas; and updating lighting to be more energy efficient with the help of an Ameren grant.

Existing Conditions:

The Creve Coeur Government Center has inadequate space for staff, meetings, archives, and storage. Renovations are also needed to make the Government Center more accommodating, helpful, and useful for both residents and staff. For example, the former Police Department and other areas of the Government Center will require extensive renovations before departments can be moved to more accessible locations.

Justification: *Operating Efficiency; Condition of Existing Facility*

The proposed projects for FY2024 will include lighting efficiencies that will help to lower energy cost and provide a well lit environment for various meetings and work areas.

Operating Budget Impact:

The proposed renovations will improve energy efficiency and replace aging systems that need frequent and costly maintenance.

Comments:

The City has set aside \$2.0 million in the General Fund, directed towards future Government Center facility needs.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 98,128
Land Acquisition	\$ 0
Construction	\$ 150,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 248,128

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 248,128
Total Funding	\$
City's Contribution	\$ 248,128

SALT DOME ROOF REPAIRS (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$60,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Salt Domes are located at the Public Works Facility. The shingle roofing material and metal roof vents were damaged by a hailstorm and need to be replaced. Without replacement, the roof may not be able to provide adequate protection to the City's road-salt supply.

Existing Conditions:

The existing Salt Dome roofing and metal vents are damaged. Many of the asphalt shingles are missing or damaged, and the metal vents are dented.

Justification: *Operating Efficiency; Condition of Existing Facility*

Safely storing the City's road-salt is important in ensuring the Public Works staff has the materials they need to quickly clear roads of ice and snow.

Operating Budget Impact:

Insurance will likely cover the cost of replacing the metal vents, but it is unclear if insurance will pay for the replacement of the shingle roofing.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 60,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 60,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ TBD
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 60,000
Total Funding	\$ (TBD)
City's Contribution	\$ 60,000

GOVERNMENT CENTER ROOF REPAIRS (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$5,653	\$250,000	\$0	\$0	\$0	\$0	\$0

Project Description:

At the Government Center, the existing shingle roofing material and metal roof vents were damaged by a hailstorm and the building is experiencing several roof leaks. This project proposes placement of a single-ply roofing membrane (Thermoplastic Polyolefin). The placement of the single-ply roofing membrane will help mitigate water leaks and structural effects to the building until a more permanent solution is determined for the Government Center.

Existing Conditions:

The existing Government Center has a shingled roof that was initially installed in the 1990s and was subsequently layered over by a three (3) ply roof installed in 2008. In 2021, the roof was damaged from a hailstorm, which resulted in water infiltration at multiple locations throughout the building.

Justification: *Operating Efficiency; Condition of Existing Facility*

The proposed projects for FY2024 are necessary to keep the leaking roof from potentially creating new damage that could be costly to repair.

Operating Budget Impact:

Insurance will likely cover the cost of installing the single-ply roofing membrane.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 255,653
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 255,653

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ TBD
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 255,653
Total Funding	\$ (TBD)
City's Contribution	\$ 255,653

DEMO OF 1030 NORTH LINDBERGH BLVD BUILDING

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$40,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The City owns the site at 1030 North Lindbergh Boulevard. The site has a house near the roadway on the western side of the lot, and the eastern side of the site is used to store leaf piles, wood from chippers, and Public Works equipment. The house is currently not used by City staff. This project would demo the home and replace it with visually-appealing, low-maintenance vegetation; a gate; and fencing. Modifications will be made to the water and electric service. Future construction projects will possibly include a butler building to house construction equipment to better protect these capital investments from weather and public risk.

Existing Conditions:

The home requires repairs, and the heater needs to be replaced. The home is aging, and additional repairs beyond what is now known will likely be needed in the near future.

Justification: *Operating Efficiency; Condition of Existing Facility; Beautification*

Rather than pay the cost to maintain a structure that is not in use, City staff recommends deconstructing the home. After the structure is removed, trees and bushes will be planted, and the vegetation will shield drivers from viewing the leaf piles and equipment. A fence will be installed to keep the area safe.

Operating Budget Impact:

Removing the existing, aging structure will save the City from future maintenance and repair costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 40,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 40,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 40,000
Total Funding	\$
City's Contribution	\$ 40,000

ROOFING FOR THE PUBLIC WORKS GARAGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$500,000	\$0	\$0	\$0

Project Description:

The Public Works garage roof was damaged during a hailstorm, and an infrared roof moisture inspection showed that water is leaking under the roof's waterproof membrane. This project proposes a tear-off and replacement of the roof. Project costs may be covered by insurance.

Existing Conditions:

The existing roof was damaged by hail. Inspections show that the roof is leaking.

Justification: *Operating Efficiency; Condition of Existing Facility*

The Public Works garage houses Public Works equipment and is where City-owned equipment is repaired and maintained. This structure is vital in keeping the Public Works fleet in good working order. Replacing the roof now will keep City-owned equipment from water damage and possibly prevent roof leaks from causing more damage in the future that may be even more costly to repair.

Operating Budget Impact:

Replacing the roof now will keep City-owned equipment from water damage and possibly prevent roof leaks from causing more damage in the future that may be even more costly to repair.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 500,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 500,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ TBD
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 500,000
Total Funding	\$ (TBD)
City's Contribution	\$ 500,000

EV CHARGING STATIONS AT THE POLICE DEPARTMENT AND GOVERNMENT CENTER

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$112,500	\$0	\$0	\$0	\$0	\$0

Project Description:

The automotive market is rapidly moving towards electric vehicles (EVs). An August 8, 2022 article in *Car and Driver* states that EV registration increased by 60 percent in the first quarter of 2022 while overall new car registration dropped by 18 percent. IHS Markit estimates that by 2035, 45 to 50 percent of all passenger car sales will be EVs. Similarly, Police Departments are increasingly seeking to add EVs to fleets. Installing EV charging stations at the Police Department and Government Center would be the City's first step towards accommodating residents' changing vehicle preferences and adapting to market trends. The charging ports at the Government Center would be available for residents to use (for a fee) and, in the future, used to charge Public Works fleet EVs. The stations at the Police Department would allow the Police force to take advantage of fast accelerating vehicles that will also reduce fuel costs. This project is eligible for rebates under an Ameren Missouri program that covers up to half the cost of EV charging station equipment and installation.

Existing Conditions:

The City does not have public EV charging stations or stations available for City-owned fleet vehicles. Before the City can add EVs to the Police Department and Public Works fleets, EV chargers need to be installed.

Justification: *Availability of Outside Funding, Coordination, Operating Efficiency, Protection & Conservation*
EVs offer many benefits including:

- Savings on fuel costs as compared to gas-powered vehicles. Savings increase when vehicles are charged during off-peak hours.
- With fewer moving parts, electric motors have lower maintenance needs, and the cost of ownership of EVs is often less than the total cost of ownership of gas-powered vehicles.
- Quick acceleration, an important performance measure for Police Department vehicles.
- Zero tailpipe (greenhouse gasses) emissions.

Operating Budget Impact:

As more EVs are added to City fleets, maintenance and fuel costs should decrease.

Comments:

None

EV CHARGING STATIONS AT THE POLICE DEPARTMENT AND GOVERNMENT CENTER

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 225,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 225,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 112,500
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 112,500

Summary	Amount
Total Expenditures	\$ 225,000
Total Funding	\$ (112,500)
City's Contribution	\$ 112,500

PARK OR DIELMANN COMPLEX IMPROVEMENTS (GRANT MATCH)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$30,500	\$0	\$30,500	\$0	\$0

Project Description:

Funds listed in this account represent the City's anticipated matching funds for projects funded through Municipal Park Grants. To remain competitive, the City can only apply for Municipal Park Grants every other year. The 2022 grant application was awarded to assist with the cost improvements to the Dielmann Recreation Complex including the refrigerant switchover and mechanical equipment replacement.

Existing Conditions:

Many aspects of the City's ice arena, golf course, and parks (including tennis courts, playgrounds, walking paths, pavilions, and other amenities) require maintenance, improvements, or replacement.

Justification: *Availability of Outside Funding; Condition of Ex. Facility; Others Depend Upon the Project*

By budgeting for the local match, a grant application can be completed without searching for available funds or making amendments to the program. Available grants may help to address any number of CIP criteria including, but not limited to, improving condition of existing facilities, operating efficiency, beautification, and protection and conservation of the park system or historical landmarks. These projects are supported by the needs assessments of the Dielmann Recreation Complex (FY2014) and Golf Course (FY2016) and the Parks and Recreation Master Plan (FY2019-FY2020).

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments

The current maximum amount of funding that the City is eligible for through the Municipal Park Grant program is currently \$525,000 per project. These grants are competitive, and the City's contribution to the project affects the project application score and likelihood of a funding award. The City plans to provide a 6% grant match for its projects in order to maximize the number of points related to the City's contribution, which would make the grant match about \$30,500 for a project that receives the maximum grant funding.

PARK OR DIELMANN COMPLEX IMPROVEMENTS (GRANT MATCH) CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 30,500
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025)	\$ 30,500

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ TBD
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding (FY2025)	\$ 0

Summary	Amount
Total Expenditures	\$ 30,500
Total Funding	\$ (TBD)
City's Contribution (FY2025)	\$ 30,500

ICE ARENA REFRIGERANT SWITCHOVER (MUNICIPAL & ARPA GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$254,450	\$1,110,000	\$1,100,000	\$0	\$0	\$0	\$0

Project Description:

The Ice Arena's refrigerant system is nearly 20-years old and past its useful life. The system uses the refrigerant, R-22, which is a source of hydrofluorocarbons and, therefore, no longer produced. This project will replace the existing system with a more reliable, environmentally-friendly equipment.

Existing Conditions:

The existing system is past its useful life and requires R-22, a refrigerant that is not EPA-approved.

Justification: *Availability of Outside Funding; Condition of Ex. Facility; Protection & Conservation*

This project directly affects operational efficiency. As of January 1, 2020, the U.S. no longer allows the production or import of R-22 refrigerant, any repair or system failure could result in the City being unable to recharge to maintain cooling. In 2022, the City applied for and received a Municipal Park Grant of \$525,000 for the project. These funds, as well as, American Rescue Plan Act (ARPA) funds will be utilized to cover the cost of the project.

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments

The City received both a planning grant and construction grant from the Municipal Park Grant Commission to assist with design and construction costs associated with this project.

ICE ARENA REFRIGERANT SWITCHOVER (MUNICIPAL & ARPA GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 254,450
Land Acquisition	\$ 0
Construction	\$ 2,200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,454,450

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 531,400
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 1,679,985
Total Funding	\$ 2,211,385

Summary	Amount
Total Expenditures	\$ 2,454,450
Total Funding	\$ (2,211,385)
City's Contribution	\$ 243,065

DIELMANN RECREATION COMPLEX ROOF DRAINAGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$42,355	\$93,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project includes the design and construction of improved drainage systems. The system will capture stormwater from a portion of the Dielmann Recreation Complex roof and then convey the water through new stormwater pipes that will be installed in the east parking area. Flows will discharge into an existing stormwater manhole.

Existing Conditions:

Much of the roof above the Ice Arena and warming room at the Dielmann Recreation Complex drains towards the administrative offices. The gutters near the administrative offices are not capable of handling typical flows from most rain events. As a result, stormwater spills down the side of the building and onto the ground outside of the offices where the ground is slightly sloped toward the building. This has caused several leaks and water entering the structure during moderate and heavy storms.

Justification: *Condition of Existing Facility*

Controlling the roof drainage and surface drainage near the offices will help prevent future leaks into the building.

Operating Budget Impact:

Correcting drainage issues could prevent damage to the offices and office equipment.

Comments

None

DIELMANN RECREATION COMPLEX ROOF DRAINAGE

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 42,355
Land Acquisition	\$ 0
Construction	\$ 93,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 135,355

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 135,355
Total Funding	\$ 0
City's Contribution	\$ 135,355

ICE ARENA FLOORING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$200,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace the rubberized flooring that is around the ice rink, in the player's locker rooms, and in the referee's changing room.

Existing Conditions:

Most of the flooring is the original to the 2003 major renovation project and is near the end of its useful life. Some smaller, high-traffic areas have been replaced including the areas beneath the player's benches and near the public entrance gate leading onto the ice rink.

Justification: *Public Safety; Condition of Existing Facility*

The project will focus on preserving and protecting the public from harm when using the ice rink for public skating, special events, or ice rentals and will reduce the City's risk exposure. The project will update the aging flooring and aesthetically match the rest of the facility.

Operating Budget Impact:

To warranty the installation, the rink's ice will need to be taken out to allow the concrete floor temperature to rise to the manufacturer's recommendation. The ice rink will be closed to the public for approximately six weeks. The Ice Arena will schedule the replacement of the flooring to coincide with a shutdown of the ice in order to limit the construction impact on ice users and possible revenue losses. After the floor is installed, there will be minimal upkeep involved.

Comments:

None

ICE ARENA FLOORING REPLACEMENT

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution	\$ 200,000

GOLF COURSE PERIMETER FENCING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$40,000	\$0	\$70,000	\$0	\$0	\$0

Project Description:

The existing perimeter fence that runs east-west along the southern border of the Golf Course is at the end of its useful life and in need of replacement. City staff propose replacing the perimeter fence in two phases. In phase one (FY2024), approximately 450 linear feet (LF) of existing fencing would be replaced with new 6-foot-tall black vinyl chain link fencing. In the second phase (FY2026), approximately 885 LF of existing fencing would be replaced with the same 6-foot black vinyl chain link fencing.

Existing Conditions:

The existing fencing is at the end of its useful life and looks unsightly. Neighbors south of the Golf Course have requested that the City replace the fencing.

Justification: *Condition of Existing Facility, Beatification*

Replacing the fencing will improve the appearance of the south side of the course and maintain a clear boundary between the public Golf Course and private property.

Operating Budget Impact:

None

Comments

None

GOLF COURSE PERIMETER FENCING REPLACEMENT

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 110,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 110,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 110,000
Total Funding	\$ 0
City's Contribution	\$ 110,000

GOLF COURSE MAINTENANCE BRIDGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$0	\$200,000	\$0

Project Description:

The existing maintenance bridge is located on the southeast corner of the Golf Course near the maintenance shed. The bridge was constructed from wood planks that appear to be degraded and in poor condition. Over time, the bridge approach has sunk by approximately three feet. This project will include the construction of abutments and replacing the existing bridge with a new prefabricated bridge rated to withstand the typical loadings of Golf Course equipment.

Existing Conditions:

Creve Coeur Golf Course staff is concerned that the existing maintenance bridge lacks the structural integrity to withstand repeated loadings from equipment and machinery. In 2015, the City of Creve Coeur hired Michael D. Vogt to create *The Golf Course Needs Assessment Report*. Page 5 of the report lists the maintenance service bridge as a safety issue. The report recommends that the bridge be repaired or replaced as soon as reasonably possible. On page 24, the report restates the conclusion that the bridge is sinking and should be completely replaced as soon as practical and notes a secondary safety issue that the bridge does not have guardrails.

Justification: *Condition of Existing Facility, Public Safety*

The existing maintenance bridge was identified as a safety issue in the 2015 report. Replacing the bridge would reduce risks to staff and the City. Alternative paths between the maintenance shed and the wooded area have been considered. If Golf Course staff used the alternative route, golfers' play would be disrupted. Additionally, using an alternative route would increase the wear on the existing asphalt trails.

Operating Budget Impact:

None

Comments

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution	\$ 200,000

DIELMANN STRUCTURAL REPAIRS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$3,600	\$20,000	\$0	\$0	\$0	\$0	\$0

Project Description:

A structural evaluation of the Dielmann Recreation Center was conducted in FY2023. The intent of the study was to identify if the structure had any structural deficiencies or needed structural updates. The evaluation found no major structural issues and concluded that the structure, overall, is in good condition for its age and use. Minor issues were identified, and this project proposes to repair the problems listed in the evaluation report.

Existing Conditions:

Minor issues identified in the structural evaluation include: a crack in the header beam for a maintenance door located on the northeast wall of the ice rink; damaged drywall in the ceiling of the basement garage; exterior joints and cracks in need of tuckpointing; and damaged railings. The evaluation also recommended plumbing, mechanical, and electrical consultants visit the site to identify any potential issues with these systems.

Justification: *Condition of Existing Facility, Public Safety*

The Dielmann Recreation Center is a popular destination for many residents. The proposed repair work would help extend the safe, useful life of the building.

Operating Budget Impact:

None

Comments

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 23,600
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 23,600

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 23,600
Total Funding	\$ 0
City's Contribution	\$ 23,600

ACCESSIBILITY IMPROVEMENTS (CDBG)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0**	\$20,000	\$0**	\$0**	\$0**	\$0**	\$0

** Accessibility Improvements in Prior Years or FY2025 -2028 will fall under 9501 Government Facilities.

Project Description:

The City of Creve Coeur is typically eligible for \$20,000 each year for accessibility improvements through the Community Development Block Grant (CDBG) program. In FY2024, the City proposed a project to improve accessibility at the Dielmann Recreation Center with features like automatic opening devices for doors. For the FY2025 to FY2028 grants, several locations for accessibility improvements are being considered including: the access ramp at the Tappmeyer House in Millennium Park; the accessibility sidewalk at the Lake School House at Lake School Park; and bus stops along Ballas Road. These projects fall under 9501 Government Facilities and are shown in that section.

Existing Conditions:

Projects are designed to improve facilities that are out-of-compliance with the current Americans with Disabilities Act (ADA) regulations.

Justification: *Public Safety; Coordination; Availability of Outside Funding*

Each project seeks to improve ADA compliance through accessibility improvements to government facilities and along public pedestrian routes. The focus of these projects is to provide public safety and upgrade existing facilities.

Operating Budget Impact:

None. Projects that are undertaken as part of this program are relatively small in scope, and the City typically is 100% reimbursed for the project costs through the CDBG federal grant.

Comments:

The City is designating this funding with the anticipation of receiving grant funding in the amount of \$20,000 from the CDBG Commission. This annual grant is available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

Comments:

None

ACCESSIBILITY IMPROVEMENTS (CDBG)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 20,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 20,000
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 20,000

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution	\$ 0

ROOFING FOR ICE ARENA (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$400,000	\$0	\$0	\$0

Project Description:

The Ice Arena's roofing was damaged during a hailstorm. This project proposes a tear-off and replacement of the roof. Project costs may be covered by insurance. The project will also require that the existing solar panels be removed and then reinstalled after the new roof is in place.

Existing Conditions:

The existing roof was damaged by hail, which has resulted in leaks at various locations in the building. Follow up inspections verified that the roof is leaking and will need to be replaced to prevent more expensive damage to the structure.

Justification: *Operating Efficiency; Condition of Existing Facility*

The Ice Arena houses expensive equipment. A roof that is in good repair is essential to protect the investments the City has made at this facility.

Operating Budget Impact:

Replacing the roof in FY2026 will help prevent water damage that may add repair costs.

Comments:

None

ROOFING FOR ICE ARENA (INSURANCE CLAIM)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 400,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 400,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 400,000
Total Funding	\$ (TBD)
City's Contribution	\$ 400,000

TEMPORARY PORTABLE ICE RINK REFRIGERANT SYSTEM

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$120,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Ice Arena's refrigerant system will be switched over to a new more dependable and efficient system in FY2024. To avoid an interruption in service provided to the current long term user base and to continue to provide revenue generation for the building operation, a temporary portable refrigerant system will be installed while the main refrigerant system is switched over.

Existing Conditions:

The existing system is past its useful life and requires R-22, a refrigerant that is not EPA-approved.

Justification: *Condition of Ex. Facility; Community Demand;*

The City was successful in receiving Municipal Park Grand Funding and support from the community and City Counsel to move forward with the refrigerant switch over project. During the period of replacement, the permanent system will be out of service. This project directly affects operational efficiency, as the ice rink will need to stay open during the replacement to continue to support long term contract users of the facility.

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments:

None

TEMPORARY PORTABLE ICE RINK REFRIGERANT SYSTEM

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 120,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 120,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 120,000
Total Funding	\$ 0
City's Contribution	\$ 120,000

GOLF COURSE MAINTENANCE BUILDING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project will look to develop preliminary design of replacement golf course maintenance building in FY2024. The existing facility is over 70 years old and has been added on to over the years to accommodate the needs of the golf course staff to maintain the high quality course that is currently enjoyed by residents and visitors. City intends to apply for the Municipal Park Grant to partially fund this design project.

Existing Conditions:

The existing golf maintenance facility is showing its age with numerous leaks and structural issues. Due to the piece meal construction over the years, the current storage is inadequate for golf course irrigation parts, fertilizers, etc. There is not ample room is available to properly store or work on capital equipment (such as mowers, aerators, tractors, etc), and staff is in need of facility where they can eat and clean up that is way from hazardous work areas.

Justification: *Condition of Ex. Facility; Availability of Outside Funding; Operating Efficiency*

The City will seek Municipal Park Grand Funding to supplement the cost associated with this stage of the design project. A new golf maintenance facility will provide a structure that is design to adequately and safely meet the operation needs to support golf course operations.

Operating Budget Impact:

The improvements brought by this project will replace old and failing structure that require significant maintenance. Additionally, improve structure will provide protection to the capital equipment that is utilized by the golf course. These improvements should reduce operating costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ (TBD)
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ (TBD)

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ (TBD)
City's Contribution	\$ 30,000

STREET AND SIDEWALK MAINTENANCE PROGRAM

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$1,899,992	\$1,421,000	\$1,442,300	\$1,463,900	\$1,485,900	\$1,508,200	\$0

Project Description:

The project includes concrete pavement replacement, asphalt pavement resurfacing, asphalt pavement maintenance, microsurfacing, roadway striping, and sidewalk replacement for the annual maintenance of the City's roadway and sidewalk networks.

Existing Conditions:

While the majority of the City's pavement network is in good condition, annual and on-going evaluation of pavement and sidewalk conditions find aging and failing pavement and sidewalks that need to be addressed.

Justification: *Public Safety; Condition of Existing Facility; Coordination; Community Demand*

The City's street and sidewalk network form the City's largest asset that serves all of the City's residents and visitors. Annual maintenance of streets and sidewalks is required to preserve their functionality and to limit future repair costs. The City uses a pavement management system to track pavement conditions, and the City aims to evaluate the condition of each street on a four-year rotation. The pavement condition data assists with the prioritization of pavement repairs and maintenance and helps the City preserve its existing infrastructure as efficiently as possible. Federal regulations require that sidewalks meet accessibility standards so that all users have an opportunity to travel safely. The City's sidewalk maintenance program follows the federal regulations and supports the City's Pedestrian Plan.

Operating Budget Impact:

Pavement and sidewalk maintenance programs will improve and preserve the infrastructure and will result in a reduction in the number of pothole repairs and other on-going maintenance needs.

Comments:

Approximately 10% of the annual street and sidewalk improvements is typically directed toward accessibility improvements to the City's sidewalk network in support of the accessibility transition plan. Larger projects, such as grant-funded improvements, are stand-alone projects that are described in separate project sheets.

STREET AND SIDEWALK MAINTENANCE PROGRAM

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 1,869,992
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024)	\$ 1,899,992

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
American Rescue Plan Act (ARPA)	\$ 1,489,485
Total Funding	\$ 1,489,485

Summary	Amount
Total Expenditures	\$ 1,899,992
Total Funding	\$ 1,489,485
City's Contribution (FY2024)	\$ 410,507

STREET RECONSTRUCTION / REHABILITATION

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$482,085	\$300,000	\$0	\$300,000	\$0	\$300,000	TBD

Project Description:

The City plans to fully or substantially replace sections of failed residential roadways through this project. The various needs of the pavement network are evaluated each year to determine which streets need to be reconstructed. The City plans to replace the pavement on Conway Gardens Court in FY2024, but later projects will be determined by future reviews of pavement conditions.

Existing Conditions:

Residential streets that are considered for reconstruction have reached the end of their useful lives and are generally in too poor of condition to gain long-term benefits from the City's typical pavement maintenance programs. Most of the streets that have been included in this program were older concrete streets that were overlaid with asphalt decades ago.

Justification: *Public Safety; Condition of Existing Facility; Community Demand*

All of the City's streets will eventually reach the end of their useful lives, fail at a structural level, and require reconstruction. This program provides the City with a tool to address some of its residential streets that are in poor or failing condition that typical maintenance programs can no longer improve.

Operating Budget Impact:

Streets with failing pavement typically require frequent maintenance in the form of pothole patching and emergency pavement repairs, which City staff often performs to address the issues as quickly as possible. Allocating funds for reconstruction also allows for more of the maintenance budget to be used for maintaining and preserving streets that are in better condition, which means more streets and sidewalks will be addressed, reducing the number of calls for City staff to make repairs.

Comments:

The City has invested more than \$2 million into street reconstruction projects during the past ten years

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 900,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 900,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 900,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 900,000

FERNVIEW SIDEWALK CONCEPT PLAN**PHASE 1 – OLIVE TO GALAGHER (DESIGN & GRANT MATCH)**

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$64,166	\$50,000	\$60,000	\$160,000	\$0	\$0	\$0

Project Description:

The City developed a concept plan to add a sidewalk along Fernview Drive (between Olive Boulevard and Gallagher Road) and along the side streets to connect with the existing sidewalk networks on each side of Fernview. The result of this project would be a unified collection of subdivision sidewalks that are currently not connected. Funding in FY2024 and FY2025 represents the City's matching funding for design, easement acquisition, and construction for a federal Transportation Alternatives Program (TAP) grant, the application for which could become available in FY2024.

Existing Conditions:

Fernview Drive is a collector roadway that serves several of the residential subdivisions in Ward 4. Sidewalks were constructed throughout most of the subdivisions to the east and west of Fernview, but not along or adjacent to Fernview itself. The result is a series of sidewalks without connections to each other or to Olive Boulevard.

Justification: *Community Demand; Public Safety; Availability of Outside Funding*

Increasing the walkability of Creve Coeur is a common request from residents and a goal outlined in the City's Strategic Plan. Creating a sidewalk along Fernview that connects to the adjacent existing sidewalks will make progress toward this goal.

Operating Budget Impact:

None

Comments:

The City's anticipated portion of a grant-funded project are included in FY2024 and FY2025. The actual cost and schedule for the project will be incorporated into future capital improvement program plans if the City successfully obtains a federal grant for the project.

FERNVIEW SIDEWALK CONCEPT PLAN**PHASE 1 – OLIVE TO GALAGHER (DESIGN & GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 64,166
Land Acquisition	\$ 50,000
Construction (Grant Match)	\$ 220,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 334,166

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 334,166
Total Funding	\$ (TBD)
City's Contribution	\$ 334,166

NEW BALLAS SIDEWALK EXTENSION

PHASE 3 – (FEDERAL TAP GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$6,322	0	\$0	\$100,000	\$0	\$0	\$0

Project Description:

This project involves relocating a retaining wall and underground utilities to accommodate a new sidewalk along the west side of North New Ballas Road between Magna Carta Drive and Rocky Drive. Constructing this sidewalk will connect two sections of sidewalk to create a continuous pedestrian path along the west side of New Ballas from Conway Road to Old Ballas Road. The City was awarded a federal grant for this project through the Transportation Alternatives Program (TAP), but a water main relocation will be required which caused the project to exceed the City's budget. The City will apply for another TAP grant for this project, with the water main relocation cost included, in FY2024.

Existing Conditions:

No sidewalk currently exists at this site, but pedestrians commonly use the small grass strip nonetheless. The property's retaining wall has been a barrier to constructing a sidewalk here.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Resident Request*

Completion of this sidewalk will provide a more suitable pedestrian route for those wishing to walk north along the west side of New Ballas Road.

Operating Budget Impact:

No significant maintenance is anticipated in the near future. The new retaining wall will be located outside of the right of way and will be maintained by the property owner.

Comments:

This project will complete the sidewalk improvements envisioned in a sidewalk concept study from 2008. The conceptual plans from that study provided the basis of the design for a portion of the Ladue Road Sidewalk Project in 2013 and for the New Ballas sidewalk improvements between Ladue Road and De Smet Jesuit High School in 2019.

Funding shown for "prior years" includes a preliminary design and preparation of easement documents that were completed to coordinate with the property owners and to prepare for the grant application

NEW BALLAS SIDEWALK EXTENSION**PHASE 3 – (FEDERAL TAP GRANT)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 6,322
Land Acquisition	\$ 0
Construction	\$ 100,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 106,322

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 106,322
Total Funding	\$ (TBD)
City's Contribution	\$ 106,322

LINDBERGH-OLD OLIVE INTERSECTION (STATE COST-SHARE/STP GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$571,758	\$2,045,500	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves the partial reconstruction of the intersection of Lindbergh Boulevard and Old Olive Street Road to add a traffic signal that will provide full access in all directions. This signal will allow for a pedestrian/bicycle crossing across Lindbergh and will connect the two halves of Old Olive, both of which are critical steps toward implementation of the Old Olive Great Street plan and the 39 North Master Plan. The City will use federal Surface Transportation Program (STP) grant funding and State Cost-Share Program funding to finance approximately 83% of the project.

Existing Conditions:

The existing intersection of Lindbergh Boulevard and Old Olive Street Road allows only right-in, right-out access for Old Olive on both sides of Lindbergh. A concrete barrier along the Lindbergh median prohibits any east-west vehicular or pedestrian crossing of this intersection.

Justification: *Public Safety; Availability of Outside Funding; Coordination; Beautification*

The proposed improvements to this intersection are supported by the Comprehensive Plan Creve Coeur 2030, the 39 North Master Plan, and the Old Olive Street Road Great Street Plan. These improvements provide the best chance for a pedestrian or bicycle crossing of Lindbergh Boulevard in that area.

Operating Budget Impact:

The City will most likely need to take over the maintenance of Old Olive Street Road from the Missouri Department of Transportation in return for the funding for this project. The ongoing maintenance cost for Old Olive Street Road could be significant.

Comments:

Conceptual plans for this intersection were developed as part of the Old Olive Street Road great street plan, which was completed through a partnership of St. Louis County, the St. Louis Economic Development Partnership, and the City of Creve Coeur. Funding in "prior years" includes concept development and design costs in FY2019-FY2021 to prepare for the grant applications and to design the project. Additional funding for the project may be available through the Governor's Transportation and MODOT Cost Share Program.

LINDBERGH-OLD OLIVE INTERSECTION

(STATE COST-SHARE/STP GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 201,758
Land Acquisition	\$ 370,000
Construction	\$ 1,870,500
Equipment	\$ 0
Other (Construction Inspections)	\$ 175,000
Total Expenditures	\$ 2,617,258

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 1,164,200
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 925,050
Outside Funding Source	\$ 0
Total Funding	\$ 2,089,250

Summary	Amount
Total Expenditures	\$ 2,617,258
Total Funding	\$ (TBD)
City's Contribution	\$ 528,008

OLIVE-LINDBERGH INTERCHANGE ENHANCEMENTS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	TBD

Project Description:

The City has partnered with the St. Louis Economic Development Partnership (SLEDP) and the Missouri Department of Transportation (MoDOT) to add decorative elements to the planned reconfiguration of the interchange of Olive Boulevard at Lindbergh Boulevard. The enhancements include black powder coat and illuminated street name signs to two new traffic signals on Olive and decorative median, pedestrian-scale lighting, and bridge treatments along Olive over Lindbergh. The project is managed by SLEDP and was completed in spring 2022. The funding identified in FY2024 is for the design of landscaping for the Olive-Lindbergh interchange.

Existing Conditions:

The existing cloverleaf interchange is outdated and was reconfigured to a more compact, pedestrian-friendly design. In FY2024, the design for landscaping will be created and then executed.

Justification: *Coordination; Condition of Existing Facility; Beautification*

The Olive-Lindbergh interchange serves as one of the main entry points to the City and is located in the middle of the emerging 39 North District. Visual improvements in this area promote the City and encourage growth.

Operating Budget Impact:

The City will be responsible to maintain the signal and bridge enhancements and landscaping. The costs associated with the bridge and signal enhancements is expected to be minimal for the foreseeable future. Landscape maintenance costs could be limited if native grasses and other low-maintenance plants are used in the landscaping design and will be evaluated during landscaping design and selection.

Comments:

The cost to construct the landscaping at this interchange will not be known until the design is complete.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

OLIVE MEDIAN ENHANCEMENT STOCK

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$59,105	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0

Project Description:

The median on Olive Boulevard has concrete, decorative planters. If the planters are hit during a traffic accident, often the entire median planter needs to be replaced. The construction and delivery for concrete planters takes months. Rather than wait months at a time for replacement planters, the City maintains a supply. Additionally, the City pays a lower cost per unit by buying several planters at one time. The cost of the planters is reimbursed later through insurance.

Existing Conditions:

Olive Boulevard is one of the City's busiest streets, and median enhancements with well-maintained vegetation can have a traffic calming effect while promoting the City as a place that takes pride in making public-facing spaces aesthetically pleasing.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

In most years, the concrete decorative planters have needed to be replaced several times. By buying ahead and in bulk, the City pays less per unit and has planters ready to be installed when needed.

Operating Budget Impact:

The cost per unit is lower when the City buys median enhancements in bulk.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures (FY2024)	\$ 20,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:(Insurance)	\$ 20,000
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution (FY2024)	\$ 0

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$225,600	\$100,000	\$1,300,000	\$0	\$0	\$0	\$0

Project Description:

The project involves improvements to the intersection layout, resurfacing pavement, and reconstructing and expanding sidewalks along Craig Road and Olde Cabin Road between Old Ballas Road and Office Parkway. The City has been awarded a federal Surface Transportation Program (STP) grant for this project. The grant will reimburse the City for approximately 60% of the total cost of the project.

Existing Conditions:

The pavement of Craig Road is currently in fair condition, but sections of the pavement have failed. The traffic flow along Craig is hampered by non-standard intersections with Olde Cabin Road and Office Parkway, and the sidewalks along Craig Road are generally inadequate and have poor accessibility at the intersections.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Resident Request*

Portions of Craig Road are in poor condition, and the City has provided increasing attention to pavement repairs and pothole patching. Improvements to the intersections along Craig Road are recommended to improve traffic flow and safety and to provide safe and accessible sidewalk crossings at these intersections.

Operating Budget Impact:

The pavement and sidewalks of Craig Road are in increasing need of maintenance. Roadway resurfacing and sidewalk reconstruction will reduce future maintenance costs.

Comments:

Funding in "Prior Years" was for a conceptual design plan for this project, which the City used to evaluate its options and to support its application for grant funding.

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 225,600
Land Acquisition	\$ 100,000
Construction	\$ 1,300,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,625,600

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 960,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 960,000

Summary	Amount
Total Expenditures	\$ 1,625,600
Total Funding	\$ (960,000)
City's Contribution	\$ 665,600

NEW BALLAS IMPROVEMENTS**PHASE 2 – S NEW BALLAS (DESIGN AND GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$150,000	\$20,000	\$250,000	\$0	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Conway Road to Ladue Road. The project will also include a pedestrian connection to the bus stop near Mercy Hospital along the east side of New Ballas. Staff applied for a federal grant for this project in early 2023. The grant match for Phase 2 includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant.

Existing Conditions:

The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Although areas of the sidewalk and curbing were replaced in FY2019, areas still fall short of the current accessibility standards. South New Ballas Road was found to have an average pavement condition index (PCI) of 47 in 2023, which indicates that the pavement is generally in “marginal” condition and that is currently an appropriate candidate for pavement preservation. The pavement will be 20 years old at the time of the anticipated construction for this project, the pavement joints are cracking, and the overall pavement condition is expected to continue to decline such that repairs and resurfacing are necessary.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating pavement joints, sidewalks, and curbs require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the second of what is expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 2 – S NEW BALLAS (DESIGN AND GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 20,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 420,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 420,000
Total Funding	\$ (TBD)
City's Contribution	\$ 420,000

NEW BALLAS IMPROVEMENTS**PHASE 3 - LADUE TO MAGNA CARTA (DESIGN AND GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$150,000	\$20,000	\$250,000	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb replacement, illuminated street name signs, traffic signal improvements, and accessibility improvements along New Ballas Road from Ladue Road to Magna Carta Drive. Staff plans to apply for federal grant assistance for this project in FY2024. The grant match for this phase includes 100% of the design and 80% of the land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City successfully obtains a grant for this work.

Existing Conditions:

The asphalt pavement along New Ballas Road is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Much of the existing sidewalk falls short of the current accessibility standards. North New Ballas Road was found to have an average pavement condition index (PCI) of 53 in 2022, indicating the pavement was generally in “fair” condition at that time. New Ballas Road was last resurfaced in 2008, meaning that it will be more than 20 years old and will need to be resurfaced when project moves to construction.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the third of what are expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 3 - LADUE TO MAGNA CARTA (DESIGN AND GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 20,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 420,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 420,000
Total Funding	\$ (TBD)
City's Contribution	\$ 420,000

NEW BALLAS IMPROVEMENTS**PHASE 4 - MAGNA CARTA TO OLIVE (DESIGN AND GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$125,000	\$25,000	\$250,000	\$0

Project Description:

The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Magna Carta Drive to Olive Boulevard. Staff plans to apply for federal grant assistance for this project in FY2025. The grant match for Phase 4 includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant for the work.

Existing Conditions:

The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. The City has improved the accessibility features at the signalized intersections, but improvements remain. This portion of North New Ballas Road was found to have an average pavement condition index (PCI) of 53 in 2022, which indicates that the pavement is generally in "fair" condition and that is currently an appropriate candidate for pavement preservation. The pavement will be more than 20 years old at the time of the anticipated construction for this project. While the pavement is currently in good condition, the age of the pavement and its heavy use are expected to continue to contribute to the pavement's rapid deterioration during the next 5-7 years.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the last of what is expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 4 - MAGNA CARTA TO OLIVE (DESIGN AND GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ 25,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 400,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 400,000
Total Funding	\$ 0
City's Contribution	\$ 400,000

LADUE ROAD IMPROVEMENTS

PHASE 1 (DESIGN & GRANT MATCH)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$150,000	\$0	\$275,000

Project Description:

This project will include pavement resurfacing and sidewalk accessibility improvements along Ladue Road, from Emerson Road to Ladue Estates Drive and would be the first of two phases of work to repave Ladue Road. Staff plans to apply for a federal grant for this project in FY2026. If successful, construction would be in FY2029. The grant match shown above includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant for the work.

Existing Conditions:

Ladue Road's pavement is nearly ten years old and is beginning to show its age. Multiple utility projects and failing repairs from the previous paving project have given Ladue Road an uneven ride.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Ladue Road serves approximately 10,000 vehicles per day and is one of the City's most-traveled streets. Preservation of the Ladue Road pavement should be a high priority for the City. According to the proposed plan, construction of this project would take place when the pavement is 16-17 years old. At that age, Ladue Road will likely need pavement resurfacing.

Operating Budget Impact:

A newer road surface will require few (if any) repairs by the City's staff.

Comments:

None

LADUE ROAD IMPROVEMENTS

PHASE 1 (DESIGN & GRANT MATCH)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 25,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 425,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 425,000
Total Funding	\$ (TBD)
City's Contribution	\$ 425,000

OLIVE-270 OVERPASS CLEANING & PAINTING

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$80,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will involve nighttime cleaning and/or repainting of the exterior (i.e., facing Interstate 270) faces of the Olive Boulevard bridge over Interstate 270. Although the bridge is owned by the State of Missouri, the City of Creve Coeur is responsible for the maintenance of the decorative elements that the City added to the bridge. Among those elements are the decorative bridge faces, which have begun to show some wear. Access to these bridge faces will need to be from Interstate 270, so a significant portion of this project will be traffic control to close several lanes of the highway during each night of work.

Existing Conditions:

What appear to be water stains or peeling paint are evident in several locations along both faces of the Olive overpass. The white stains detract from the tan and beige tones of the bridge face.

Justification: *Beautification; Condition of Existing Facility*

The decorative elements of the Olive overpass promote awareness to drivers that they are in Creve Coeur. The decorative elements also promote the City as a beautiful, well-maintained place to work, shop, and live. Stains or peeling paint detract from the positive image of the City as a desirable destination.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 0
Land Acquisition	\$ 0
Construction	\$ 80,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ 0
City's Contribution	\$ 80,000

OLD OLIVE SIDEWALK EXTENSION (DESIGN)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$25,000	\$60,000	\$0	\$0	\$0	\$0

Project Description:

This project will involve installing a new concrete sidewalk on Old Olive Street Road (west), near Laverne Collins Park. Constructing this sidewalk will connect two sections of sidewalk to create a continuous pedestrian path along the west side of Old Olive from Olive Blvd to north of King Henry Court.

Existing Conditions:

No sidewalk currently exists at this site, but pedestrians commonly walk through the grass.

Justification: *Community Demand; Public Safety; Resident Request*

Completion of this sidewalk will provide a safer, more suitable pedestrian route for those wishing to walk along the west side of Old Olive Street Road.

Operating Budget Impact:

No significant maintenance is anticipated in the near future.

Comments:

The proposed project site is in MoDOT right-of-way. Staff has reached out to the MoDOT Area Engineer asking what requirements MoDOT would have for the project. Staff anticipates that engineered design plans will be required, and has included those costs in FY2024.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 60,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 85,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 85,000
Total Funding	\$ (TBD)
City's Contribution	\$ 85,000

FERNVIEW SIDEWALK**PHASE 2 GALLAGHER TO LeHAVRE (DESIGN & GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$80,000	\$0	\$0	\$0

Project Description:

The City developed a concept plan to add a sidewalk along Fernview Drive (between Olive Boulevard and Gallagher Road) and along the side streets to connect with the existing sidewalk networks on each side of Fernview. This project would be a continuation of this sidewalk network along Fernview / Bellerive Estates from Gallagher to LeHavre. The result of this project would be a unified collection of subdivision sidewalks that are currently not connected. Funding in FY2026 represents the City's matching funding for design, easement acquisition, and construction for a federal Transportation Alternatives Program (TAP) grant, the application for which could become available in FY2026.

Existing Conditions:

Fernview Drive / Bellerive Estates Drive is a collector roadway that serves several of the residential subdivisions in Ward 4. Sidewalks were constructed throughout most of the subdivisions bordering Fernview and Bellerive Estates, but not along or adjacent to Fernview or Bellerive Estates. The result is a series of sidewalks without connections to each other or to Olive Boulevard.

Justification: *Community Demand; Public Safety; Availability of Outside Funding*

Increasing the walkability of Creve Coeur is a common request from residents and a goal outlined in the City's Strategic Plan. Creating a sidewalk along Fernview that connects to the adjacent existing sidewalks will make progress toward this goal.

Operating Budget Impact:

None

Comments:

The actual cost and schedule for the project will be incorporated into future capital improvement program plans if the City successfully obtains a federal grant for the project.

FERNVIEW SIDEWALK**PHASE 2 GALLAGHER TO LEHAVRE (DESIGN & GRANT MATCH)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 80,000
Land Acquisition	\$ TBD
Construction	\$ TBD
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ (TBD)
City's Contribution	\$ 80,000

PUBLIC WORKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$408,355	\$619,000	\$401,800	\$398,800	\$408,500	\$428,000	TBD

Project Description:

This project is dedicated to replacing older equipment used by the Department of Public Works. Equipment replacement is based on a scheduled rotation that helps limit the financial impact on any one year. The focus will be on replacing equipment that will be about ten years old.

Existing Conditions:

Some Public Works equipment has reached the end of useful and dependable life. Significant maintenance costs can be expected if this equipment is kept in service.

Justification: *Public Safety; Operating Efficiency; Condition of Existing Facility*

Replacement of the equipment noted above is necessary to provide services to the residents and repair the City's infrastructure. Without replacement, it will not only have an effect on public safety, it will also affect the City's operating efficiency due to down time for equipment repairs.

Operating Budget Impact:

Replacement of older equipment helps reduce the overall annual maintenance costs of the Public Works fleet. Using older equipment can result in significant increases in repair bills and increased equipment downtime, which reduce staff's ability to operate efficiently to provide services to the residents.

Comments:

Capital equipment includes equipment costing more than \$20,000 and having a useful life of at least five years. Public Works staff plans to sell the replaced equipment at auction after the new replacement vehicle arrives. The amount of revenue from the auctioned equipment helps to offset the cost of new equipment.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 2,256,100
Other	\$ 0
Total Expenditures (FY2024–FY2028)	\$ 2,256,100

Funding Type	Amount
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,256,100
Total Funding	\$ 0
City's Contribution (FY2024–FY2028)	\$ 2,256,100

GOLF COURSE CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$55,000	\$65,000	\$0	\$65,000	\$40,000	TBD

Project Description:

The following major equipment purchases are planned at the Creve Coeur Golf Course as replacements for older equipment:

• FY2024 – Greens Mower	\$ 55,000
• FY2025 – Rough Mower	\$ 65,000
• FY2027 – Fairway Mower	\$ 65,000
• FY2028 – Compact Tractor	\$ 40,000
	\$ 225,000

These vehicles are used to maintain the fairways, rough, and greens at the golf course. The equipment that will be replaced will range in age from 14-25 years old at the time of replacement.

Existing Conditions:

The golf course staff uses a small fleet of equipment to maintain the golf course. Some of the existing equipment has begun to wear out with age, resulting in limited use, declining performance, and/or increased repair costs. Certain equipment, like the turf vehicles, are used for a variety of tasks. Other equipment, like the rough mower, has no back-up for its function.

Justification: *Condition of Existing Equipment; Operating Efficiency; Coordination*

Properly functioning and reliable equipment is needed for the effective maintenance of the golf course. The 2015 *Analysis of Golf Course Existing Conditions for Needs Assessment* report found that all of the equipment that is proposed for replacement has exceeded its useful life. The report recommended that all of this equipment be replaced by 2019.

Operating Budget Impact:

New equipment will be expected to require less maintenance than the current equipment, which should result in lower operating costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 225,000
Other ()	\$ 0
Total Expenditures (FY2024–FY2028)	\$ 225,000

Funding Type	Amount
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 225,000
Total Funding	\$ 0
City's Contribution (FY2024–FY2028)	\$ 225,000

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$138,542	\$153,104	\$157,700	\$162,500	\$167,400	\$172,500	TBD

Project Description:

This line item includes the costs associated with the full-time salary and benefits for two engineers to help oversee the design and construction of projects outlined in the Capital Improvement Program: One engineer will be 100% funded through the Capital Fund; the second engineer will be 50% funded through the Capital Fund and 50% funded through the Parks and Stormwater Fund.

Existing Conditions:

Engineering staff assists the Director of Public Works with monitoring construction activity, preparing contract documents, performing design surveys, and the overall management of the Capital Improvement Program.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's capital improvement projects, and grant-related projects in particular requires expertise and significant staff time. Projects often have similar schedules, and multiple projects can require immediate attention at the same time. The City's Public Works Administrative staff is too small to consistently accommodate the demands of these projects while also meeting the expectations for the various other services provided by the Department of Public Works.

Operating Budget Impact:

Annual costs for this position include salary and benefits plus ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately \$1,000 per year.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 813,204
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 813,204

Funding Type	Amount
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 813,204
Total Funding	\$ 0
City's Contribution	\$ 813,204

PARKS AND STORMWATER FUND

In November 2020, Creve Coeur voters approved a half-cent sales tax, the revenue from which is dedicated to the operations, maintenance, and improvements needed for the City's parks, recreation, and stormwater infrastructure. Most of the City's projected investments into parks and stormwater are proposed to be financed through this fund.

Parks and Stormwater Fund Revenues

The City's Parks and Stormwater Fund has two main funding sources: a half-cent parks and stormwater sales tax and reimbursement from grants and other outside funding. Together, these funding sources are projected to generate approximately \$16.47 million over the FY2024-FY2028 CIP.

Half-Cent Parks and Stormwater Sales Tax. The projected sales tax revenues are approximately \$15.27 million for the FY2024-FY2028 CIP, which averages out to approximately \$3.05 million per year in the plan.

Grants and Outside Funding. There are two primary outside funding sources for parks and stormwater improvements: the Municipal Park Grant and MSD OMCI reimbursement program.

- *Municipal Park Grant.* The City can seek Municipal Park Grant to supplement up to \$525,000 for parks improvements about every other year. This funding source will be shared with the Capital Fund.
- *MSD OMCI Reimbursement.* The Metropolitan St. Louis Sewer District (MSD) offers a reimbursement program for stormwater-related operations, maintenance, and construction improvements (OMCI) expenses in the Deer Creek watershed, which is generally the area in Creve Coeur east of Interstate 270 and south of Olive Boulevard. The City plans to seek approximately \$1.07 million in reimbursement from this program over the five-year CIP.

Parks and Stormwater Fund Expenses

Parks and Stormwater expenditures from the Parks and Stormwater Fund are projected to be approximately \$16.97 million over the proposed FY2024-FY2028 CIP, with a maximum annual expense of \$4.28 million in FY2024. Details about these expenses can be found in the project summary sheets that follow.

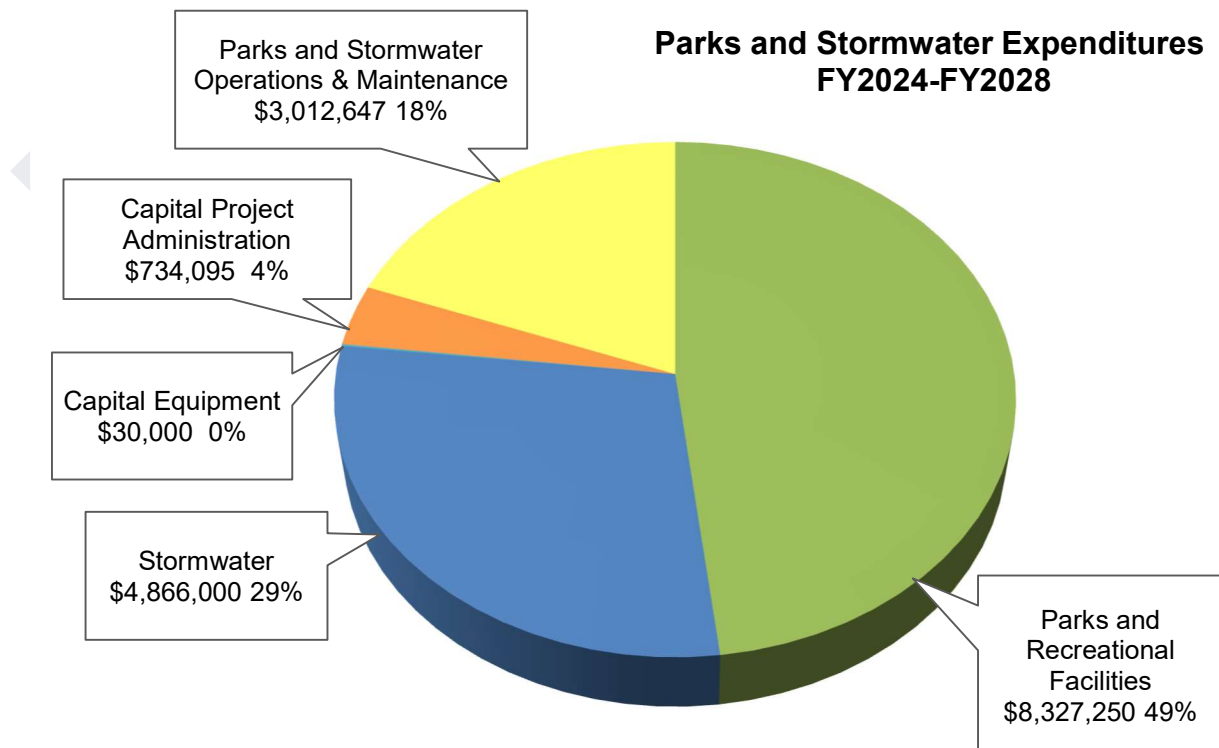
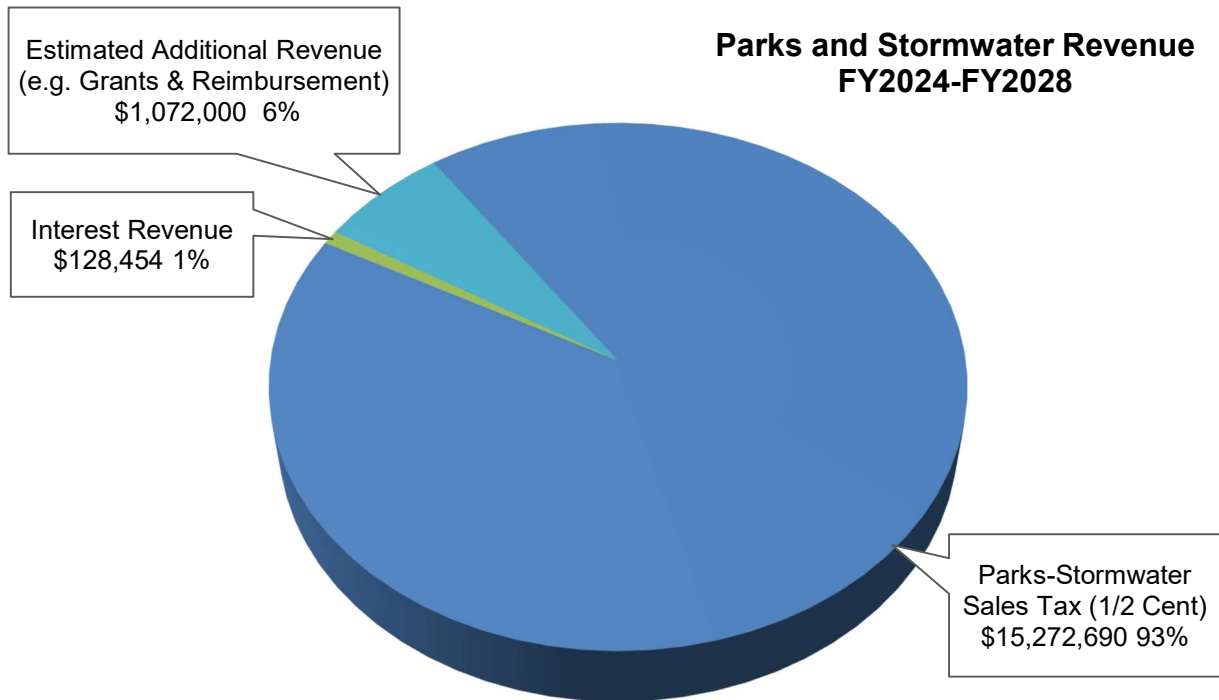
This sales tax revenue does not have a designated division of how it will be spent, but the City Council can decide to set the allocation amounts or to evaluate the division of funds through each CIP process. The proposed five-year CIP includes the following allocation of the sales tax revenue:

- | | |
|---|-----|
| • Parks Projects | 49% |
| • Stormwater Projects | 29% |
| • Capital Project Administration | 4% |
| • Parks and Stormwater Operations & Maintenance | 18% |

Funding for parks is proposed to be the greatest portion due a backlog of deferred parks maintenance, the improvements envisioned through the Parks and Recreation Master Plan, and the initial stormwater focus on smaller projects and the development of a Stormwater Management Plan.

At this time, the proposed CIP does not include investment into the Dielmann Recreation Complex or the Creve Coeur Golf Course through the Parks-Stormwater Tax Fund. Projects involving this property are included in the Capital Fund.

Summaries of the projected revenues and expenses for the Parks and Stormwater Fund are included below, and details about the projects and other expenses that are proposed to be financed through this fund can be found in the project summary sheets that follow.



HISTORIC BUILDING REHABILITATION AND PRESERVATION

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$25,000	\$100,000	\$25,000	\$25,000	\$25,000	\$25,000	TBD

Project Description:

This project sets aside annual funding for repairs and improvements to the Lake School House at Lake School Park and to the Tappmeyer House at Millennium Park. In FY2024, the focus will be on repairing the front porch and stabilizing the structural support, cleaning up the basement, and repainting at Lake School. Future funding years could be combined to allow for a larger project, such the installation of rear ADA ramp into the Tappmeyer House and eventual painting.

Existing Conditions:

The front porch of the Lake School House needs to be stabilized to correct its sagging roof, some of the wood on the front of the building needs to be replaced, and a support column in the school's basement needs to be upgraded and/or replaced. The accessible lift and other aspects of the Tappmeyer House need regular maintenance and will eventually require replacement.

Justification: *Condition of Existing Facility; Protection and Conservation*

Like any of the City's buildings and facilities, the Lake School House and Tappmeyer House will need regular routine maintenance and improvements to remain structurally sound and attractive.

Operating Budget Impact:

Improvements to the locally historic buildings will help reduce the maintenance needs and costs for these buildings.

Comments:

None

HISTORIC BUILDING REHABILITATION AND PRESERVATION

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 200,000

PARK RESTROOM RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$50,088	\$120,000	\$60,000	\$60,000	\$0	\$0	TBD

Project Description:

This project involves further investigation into and design of renovations for the parks' seasonal restroom facilities to allow these restrooms to remain open for the entire year.

Existing Conditions:

The restroom facilities at Conway Park, Lake School Park, Malcolm Terrace Park, and Venable Park were constructed about 20 years ago and are substantially similar buildings based upon a common design. That design includes cinder block walls and an open-air roof meant for warm-weather, seasonal operation. The buildings do not have temperature controls, insulation, or buried water service lines.

Justification: *Community Demand; Coordination*

One of the primary user requests in the Parks and Recreation Master Plan was to offer year-round restroom facilities in the parks.

Operating Budget Impact:

Having the restrooms open for more or all of the year will generate more utility costs than the City currently pays. However, the main impact to the operating budget will be the need to staff the daily cleaning of the restrooms between the months of October and April when the restrooms are currently closed. The City will need to evaluate whether the restrooms can be cleaned effectively with the current staffing levels during labor-intensive operations, such as fall leaf collection and winter snow removal.

Comments:

Renovation or replacement of the restrooms at Lake School Park, Malcolm Terrace Park, and Venable Park will be evaluated based upon the FY2023 design and may be planned for future years, likely to be completed in conjunction with other improvements in these parks.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 50,088
Land Acquisition	\$ 0
Construction	\$ 240,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 290,088

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 290,088
Total Funding	\$ 0
City's Contribution	\$ 290,088

PARK IDENTIFICATION SIGNAGE MASTER PLAN

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$20,000	\$0	\$0	\$0	\$0

Project Description:

This project includes the City contracting with a consultant to review and assess the effectiveness of the signs that identify and lead visitors to the City's parks and recreational facilities. The consultant would then provide recommendations for improved or new signs.

Existing Conditions:

The signs that identify City parks and facilities are of varying styles and are aging, and some are damaged and in need of replacement.

Justification: *Condition of Existing Facility; Coordination; Beautification*

Development of a Sign Master Plan for the City's parks and recreational facilities was included as an action item in the FY2018-2021 Strategic Plan and is supported by the Park and Historical Preservation Committee.

Operating Budget Impact:

This is a design and cost estimate for the purchase and construction new signage. While this design is not expected to have an effect on the operating budget, the eventual replacement of the signs could reduce maintenance costs.

Comments:

The goal is to create a signage theme so that there are similarities with all City signs, thus creating sign branding unique to Creve Coeur.

PARK IDENTIFICATION SIGNAGE MASTER PLAN**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 20,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 20,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ 0
City's Contribution	\$ 20,000

PARKING LOT SEALING

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$25,000	\$0	\$0

Project Description:

This project involves pavement repairs, crack sealing, seal coat, and restriping lines and arrows for the parking lot at Conway Park.

Existing Conditions:

Most of the asphalt pavement in the parking lot at Conway Park is in good condition, but over time, all paved surfaces begin to crack and the parking lot lines fade. Regular pavement maintenance such as sealing prolongs the life of the paved surface.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Repairs, crack sealing, and a seal coat for the asphalt pavement combine to provide good preventive maintenance for asphalt pavement, and such preventive maintenance will delay more intense and more costly repairs. Newly painted lines will clarify the parking spaces and will make the lots easier to use. In addition, the parking lot is one of the first things that most park visitors see, and the sealing and repainting will have an element of park beautification to help make that first impression a good one.

Operating Budget Impact:

Sealing pavement helps prevent the need for maintenance activities such as filling pot holes.

Comments:

None.

PARKING LOT SEALING**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 25,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 25,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution	\$ 25,000

PARK FURNITURE REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0

Project Description:

This project involves the regular replacement of park furniture that is at the end of its useful life. Replacement will involve benches, trash receptacles, and picnic tables.

Existing Conditions:

The City offers dozens of benches, trash receptacles, and picnic tables. Park furniture is exposed to the elements year-round and over time, paint fades, materials degrade, and the furniture becomes unsightly and perhaps even unsafe. Further, the style of the furniture is inconsistent with in a particular park.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Sharp edges and other hazards can develop on park furniture that is detreating with age and wear from the elements. Replacing park furniture that is past its useful life keeps the City's parks safer and makes them more inviting, enjoyable, and beautiful.

Operating Budget Impact:

Replacing park furniture decreases the amount of time and effort Parks staff needs to expend on repairs. New furniture will be expected to be virtually maintenance free for the next 5-10 years.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 100,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 100,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 100,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 100,000

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$93,194	\$0	\$0	\$25,000	\$0	\$0	\$0

Project Description:

In FY2022, the wooded trails in Malcolm Terrace Park were re-established as rock trails, trail markers were installed along each trail, protective railings were installed along areas bordering Deer Creek, and trail maps were installed at each entrance to the trail system. This project plans for rock and drainage repairs along these paths in FY2026.

Existing Conditions:

Over a mile of nature trails weave through the woods of Malcolm Terrace Park. These trails are currently in good condition.

Justification: *Community Demand; Operating Efficiency*

One of the goals set out in the City's Strategic Plan was to establish a more options for pedestrians. The Parks and Recreation Master Plan also called for the expansion of the parks trail network. Planned maintenance for the trails will help keep the trails in good condition and in service.

Operating Budget Impact:

Clearing the brush and other growth along the paths has been added to the City's annual parks mowing services contract.

Comments:

None

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 25,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 25,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 25,000

MILLENNIUM PARK IMPROVEMENTS – PHASE 1

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$128,531	\$2,300,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves a site design for the west half of Millennium Park and the replacement of the playgrounds, splash pad, and connecting walkways in this section of the park. The new playground will be larger than the existing two playgrounds, and the new splash pad will offer additional features from what is in place today. Both the playground and the splash pad will be partially shaded by fabric shades that will be constructed as part of this project. All of the benches in throughout the park will be replaced through this project

Existing Conditions:

The playground and splash pad at Millennium Park have served the City well, but both are about 20 years old and are wearing out. The playground equipment has begun to fail, and some elements have been removed or replaced in recent years. Although the larger safety surface continues to provide the required fall protection for the playground, this surface is beyond its recommended lifespan.

Justification: *Community Demand; Condition of Existing Facility; Coordination, Beautification*

These improvements to Millennium Park are the first phase of the implementation of the City's Parks and Recreation Master Plan and of the Millennium Park Master Plan. The playground and splash pad were selected as the first phase of improvements due to their popularity as the central features of Millennium Park and due to their age and deteriorated condition.

Operating Budget Impact:

New parks features are expected to require much less maintenance than the existing features.

Comments:

None

MILLENNIUM PARK IMPROVEMENTS – PHASE 1**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 128,531
Land Acquisition	\$ 0
Construction	\$ 1,700,000
Equipment	\$ 600,000
Other	\$ 0
Total Expenditures	\$ 2,428,531

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,428,531
Total Funding	\$ 0
City's Contribution	\$ 2,428,531

MILLENNIUM PARK IMPROVEMENTS**PHASE 2: TRAILS AND RIDGEMOOR FOREST CONNECTION**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$	\$0	\$100,000	\$850,000	\$0	\$0

Project Description:

This project involves the design and construction for three new pedestrian bridges and a new trail through the woods along the south side of Millennium Park. One of these bridges would create a new connection between Millennium Park and the Ridgemoor Forest subdivision at the north end of Deland Drive. Additionally, this project will involve improvements around the Tappmeyer House.

Existing Conditions:

Informal, dirt trails currently exist where the proposed subdivision connection and wooded trails would be located.

Justification: *Community Demand; Condition of Existing Facility; Coordination*

The most popular improvement that residents requested during the development of the Parks and Recreation Master Plan and the Millennium Park Master Plan was expanded trails in the parks. The proposed project would replace informal, uneven, dirt trails with gravel trails and would replace the informal creek crossings with pedestrian bridges that can provide easy access to the park and its trails.

Operating Budget Impact:

Maintenance of these bridges and trails is expected to be minimal at first, but it may become necessary to routinely trim back the brush along the new trails.

Comments:

None.

MILLENNIUM PARK IMPROVEMENTS**PHASE 2: TRAILS AND RIDGEMOOR FOREST CONNECTION****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 950,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 950,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 950,000
Total Funding	\$ 0
City's Contribution	\$ 950,000

VENABLE PARK IMPROVEMENTS**PHASE 1: TRAIL, BRIDGE, TENNIS COURTS, & SPLASH PAD**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$125,000	\$2,000,000	\$0	\$0	\$0	\$0

Project Description:

The exact scope of this project has not yet been determined, but it could include elements from the Parks and Recreation Master Plan, such as the renovation of the restroom building for year-long operation, replacement of the tennis courts, replacement of pavilion, improved parking, a memorial to Dr. H. Phillip Venable, new furniture, the addition of a splash pad, and improved accessibility.

Existing Conditions:

Several of the facilities at Venable Memorial Park are aging and require updates or replacement. The asphalt tennis courts have been overlaid multiple times and can no longer be reliably repaired, and facilities like the pavilion, asphalt paths, and connector bridge have not been updated in the past ten years.

Justification: *Community Demand; Condition of Existing Facility; Coordination*

The project will coordinate with the recommendations of the Parks and Recreation Master Plan and the preliminary planning efforts for Venable Park. The tennis courts were selected as the first phase of improvements due to their popularity as the central features of Venable Park and due to their age and deteriorated condition. Additionally, bridge access to the park was singled out due to its age and deteriorated condition.

Operating Budget Impact:

New facilities are expected to require less annual maintenance and fewer funds than the existing equipment.

Comments:

In FY2023, the City plans to work with a national design firm to begin planning out improvements to Dr. H. Phillip Venable Memorial Park that are consistent with the Parks and Recreation Master Plan.

VENABLE PARK IMPROVEMENTS**PHASE 1: TRAIL, BRIDGE, TENNIS COURTS, & SPLASH PAD****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ 0
Construction	\$ 2,000,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,125,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,125,000
Total Funding	\$ 0
City's Contribution	\$ 2,125,000

PLAYGROUND SAFETY SURFACE REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$131,270	\$0	\$0	\$125,000	\$0	\$0	TBD

Project Description:

This project involves the replacement of damaged areas and rejuvenation or replacement of the rubberized safety surface beneath the City's playground at Conway Park.

Existing Conditions:

The rubberized surfaces beneath the City's playgrounds provide the required protection for children and other users against injury from a fall from the playground or swing set. These surfaces lose their flexibility over time, and generally need to be rehabilitated or replaced within 12-15 years. The safety surface at Conway Park was installed in 2011 and will be about 15 years old in FY2026. Staff will continue to evaluate the surfaces at Conway Park, Millennium Park, and Venable Park and will recommend repairs or replacement to these surfaces accordingly.

Justification: *Condition of Existing Facility; Coordination; Operating Efficiency, Public Safety*

The safety surface at Conway Park playground is nearing the end of its life cycle and will see increased operational cost to maintain safety performance. Keeping the safety surface of the City's playgrounds in good condition is required for the continuing use of the playgrounds and the safety of the playgrounds' users.

Operating Budget Impact:

None.

Comments:

The safety surface beneath the primary playground at Millennium Park is scheduled for replacement in FY2024 as part of the Millennium Park Phase 1 project, and the safety surface for the playground at Venable Park will be replacement in FY2023.

PLAYGROUND SAFETY SURFACE REPLACEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 125,000
Equipment	\$
Other	\$ 0
Total Expenditures	\$ 125,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 125,000
Total Funding	\$ 0
City's Contribution	\$ 125,000

LAKE SCHOOL PARK**PHASE 1: MASTER PLAN, GRADING & PLAYGROUND**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$39,100	\$0	\$75,000	\$350,000	\$0	\$0	TBD

Project Description:

Due to unsafe equipment and surrounding surfaces, a 20+ year old playground was removed from Lake School Park in FY 2020. This project involves development of a long-range detailed site development plan and the subsequent construction of a new playground at Lake School Park.

Existing Conditions:

This existing site is a southern sloping hillside just south of the parking lot and east of the tennis courts. The surface is a grass lawn under several shade trees.

Justification: *Condition of Existing Facility; Coordination; Community Demand;*

Currently there are tennis courts, restrooms, picnic areas, and a historic one room school house. However, there are no play structures, swings or slides for children to play on at Lake School Park. Residents have requested a new playground addition to the park, which will compliment the tennis courts and allow full family enjoyment. This project will coordinate with the recommendations of the Park Master Plan and the preliminary designs for Lake School Park

Operating Budget Impact:

None.

Comments:

None.

LAKE SCHOOL PARK**PHASE 1: MASTER PLAN, GRADING & PLAYGROUND****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 114,100
Land Acquisition	\$ 0
Construction	\$ 350,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 464,100

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 464,100
Total Funding	\$ 0
City's Contribution	\$ 464,100

MILLENNIUM PARK IMPROVEMENTS**PHASE 3: PARK ENTRANCE & PARKING LOT IMPROVEMENTS**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$70,000	\$400,000	\$0

Project Description:

The Millennium Park Master Plan envisions several reconfiguration and improvements to the park entrance and parking lot. This project would involve the design and construction of parking lot improvements, lighting improvements, reconfiguration and improvement of the park entrance plaza.

Existing Conditions:

Access from the parking lot to the park, as well as, pedestrian connections from BJC hospital is limited. Lighting in the parking lot and in the park is non-existing and does not offer a safe environment or park visitors. The entrance plaza is dated in appearance, offers little room for social gatherings and vegetation limits view into the park.

Justification: *Beautification, Community Demand, Condition of Existing Facility*

This project will coordinate with the recommendations of the Park Master Plan and the preliminary designs for Millennium Park. Improvements to the park entrance will offer improvements to safety to park guest and provide increased accessibility. In addition, the park entrance is one of the first things that most park visitors see, and elegant park entrance will have an element of park beautification to help make that first impression a good one.

Operating Budget Impact:

The main impact to the operating budget will involve additional electrical cost for lighting and staff effort to maintain the lights.

Comments:

None.

MILLENNIUM PARK IMPROVEMENTS**PHASE 3: PARK ENTRANCE & PARKING LOT IMPROVEMENTS****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 70,000
Land Acquisition	\$ 0
Construction	\$ 400,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 470,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 470,000
Total Funding	\$ 0
City's Contribution	\$ 470,000

LAKE SCHOOL PARK**PHASE 2: TENNIS COURT COMPLEX**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0

Project Description:

This project involves the design and construction of a tennis court complex at Lake School Park. Complex would look to expand the existing three (3) courts to add additional pickleball courts, tennis shack and associate restroom facilities.

Existing Conditions:

The current tennis courts are nearly 20 years old and are nearing the end of their life expectancy. Existing restroom facilities are likewise 20 years old and in need of updates to allow access year-round by visitors.

Justification: *Condition of Existing Facilities; Community Demand*

One of the primary user requests in the Parks and Recreation Master Plan was to offer year-round restroom facilities in the parks and update of tennis facilities with pickleball. Existing courts will be good candidates for replacement in 5 to 7 years, and will reduce the maintenance associate with older facilities to keep them open for public use.

Operating Budget Impact:

The main impact to the operating budget will involve additional electrical cost for lighting and staff to man the shack. We will see a reduction in staff maintenance to address cracking and tennis court related issues.

Comments:

The creation of a tennis shack with associated restrooms would have an impact on the park restroom project that looks to rehabilitate the existing restrooms. This project would eliminate the need to update the existing restrooms at Lake School Park.

LAKE SCHOOL PARK**PHASE 2: TENNIS COURTS COMPLEX****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 50,000
Land Acquisition	\$ 0
Construction	\$ 950,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,000,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 1,000,000
Total Funding	\$ 0
City's Contribution	\$ 1,000,000

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$33,750	\$0	\$0	\$0	\$0	\$0

Project Description:

The Great Rivers Greenway (GRG) is the public agency connecting the St. Louis region with greenways. The concept calls for a 600 mile network of greenways connecting St. Louis City, St. Louis County and St. Charles County. The next phase of this trail network is the Centennial Trail plan, which will connect Forest Park and Creve Coeur Lake Park, coming from Warson Park in Olivette to the east, working its way through our light industrial / 39 North district before moving into unincorporated St Louis County.

Existing Conditions:

GRG plans to move forward with preliminary design identified in the 39 North Greenway Plan in 2023 with construction projected for 2025-2027. However, segments that would allow better connectivity and access to the Centennial Trail for Creve Coeur businesses, institutions and residents are not included in the trail plan. As a result, a collaborative approach between the City of Creve Coeur, other stakeholders and GRG could enable these connections to be made.

Justification: *Community Demand; Coordination; Economic Growth; Protection & Conservation*

The GRG with willing to fund (subject to approval of their board) up to 50% of the cost in developing a preliminary design, estimated at \$300,000. In addition, the Donald Danforth Plant Science Center, St. Louis Economic Development Partnership, the City of Olivette and Bayer Global are willing to partner with the City in funding the remainder of the design cost. The project will further support one of the goals set out in the City's Strategic Plan to establish more options for pedestrians and provide expansion of the parks trail network. A robust trail network will attract more business to the community and make Creve Coeur a desirable place to live.

Operating Budget Impact:

None

Comments:

None

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 33,750
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 33,750

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 33,750
Total Funding	\$ 0
City's Contribution	\$ 33,750

VENERABLE PARK MEMORIAL (HDR FOUNDATION GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$11,500	\$288,500	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves creating a lasting memorial to honor Dr. Venable. The goal is to have commemorative artwork that will engage visitors in the Venable's story. Through design elements, signage and future programming, this project will help inform visitors about the life and character of Dr. Venable as well as educate generations to come on what he faced in Creve Coeur. The memorial will be woven into the park master plan so it will be part of the overall aesthetics of the park.

Existing Conditions:

The park does not currently have a memorial to honor Dr. Venable or tell of his story.

Justification: *Community Demand; Coordination; Economic Growth; Protection & Conservation*

Community demand for this project has existed for quite some time. In 2019, Dr. Venable's story was brought to light to the Mayor and City Council.

Operating Budget Impact:

None

Comments:

None

VENERABLE PARK MEMORIAL (HDR FOUNDATION GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 11,500
Land Acquisition	\$ 0
Construction	\$ 288,500
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 300,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 300,000
Total Funding	\$ 0
City's Contribution	\$ 300,000

WATERSHED MANAGEMENT PLAN

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$448,026	\$50,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will create an in-depth study of stormwater behavior and needs throughout Creve Coeur and provide a sound, clear, and prioritized basis for the City's stormwater management program. The Watershed Management Plan will include a review of existing studies and resident concerns plus investigations of the creeks and stormwater infrastructure. From the Watershed Management Plan will come a prioritized, coordinated list of defined stormwater projects that will be listed as line items in future Capital Improvement Plans.

Existing Conditions:

The last City-wide watershed study was completed in the 1990's and was updated with additional project reviews in 2012. The study is outdated and does not provide a comprehensive list of issues and improvements that could guide a stormwater program.

Justification: *Community Demand; Condition of Existing Facility; Coordination; Operating Efficiency; Protection & Conservation*

In previous years, the City's capital improvement budget allowed for a small stormwater program that could only fund small or emergency projects. With the residents' approval of the parks and stormwater sales tax, the City is now able to have a planned, proactive stormwater program that will be logically and efficiently guided by the comprehensive Watershed Management Plan. A completed Watershed Management Plan will also help qualify the City for grants and other funding opportunities.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 448,026
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 50,000
Total Expenditures (FY2024-FY2028)	\$ 498,026

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 498,026
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 498,026

IMPLEMENTATION OF THE WATERSHED MANAGEMENT PLAN

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$500,000	\$500,000	\$600,000	\$600,000	TBD

Project Description:

This line item represents the City's planned investment into the stormwater projects identified and prioritized by the Watershed Management Plan. The locations and types of the projects are not yet known, but it is expected that the design of the highest priority projects in the Stormwater Management Plan will begin in FY2025 and that construction of these projects may begin as early as FY2026. The actual schedule will depend on the complexity of the highest-priority projects. The projects and their associated costs will become specific line items in the CIP as they are defined, so this line item may not be necessary in future versions of the CIP.

Existing Conditions:

The creeks that run through Creve Coeur have locations with stream bank erosion. Some streets are served by outdated or deteriorating stormwater infrastructure, and some streets have few, if any, stormwater inlets and conveyance. Residents throughout the City have reported issues with street and yard ponding.

Justification: *Community Demand; Condition of Existing Facility; Coordination; Operating Efficiency; Protection & Conservation*

The residents of Creve Coeur approved the parks and stormwater sales tax in late 2020, which gives the City the ability to create a planned and proactive stormwater program.

Operating Budget Impact:

Calls for staff to investigate stormwater concerns are expected to decrease as capital projects address stormwater issues.

Comments:

None

IMPLEMENTATION OF THE WATERSHED MANAGEMENT PLAN CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 2,200,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 2,200,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,200,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 2,200,000

STORMWATER IMPROVEMENTS (DEER CREEK – DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$224,000	\$224,000	\$224,000	\$224,000	TBD

Project Description:

This project is similar to the Implementation of the Watershed Management Plan line item. Both projects represent planned investment into the City's public stormwater infrastructure following the completion of the Watershed Management Plan. The distinction of this line item is for investments in the Deer Creek watershed that will be at least partially funded through MSD's Operations, Maintenance, and Construction Improvement (OMCI) reimbursement program that applies only to the Deer Creek watershed. The actual projects in FY2024 and beyond will depend on the project ranking in the Watershed Management Plan. Projects and associated costs will become specific line items in the CIP as they are defined, and this line item may not be necessary in future versions of the CIP.

Existing Conditions:

The Deer Creek watershed generally includes the portion of Creve Coeur that is east of Interstate 270 and south of Olive Boulevard. Stormwater-related improvements within this area are eligible for reimbursement through MSD's OMCI program, which is funded through property taxes in the Deer Creek watershed.

Justification: *Condition of Existing Facility; Coordination; Availability of Outside Funding; Protection & Conservation*

MSD offered to allow the City to seek reimbursement for the City's stormwater priorities within the Deer Creek watershed so that taxes paid in Creve Coeur will help make improvements in Creve Coeur. Improvements will follow the priorities set by the Stormwater Management Study.

Operating Budget Impact:

Capital improvements to the City's stormwater infrastructure are expected to reduce operating expenses for site reviews, maintenance, construction of repairs, and stabilization efforts.

Comments:

None

STORMWATER IMPROVEMENTS (DEER CREEK – DEER CREEK OMCI)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 896,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 896,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 896,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 896,000

Summary	Amount
Total Expenditures	\$ 896,000
Total Funding	\$ 896,000
City's Contribution (FY2024-FY2028)	\$ 0

HIBLER ROADSIDE DRAINAGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$70,673	\$339,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will re-establish and improve roadside drainage along Hibler Road east of Falaise Drive to west towards Mason Road. Improvements will include new and improved roadside drainage swales, removing and replacing curb and gutter, and adding inlets and stormwater conveyance. Design will be completed in FY2023, and construction is planned for FY2024.

Existing Conditions:

Sections of Hibler Road do not have curbing and use roadside swales and the adjacent grades to carry stormwater runoff. City staff have received reports of ponding and large volumes of sheet flow during warmer weather and icy conditions during freezing temperatures. Staff has also observed that the street has insufficient drainage to safely convey stormwater.

Justification: *Community Demand; Condition of Existing Facility; Operating Efficiency; Public Safety*

This project aims to address residents' concerns about flooding and safety by improving stormwater management along Hibler Road.

Operating Budget Impact:

Addressing this concern through capital improvements will eliminate the need for City staff to attempt to address the situation through maintenance operations.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 70,673
Land Acquisition	\$ 0
Construction	\$ 339,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 409,673

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 409,673
Total Funding	\$ 0
City's Contribution	\$ 409,673

ALDEN LANE DRAIN REPLACEMENT (DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$39,533	\$67,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace a small storm drain system that serves a section of Alden Lane. The project will also repair a sinkhole that has formed near one of the failing inlets. Design will be completed in FY2023, and construction will take place in FY2024.

Existing Conditions:

The drain system includes two small inlets – one on each side of Alden Lane – that carry stormwater from the street and the north side of Alden Lane to a small creek on the south side of the street. The drains are not standard and easily clog with mulch and leaf debris. The clogged drains cause roadway flooding. An apparent failure of the drainage pipe has also created a large hole near the roadway. This hole is a potential hazard and has been filled with rock as a temporary safety measure. In addition to the hole near the existing inlet, the project will also repair a sinkhole that has formed in the road west of the drain system.

Justification: *Community Demand; Condition of Existing Facility; Operating Efficiency*

Replacing the existing stormwater inlets and pipes will improve the capacity and performance of this small stormwater system and help prevent the hole that formed near the creek from reappearing. The new drains will have larger openings that will make them much less likely to clog.

Operating Budget Impact:

Replacing non-standard drains will eliminate the need for staff to monitor the inlets for clogs during typical rain storms, and replacing the pipes will eliminate the need for staff to monitor the area to see if the hole has formed again.

Comments:

This project is located within the Deer Creek watershed, and the City will be eligible for reimbursement of design and construction costs through MSD's Operations, Maintenance, and Construction Improvements (OMCI) reimbursement program.

ALDEN LANE DRAIN REPLACEMENT (DEER CREEK OMCI)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 39,533
Land Acquisition	\$ 0
Construction	\$ 67,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 106,533

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 67,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 106,533
Total Funding	\$ 67,000
City's Contribution	\$ 39,533

BALLAS CULVERT EROSION REHABILITATION (DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$89,887	\$380,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace a failing road culvert and stabilize a section of the creek east of South New Ballas Road that flows behind the homes on Tarrytown Drive towards the City line. Design will be completed in FY2023, and construction is planned for FY2024.

Existing Conditions:

A stormwater culvert runs beneath South New Ballas Road just south of Tarrytown Drive, and water flows from west to east through this culvert. Replacing the culvert is necessary to keep one of the busiest roads in Creve Coeur from failing. In addition to the failing culvert, significant erosion has been observed downstream (east) of the culvert. Residents have voiced concerns about erosion, poor drainage, and flooding.

Justification: *Community Demand; Condition of Existing Facility; Operating Efficiency*

Improvements to address erosion downstream of the culvert will help prevent the situation worsening and potentially impacting South New Ballas Road, the most heavily traveled section of road that the City maintains. Addressing the creek downstream as part of this project should be less expensive and less intrusive to the neighboring properties than if the two projects were completed independently.

Operating Budget Impact:

None

Comments:

This project is located within the Deer Creek watershed, and the City will be eligible for reimbursement of design and construction costs through MSD's Operations, Maintenance, and Construction Improvements (OMCI) reimbursement program

BALLAS CULVERT EROSION REHABILITATION (DEER CREEK OMCI)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering (FY2022 & FY2023)	\$ 89,887
Land Acquisition	\$ 0
Construction	\$ 380,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 469,887

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 285,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 469,887
Total Funding	\$ 285,000
City's Contribution	\$ 184,887

GOLF COURSE POND AERATION (DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$13,000	\$64,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will add an aeration system in the Creve Coeur Golf Course's southernmost pond. Installing the aerator was originally intended to be part of the 2017 dam stabilization project. At that time, it was discovered that the existing electrical power feed needed to be upgraded to accommodate the aerator, and due to cost restraints the City was forced to remove this item from the scope of the dam project.

Existing Conditions:

A small electrical supply is located on the west side of the pond, slightly north of the #5 green. This electric supply currently powers the fountain in the pond. To add an aerator, the electrical needs to be upgraded. The 2017 dam project removed the built-up silt from the pond, which made the pond deeper, and the pond now has significant algae growth. An aerator will help circulate the water and control algae growth in the pond while reducing the possibility of odors from organic materials.

Justification: *Condition of Existing Facility; Beautification; Availability of Outside Funding*

The aerator will help the City extend its 2017 investment into the pond. Less algae will help make the pond water clearer and more aesthetically pleasing to golfers, enhancing their enjoyment of the course.

Operating Budget Impact:

The cost for the electricity for the aerator is expected to be negligible compared to the overall electricity needs of the Golf Course.

Comments:

This project is located within the Deer Creek watershed, and the City will be eligible for reimbursement of design and construction costs through MSD's Operations, Maintenance, and Construction Improvements (OMCI) reimbursement program.

GOLF COURSE POND AERATION (DEER CREEK OMCI)**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 13,000
Land Acquisition	\$ 0
Construction	\$ 64,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 77,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 64,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 64,000

Summary	Amount
Total Expenditures	\$ 77,000
Total Funding	\$ 64,000
City's Contribution	\$ 13,000

HIBLER WOODS DRAIN REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace the failing trench drain that extends across Hibler Woods Drive. Both the metal grates and the supporting concrete shelf that supports the grates are deteriorating. Additionally, the grade of the asphalt approach is higher than the grate, which causes unsmooth and potentially unsafe driving conditions. When replacing the failing structure, the asphalt road before and after the drain will be milled and overlaid to create a smooth transition and even slope for a smoother, safer driving experience.

Existing Conditions:

A resident in the Mason Forest Subdivision reported that one of the grates of this trench drain was broken in 2020, and City staff welded a repair for this grate as a temporary measure. As has been the case with several other trench drains in Creve Coeur, roadway trench drains are considered part of the street and are not maintained by MSD.

Justification: *Condition of Existing Facility; Public Safety*

The trench drain will need to be replaced to provide a stable, structurally sound structure for vehicle and pedestrian traffic.

Operating Budget Impact:

Replacement of the drain should eliminate the need for additional repairs to the drain for at least ten years.

Comments:

None

HIBLER WOODS DRAIN REPLACEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 30,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

STORMWATER CONCEPTUAL PLANS (DESIGN)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$150,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Stormwater Committee identified seven stormwater concerns that will be evaluated before the completion of the Watershed Management Plan. This evaluation will help the City understand the scope, cost, and public support for each potential project. Projects that score high enough on the risk registry and cost/benefit analysis will move into preliminary design and possibly construction in FY2024. Projects that do not move forward to design at this time will be incorporated into the Watershed Management Plan.

The following are the sites the Stormwater Committee recommended for evaluation:

1. **Magna Carta at Runnymede and Templar** – Storm drain improvements
2. **13105 D'Artagnan Ct** – Stream bank erosion along the creek corridor
3. **Ferntop Lane** – Storm channel erosion
4. **Deer Creek in Malcolm Terrace Park** – Creek bank erosion & a possible bridge project
5. **Cuiseaux Court** – Subdivision drainage
6. **Beaver Drive** – Corrugated metal road culvert is past it's useful life
7. **Broadview Farm** – Road drainage and ponding at various locations in the subdivision

Existing Conditions:

Some of the issues that potential projects will work to solve include: stream bank erosion, insufficient or failing stormwater infrastructure, and yard ponding. Many of the above listed sites are within the City's right of way or parks, which reduces the likelihood that easements will be required.

Justification: *Condition of Existing Facility; Community Demand, Protection & Conservation*

The Stormwater Committee has recommended that the City pursue the design and construction of stormwater improvements before the Watershed Management Plan is completed.

Operating Budget Impact:

None

Comments

None

STORMWATER CONCEPTUAL PLANS (DESIGN)**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 150,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 150,000
Total Funding	\$ TBD
City's Contribution	\$ 150,000

LAKE DREDGING – CONWAY PARK & GOLF COURSE (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$40,000	\$450,000	\$200,000	\$0	\$0	TBD

Project Description:

The lakes at Conway Park and the Golf Courses have received a large volume of sediment, and the depth of the lakes and water quality has greatly decreased. In the design phase, the depth of sediment will be measured, and then the amount of dredging required and the dredging methodology can be determined. The dredging itself will span two years. FY2025 will focus on Conway Park Lake, and in FY2026 the Golf Course lakes will be dredged. A forebay will be added to lake near green 9 to help keep suspended solids from flowing into the other lakes.

Existing Conditions:

Golfers have reported that the lakes at the Golf Course have a strong, unpleasant odor. Dredging the lakes will remove the organic material that is causing the odors. Currently, each of the lakes has a decreased storage capacity and are less effective at stormwater management.

Justification: *Community Demand; Condition of Existing Facility, Protection & Conservation, Beautification*

Dredging the lakes will improve stormwater management performance. Dredging Conway Lake to a suitable depth may make it possible to stock the lake with fish. After the lakes are dredged, fountains and aeration systems can be installed, which will help improve water quality and prevent odors.

Operating Budget Impact:

For the forebay to be effective, deposited sediment will need to be regularly removed. This regular maintenance will help prolong the amount of time until the lakes will need to be dredged again. Delaying the cost of another full dredging effort will be cost-effective in the long-term.

Comments:

None

LAKE DREDGING – CONWAY PARK & GOLF COURSE (DESIGN & CONSTRUCTION)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 40,000
Land Acquisition	\$ 0
Construction	\$ 650,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 690,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 690,000
Total Funding	\$ TBD
City's Contribution	\$ 690,000

PARKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Department of Public Works proposes to purchase tractor for operation of the flail mower and various other needs required to maintain the park nature trails and surrounding grounds.

Existing Conditions:

Currently the flail mower is only available to be used with current skid steers are not needed for road work or other associate work. The tractor will be a new addition to the department and will greatly assist in nature trail and park ground maintenance.

Justification: *Condition of Existing Equipment; Operating Efficiency*

The City prides itself on the appearance of its parks, and green spaces of the parks are significant passive amenities. New tractor is needed to adequately and efficiently service these areas.

Operating Budget Impact:**Comments:**

None

PARKS CAPITAL EQUIPMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 30,000
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$132,035	\$137,795	\$142,000	\$146,300	\$150,700	\$155,300	TBD

Project Description:

This line item includes the costs associated with the full-time salary and benefits for two Public Works staff members to help oversee the design and construction of projects outlined in the Capital Improvement Program. A project manager will be 100% funded through the Parks and Stormwater Fund, and a civil engineer will be 50% funded through the Capital Fund and 50% funded through the Parks and Stormwater Fund.

Existing Conditions:

The City's Department of Public Works manages the implementation of most of the Capital Improvement Program, and the Public Works staff needs the capacity to responsibly manage the additional projects and programs made possible by the parks and stormwater sales tax.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's capital improvement projects requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The project management and engineering staff provided for in this item will be critical for the parks and stormwater projects to be able to be completed successfully and on time.

Operating Budget Impact:

Annual costs for each position include salary and benefits plus ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately \$1,000 per employee per year.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 732,095
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 732,095

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 732,095
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 732,095

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BUILDING PROJECT BOND FUND

In November 2016, Creve Coeur voters approved a ballot measure that authorized the issuance of general obligation bonds of \$10.69 million for the purpose of constructing, furnishing, and equipping a new police station on the existing Government Center property and making safety, security, and accessibility renovations to the existing Government Center.

Building Project Bond Fund Expenses

The expenses for the police building project began in FY2018 and continued through FY2020. This project was completed slightly below budget.

Now that the police building project is complete, the remaining balance of this fund will be allocated to safety, security, and accessibility improvements to the Creve Coeur Government Center and the Police Station. Planning and design for the renovation of the Government Center are identified as a project in the Capital Fund. Renovations of the Government Center are planned for each year FY2024 through FY2028. Future Capital Improvement Programs will program the contribution from the Building Project Bond Fund for the Government Center project.

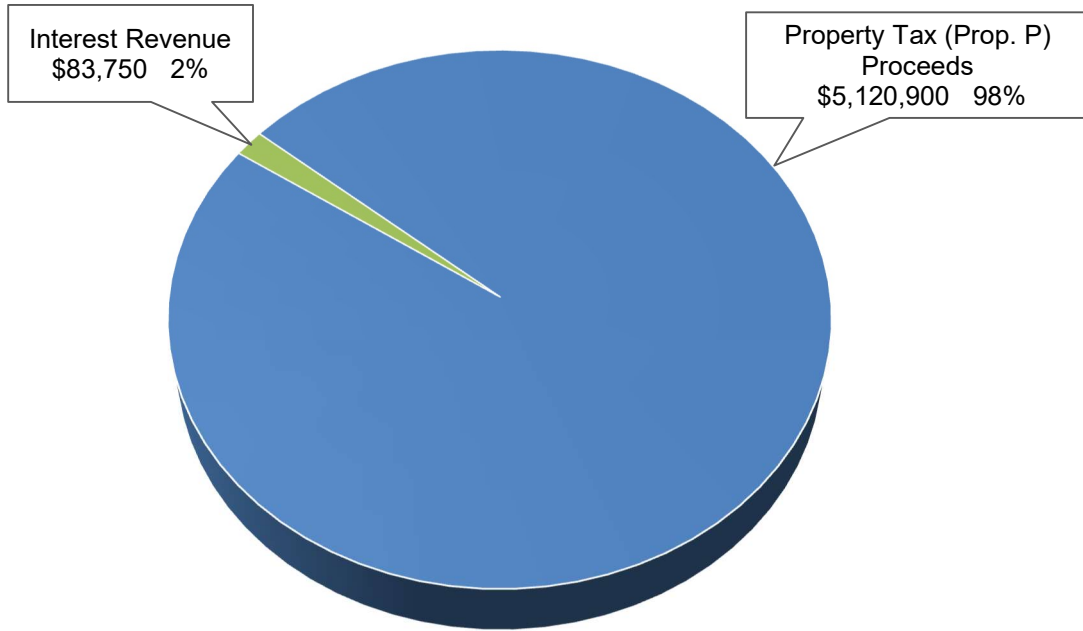
Debt Service

Most of the remaining revenues and expenses for the Building Project Bond Fund involve the debt service for the bonds. The debt service for the Building Project Bond Fund will be paid through a 20-year real estate and personal property tax levy, which is anticipated to sunset in 2037.

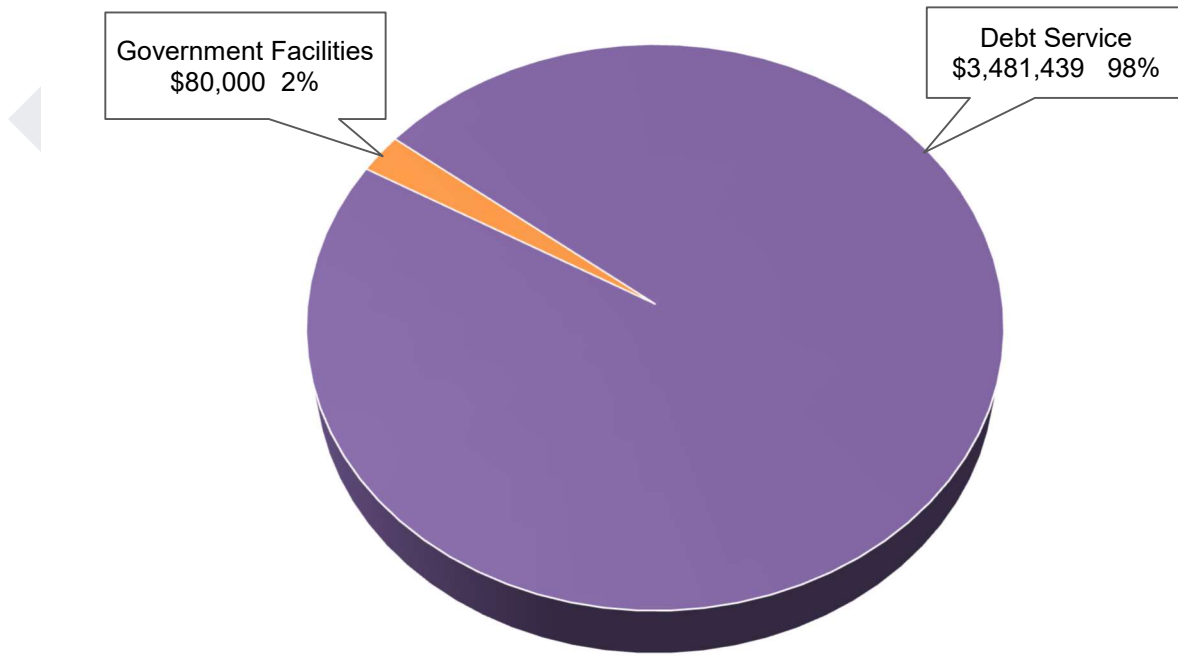
The property tax that funds the debt service was increase by approximately 24% in FY2023 and is proposed to increase through the five-year capital plan.

Summaries of the projected revenues and expenses for the Building Project Bond Fund are included on the next page, and details about the two projects that are proposed to be financed through this fund can be found in the project summary sheets that follow.

**Building Project Bond Fund Revenues
FY2024-FY2028**



**Building Project Bond Fund Expenses
FY2024-FY2028**



POLICE PARKING LOT SECURITY FENCE

Estimated Annual Costs						
Prior Year	FY2023	FY2024	FY2025	FY2026	FY2027	Future
\$0	\$0	\$0	\$80,000	\$0	\$0	\$0

Project Description:

The Police Department's vehicle fleet parking lot is located on the east side of the Police Building. Access to this lot is controlled along the driveways with vehicle security barriers, but the lot is otherwise open for pedestrians to enter. This project would construct a fence and automated gates to secure this parking lot.

Existing Conditions:

The parking lot for the City's police vehicles currently limits vehicular access through the use of vehicle security barriers at both entrances to the area. A pedestrian, however, would have only minimal restrictions from entering this parking lot.

Justification: *Public Safety*

The City's police vehicles need to be located in a secure area so that they are most likely to be available to respond to calls for service and emergencies. Although there are not specific CALEA requirements for the proposed fence, there are generally accepted practices in the field of security and emergency management that fencing, barriers, and other "target hardening" methods should be used to protect critical facilities, including police departments, emergency operation centers, and jails – all of which are functions of the Creve Coeur police building.

Operating Budget Impact:

The proposed gates would require electricity to operate, but the additional cost to the City is expected to be negligible.

Comments:

None.

POLICE PARKING LOT SECURITY FENCE**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 80,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ 0
City's Contribution	\$ 80,000

CAPITAL FUND

9501 GOVERNMENT FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Accessibility Improvements (CDBG)	-	-	20,000	20,000	-	20,000	20,000	20,000	20,000
02 Government Center Renovations	250,000	56,949	400,000	38,317	30,000	30,000	30,000	30,000	30,000
03 Government Center Parking Lot Repairs	25,000	9,930	-	-	-	-	-	-	-
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	-	-	-	60,000	-	-	-	-
05 Police Department Repair (Insurance Claim)	-	32,826	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-		5,653	250,000				
07 Demo of 1030 N Lindbergh Blvd Building					40,000				
08 Roofing for Public Works Garage					-		500,000		
09 EV Charging Stations at the Police Station and Government Center (Grant Match)					112,500				
Subtotal (Government Facilities)	335,000	99,705	420,000	63,970	492,500	50,000	550,000	50,000	50,000
% of Total Capital Fund Outlay	7%	4%	8%	1%	7%	1%	13%	2%	2%

9506 PARKS AND RECREATIONAL FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	-	-	30,500	-	-	30,500	-	30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	20,000	20,000	100,000	234,450	1,100,000	1,100,000	-	-	-
15 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	73,533	-	-	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2	110,000	-	110,000	110,000	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	50,000	-	30,000	42,355	93,000	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	-	-	200,000	-	-	-	-
20 Park Preliminary Design - Millennium Park (Park Planning Grant)	-	7,000	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	-	45,729	-	75,000	-	-	-	-	-
22 Ice Arena Evaluation	-	30,960	-	-	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)			30,000	20,000	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	19,760	-	4,834	-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement			-	-	40,000	-	70,000	-	-
26 Golf Course Maintenance Bridge			-	-	-	-	-	-	200,000
27 Dielmann Structural Repairs			-	3,600	20,000				
28 Accessibility Improvements (CDBG)					20,000				
29 Roofing for Ice Arena (Insurance Claim)							400,000		
30 Dielmann Compressor Repairs (ARPA)				99,390					
31 Temporary Portable Ice Rink Refrigerant System					120,000				
32 Golf Course Maintenance Building Replacement					30,000				
Subtotal (Parks and Recreational Facilities)	180,000	196,982	300,500	589,629	1,623,000	1,130,500	470,000	30,500	200,000
% of Total Capital Fund Outlay	4%	7%	6%	8%	23%	23%	11%	1%	7%

9510 STREETS AND SIDEWALKS	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Street and Sidewalk Maintenance Program	1,375,000	1,395,564	1,400,000	1,899,992	1,421,000	1,442,300	1,463,900	1,485,900	1,508,200
02 Street Reconstruction/Rehabilitation	-	-	300,000	482,085	300,000	-	300,000	-	300,000
04 Fernview Sidewalk Concept Plan - Phase 1 Olive to Gallagher (Design & Grant Match)	35,000	34,765	-	1,534	50,000	60,000	160,000	-	-
05 New Ballas Median Plantings	-	8,800	-	-	-	-	-	-	-
06 Signal Enhancement Projects	180,000	272,843	-	-	-	-	-	-	-
07 Emerson Road Improvement Project (STP Grant)	-	23,353	-	-	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	1,340,000	203,199	-	1,124,563	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	180,000	108,796	1,136,600	1,136,600	-	-	-	-	-

11 N Ballas Sidewalk - Phase 3 (TAP Grant)	-	5,472	210,000	-	-	-	100,000	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	25,000	70,615	460,000	460,000	2,045,500	-	-	-	-
13 Olive-Lindbergh Interchange Enhancements	30,000	-	-	-	30,000	-	-	-	-
14 Pavement Condition Ratings Update	45,000	24,785	-	27,962	-	-	-	-	-
15 Olive Median Enhancement Stock	75,000	22,997	-	59,105	20,000	20,000	20,000	20,000	20,000
16 Craig Road Improvements (STP Grant)	-	-	150,000	225,600	100,000	1,300,000	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & Grant Match)	-	-	-	-	150,000	20,000	250,000	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & Grant Match)	-	-	-	-	-	150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & Grant Match)	-	-	-	-	-	-	125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & Grant Match)	-	-	-	-	-	-	-	150,000	-
21 Olive-270 Overpass Cleaning & Painting	-	-	-	-	80,000	-	-	-	-
22 Old Olive Sidewalk Extension (Design)					25,000	60,000			
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & Grant Match)							80,000		
Subtotal (Streets and Sidewalks)	3,285,000	2,171,189	3,656,600	5,417,441	4,221,500	3,052,300	2,518,900	1,930,900	2,078,200
% of Total Capital Fund Outlay	71%	77%	74%	77%	59%	63%	61%	73%	70%

9516 CAPITAL EQUIPMENT	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Public Works Capital Equipment **	532,690	186,035	331,000	408,355	619,000	401,800	398,800	408,500	428,000
02 Golf Course Capital Equipment	25,000	23,486	-	-	55,000	65,000	-	65,000	40,000
04 Phone System Replacement	52,000	42,434	-	-	-	-	-	-	-
05 Public Works Facility Gasoline System Replacement	-	-	-	-	-	-	-	-	-
06 Permitting Software	70,000	-	70,000	156,649	-	-	-	-	-
07 Meeting Management Software	-	-	20,000	13,128	-	-	-	-	-
08 Active Net Software		16,027							
09 Capital Equipment Back Order				241,520					
Subtotal (Capital Equipment)	721,690	267,982	421,000	819,652	674,000	466,800	398,800	473,500	468,000
% of Total Capital Fund Outlay	16%	9%	9%	12%	9%	10%	10%	18%	16%

**** Current projections show that equipment may take up to two years between ordering and delivery. Payment for equipment occurs upon delivery, so the actual amounts shown may misleadingly suggest that no equipment was ordered.**

CAPITAL PROJECT ADMINISTRATION	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
Subtotal (Administration)	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
% of Total Capital Fund Outlay	2%	3%	3%	2%	2%	3%	4%	6%	6%

TOTAL CAPITAL FUND OUTLAY	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	4,614,772	2,829,492	4,943,358	7,029,234	7,164,104	4,857,300	4,100,200	2,652,300	2,968,700

9514 DEBT SERVICE	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Year End Figures	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	4,614,772	2,829,492	4,943,358	7,029,234	7,164,104	4,857,300	4,100,200	2,652,300	2,968,700

CAPITAL FUND REVENUES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	2,062,368	2,052,949	2,546,596	2,546,596	1,687,756	1,267,487	260,762	43,604	423,571
Estimated Capital Improvement Sales Tax Revenue (Half-Cent Sales Tax)	1,911,932	2,195,653	2,206,608	2,422,402	2,470,850	2,520,267	2,545,470	2,570,924	2,596,634
Estimated Interest Revenue	4,000	6,166	2,150	28,468	17,575	9,773	7,572	11,342	12,214
Estimated Additional Revenue (Grants, Reimbursement, and Other)	839,000	718,220	1,448,346	3,302,524	3,845,410	910,535	920,000	40,000	40,000
Proceeds from Equipment Sales	10,000	3,100	10,000	17,000	10,000	10,000	10,000	10,000	10,000
General Fund Transfers In	650,000	400,000	800,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Revenues & General Fund Transfers In - Capital Fund	3,414,932	3,323,139	4,467,104	6,170,394	6,743,835	3,850,575	3,883,042	3,032,267	3,058,848
Total Anticipated Year End Expenditures	4,614,772	2,829,492	4,943,358	7,029,234	7,164,104	4,857,300	4,100,200	2,652,300	2,968,700
Ending Fund Balance (Cash Basis) - Capital Fund	862,528	2,546,596	2,070,342	1,687,756	1,267,487	260,762	43,604	423,571	513,718

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Insurance Proceeds - Public Works Gate	-	177,802	-	6,345	-	-	-	-	-
Emerson Road Improvement Project (STP Grant)	-	444,000	-	-	-	-	-	-	-
Mosley Road Improvements - North Phase (STP Grant)	676,000	54,694	705,306	680,014	-	-	-	-	-
New Ballas Improvements - Phase 1 (STP Grant)	144,000	-	144,000	144,000	816,000	-	-	-	-
Park Path Improvements (Municipal Park Grant)	-	-	-	-	-	-	-	-	-
Lindbergh-Old Olive Intersection (State Cost-Share Program)	15,000	-	95,200	50,000	875,050	-	-	-	-
Lindbergh-Old Olive Intersection (STP Grant)	-	-	229,840	229,840	934,360	-	-	-	-
New Ballas Sidewalk - Phase 3 (TAP Grant)	4,000	-	4,000	4,000	-	-	-	-	-
Signal Enhancement Reimbursement (MoDOT)	-	-	-	-	-	-	-	-	-
Ice Arena Refrigerant Switchover (Municipal Park Grant)	-	-	-	-	-	525,000	-	-	-
Millennium Park Preliminary Design (Municipal Park Planning Grant)	-	-	-	-	-	-	-	-	-
Craig Road Improvements (STP Grant)	-	-	-	-	80,000	-	880,000	-	-
Olive TDD Closeout	-	-	250,000	250,000	-	-	-	-	-
Misc.	-	41,724	-	-	-	-	-	-	-
Olive Median Enhancement Stock (Insurance Proceeds)				20,000	20,000	20,000	20,000	20,000	20,000
Ice Arena Refrigerant Switchover (ARPA)				234,450	1,100,000	345,535			
Ice Arena Dehumidification System Repair (ARPA)				75,000					
Dielmann Compressor Repairs (ARPA)				99,390					
Street and Sidewalk Maintenance Program (ARPA)				1,489,485					
Subtotal	839,000	718,220	1,448,346	3,302,524	3,845,410	910,535	920,000	40,000	40,000

PARKS AND STORMWATER FUND

9501 GOVERNMENT FACILITIES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Government Facilities) % of Total Parks-Stormwater Tax Fund Outlay	N/A	-	N/A	-	N/A	-	0%	-	0%	-	0%	-	0%

9506 PARKS AND RECREATIONAL FACILITIES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Park Preliminary Designs	-	-	-	-	50,000	-	-	-	-	-	-	-	-
02 Implementation of Park Master Plan	-	-	-	-	500,000	-	-	-	-	-	-	-	-
03 Historic Building Rehabilitation and Preservation	-	-	-	-	25,000	-	25,000	25,000	100,000	25,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	-	-	-	-	75,000	65,012	-	-	-	-	-
05 Park Restroom Renovations	-	-	-	-	110,000	26,588	40,000	23,500	120,000	60,000	60,000	-	-
06 Park Path Improvements (Municipal Park Grant)	-	-	-	-	680,000	481,532	-	163,952	-	-	-	-	-
07 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	-	-	-	50,000	74,584	-	-	-	-	-	-	-
08 Park Identification Signage Master Plan	-	-	-	-	20,000	-	-	-	-	20,000	-	-	-
09 Park Parking Lot Sealing	-	-	-	-	50,000	15,570	-	-	-	-	-	25,000	-
10 Park Furniture Replacement	-	-	-	-	80,000	-	-	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	-	-	-	-	150,000	66,179	-	22,044	-	-	25,000	-	-
12 Repaint & Restripe Conway Park and Lake School Park Tennis Courts	-	-	-	-	75,000	115,170	-	-	-	-	-	-	-
13 Remove Small Playground at Millennium Park	-	-	-	-	20,000	-	-	-	-	-	-	-	-
14 Millennium Park Improvements - Phase 1	-	-	-	-	-	66,901	1,590,000	61,630	2,300,000	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	-	-	-	-	-	-	100,000	-	-	-	100,000	850,000	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	-	-	-	-	-	-	125,000	2,000,000	-	-	-
19 Playground Safety Surface Replacement (Venable 2023 & Conway 2026)	-	-	-	-	-	-	-	131,270	-	-	125,000	-	-
20 Lake School Park - Phase 1 - Master Plan, Grading & Playground								39,100		75,000	350,000		
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements												70,000	400,000
22 Lake School Park - Phase 2 - Tennis Court Complex													1,000,000
23 39N Greenway Connection to Centennial Trail									33,750				
24 Venable Park Memorial (HDR Foundation Grant)								11,500	288,500				
Subtotal (Parks and Recreational Facilities) % of Total Parks and Stormwater Fund Outlay	N/A	-	N/A	-	1,810,000	846,524	1,830,000	543,008	2,987,250	2,200,000	705,000	990,000	1,445,000

9509 STORMWATER	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Watershed Management Plan	-	-	-	-	15,000	-	200,000	448,026	50,000	-	-	-	-
02 Implementation of the Watershed Management Plan	-	-	-	-	-	-	-	-	-	500,000	500,000	600,000	600,000
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	-	-	-	-	-	-	224,000	224,000	224,000	224,000
04 Hibler Roadside Drainage	-	-	-	-	50,000	-	25,000	70,673	339,000	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	-	-	-	-	35,000	9,700	20,000	39,533	67,000	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	-	-	-	-	75,000	4,940	50,000	84,947	380,000	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	-	-	-	-	25,000	-	25,000	13,000	64,000	-	-	-	-
08 Hibler Woods Drain Replacement	-	-	-	-	-	-	20,000	-	30,000	-	-	-	-
09 Stormwater Concept Plans (Design)	-	-	-	-	-	-	175,000	-	150,000	-	-	-	-
10 Middlebrook Stormwater Restoration - Tree Plantings	-	-	-	-	-	13,400	-	-	-	-	-	-	-
11 Lake Dredging - Conway Park & Golf Course (Design & Construction)									40,000	450,000	200,000		
12 Millennium Park Detention Emergency Repair								241,200	-				
Subtotal (Stormwater) % of Total Parks and Stormwater Fund Outlay	N/A	-	N/A	-	200,000	28,040	515,000	897,379	1,120,000	1,174,000	924,000	824,000	824,000

9510 STREETS AND SIDEWALKS	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Streets and Sidewalks) % Total Parks-Stormwater Tax Fund Outlay	N/A	-	N/A	-	0%	-	0%	-	0%	-	0%	-	0%

9516 CAPITAL EQUIPMENT	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Parks Capital Equipment	-	-	-	-	-	-	30,000	-	30,000	-	-	-	-

	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Capital Equipment)	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Total Parks and Stormwater Fund Outlay	N/A	N/A	N/A	N/A	0%	0%	1%	0%	1%	0%	0%	0%	0%
CAPITAL PROJECT ADMINISTRATION	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	-	-	-	-	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
Subtotal (Administration)	-	-	-	-	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
% of Total Parks and Stormwater Fund Outlay	N/A	N/A	N/A	N/A	5%	5%	5%	8%	3%	4%	8%	8%	6%
CAPITAL OUTLAY SUMMARY	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Parks-Stormwater Tax Fund Outlay	-	-	-	-	2,114,364	916,566	2,495,896	1,572,422	4,275,045	3,516,000	1,775,300	1,964,700	2,424,300
% of Total Annual Expenses	N/A	N/A	N/A	N/A	85%	71%	84%	76%	88%	86%	75%	76%	80%
OPERATIONS AND MAINTENANCE	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Transfer Out - General Fund (Parks and Stormwater Operations and Maintenance)	-	-	-	-	380,000	380,000	492,198	492,198	582,434	594,082	605,964	612,023	618,144
Subtotal	-	-	-	-	380,000	380,000	492,198	492,198	582,434	594,082	605,964	612,023	618,144
% of Total Annual Expenses	N/A	N/A	N/A	N/A	15%	29%	16%	24%	12%	14%	25%	24%	20%
9514 DEBT SERVICE	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Total Annual Expenses	N/A	N/A	N/A	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%
TOTAL ANNUAL EXPENSES (Capital Outlay, Transfers Out, and Debt Service)	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	2,494,364	1,296,566	2,988,094	2,064,620	4,857,479	4,110,082	2,381,264	2,576,723	3,042,444
PARKS AND STORMWATER FUND REVENUES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	-	-	-	-	485,907	485,907	2,988,692	2,988,692	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368
Estimated Parks-Stormwater Tax Revenue (Half-Cent Sales Tax)	-	-	-	485,907	1,900,000	2,564,852	2,485,601	2,912,168	2,970,411	3,029,819	3,060,117	3,090,718	3,121,625
Estimated Interest Revenue	-	-	-	-	100	4,466	100	52,862	25,049	15,908	24,429	31,363	31,705
Estimated Additional Revenue (Grants, Reimbursement, and Other)	-	-	-	-	595,500	480,500	140,000	217,000	400,000	224,000	224,000	224,000	-
Capital Fund Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-
General Fund Transfers In	-	-	-	-	-	749,533	-	-	-	-	-	-	-
Proceeds from Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In - Parks and Stormwater Fund	-	-	-	485,907	2,495,600	3,799,351	2,625,701	3,182,030	3,395,460	3,269,727	3,308,546	3,346,081	3,153,330
Total Anticipated Year End Expenditures	-	-	-	-	2,494,364	1,296,566	2,988,094	2,064,620	4,857,479	4,110,082	2,381,264	2,576,723	3,042,444
Ending Fund Balance (Cash Basis) - Parks and Stormwater Fund	-	-	-	485,907	487,143	2,988,692	2,626,299	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368	3,611,254
ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	-	-	20,000	40,000	-	-	-	-	-	-	-
Stormwater Improvements (Deer Creek OMCI)	-	-	-	-	-	-	-	-	-	224,000	224,000	224,000	-
Alden Lane Drain Replacement (Deer Creek OMCI)	-	-	-	-	35,000	-	40,000	40,000	-	-	-	-	-
Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	-	-	-	-	75,000	-	75,000	75,000	250,000	-	-	-	-
Golf Course Pond Aeration (Deer Creek OMCI)	-	-	-	-	25,000	-	25,000	25,000	-	-	-	-	-
Park Path Improvements (Municipal Park Grant)	-	-	-	-	440,500	440,500	-	77,000	-	-	-	-	-
Venable Park Memorial (HDR Foundation Grant)	-	-	-	-	-	-	-	-	100,000	-	-	-	-
Venable Park Memorial (Private Donations)	-	-	-	-	-	-	-	-	50,000	-	-	-	-
Annual Total	-	-	-	-	595,500	480,500	140,000	217,000	400,000	224,000	224,000	224,000	-

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,125,799	1,125,799	1,127,099	1,127,099	1,153,099	1,093,099	1,113,099	1,133,099	1,153,099
Estimated Bond Proceeds	-	-	-	-	-	-	-	-	-
Estimated Interest Revenue	2,000	1,300	2,000	26,000	20,000	20,000	20,000	20,000	-
Reimbursement from Smoke Evacuation System Settlement	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In	2,000	1,300	2,000	26,000	20,000	20,000	20,000	20,000	-
9501 BUILDING DESIGN AND CONSTRUCTION	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Police Building Professional Services	-	-	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	50,000	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	-	-	80,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	50,000	-	-	-	80,000	-	-	-	-
Ending Fund Balance (Cash Basis) - Building Project Bond Fund	1,077,799	1,127,099	1,129,099	1,153,099	1,093,099	1,113,099	1,133,099	1,153,099	1,153,099

9514 DEBT SERVICE	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	752,787	752,787	817,964	817,964	484,260	789,102	1,093,544	1,427,686	1,763,191
Estimated Property Tax Collection Revenue	657,232	779,721	657,232	970,000	1,000,000	1,000,000	1,030,000	1,030,000	1,060,900
Estimated Interest Revenue	750	2,082	750	4,000	750	750	750	750	750
Total Anticipated Revenues	657,982	781,803	657,982	974,000	1,000,750	1,000,750	1,030,750	1,030,750	1,061,650
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	320	320	320	599,032	320	320	320	320	320
Estimated Interest Expenses	261,306	261,306	247,656	238,672	215,588	205,988	191,288	179,925	167,050
Estimated Principal Expenses	455,000	455,000	470,000	470,000	480,000	490,000	505,000	515,000	530,000
Total Anticipated Expenditures	716,626	716,626	717,976	1,307,704	695,908	696,308	696,608	695,245	697,370
Ending Cash Balance - Debt Service	694,143	817,964	757,970	484,260	789,102	1,093,544	1,427,686	1,763,191	2,127,471

9501 GOVERNMENT FACILITIES ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Accessibility Improvements (CDBG)	-	-	20,000	20,000	-	20,000	20,000	20,000	20,000
02 Government Center Renovations	250,000	56,949	400,000	38,317	30,000	30,000	30,000	30,000	30,000
03 Government Center Parking Lot Repairs	25,000	9,930	-	-	-	-	-	-	-
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	-	-	-	60,000	-	-	-	-
05 Police Department Repair (Insurance Claim)	-	32,826	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-		5,653	250,000				
07 Demo of 1030 N Lindbergh Blvd Building					40,000				
08 Roofing for Public Works Garage					-		500,000		
09 EV Charging Stations at the Police Station and Government Center (Grant Match)					112,500				
Subtotal - Government Facilities Expenses - Capital Fund	335,000	99,705	420,000	63,970	492,500	50,000	550,000	50,000	50,000

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
Subtotal - Government Facilities Expenses - Parks and Stormwater Fund	-	-	-	-	-	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Police Building Professional Services	-	-	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	50,000	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	-	-	80,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Subtotal - Government Facilities Expenses - Building Project Bond Fund	50,000	-	-	-	80,000	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) GOVERNMENT FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Government Facilities	\$ 385,000	\$ 99,705	\$ 420,000	\$ 63,970	\$ 572,500	\$ 50,000	\$ 550,000	\$ 50,000	\$ 50,000

9506 PARKS AND RECREATIONAL FACILITIES ACCOUNT SUMMARY

CAPITAL FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	-	-	30,500	-	-	30,500	-	30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	20,000	20,000	100,000	234,450	1,100,000	1,100,000	-	-	-
15 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	73,533	-	-	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2	110,000	-	110,000	110,000	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	50,000	-	30,000	42,355	93,000	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	-	-	200,000	-	-	-	-
20 Park Preliminary Design - Millennium Park (Park Planning Grant)	-	7,000	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	-	45,729	-	75,000	-	-	-	-	-
22 Ice Arena Evaluation	-	30,960	-	-	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)	-	-	30,000	20,000	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	19,760	-	4,834	-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement	-	-	-	-	40,000	-	70,000	-	-
26 Golf Course Maintenance Bridge	-	-	-	-	-	-	-	-	200,000
27 Dielmann Structural Repairs	-	-	-	3,600	20,000	-	-	-	-
28 Accessibility Improvements (CDBG)	-	-	-	-	20,000	-	-	-	-
29 Roofing for Ice Arena (Insurance Claim)	-	-	-	-	-	-	400,000	-	-
30 Dielmann Compressor Repairs (ARPA)	-	-	-	99,390	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Parks and Recreational Facilities Expenses - Capital Fund	180,000	196,982	300,500	589,629	1,473,000	1,130,500	470,000	30,500	200,000

PARKS AND STORMWATER FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Park Preliminary Designs	50,000	-	-	-	-	-	-	-	-
02 Implementation of Park Master Plan	500,000	-	-	-	-	-	-	-	-
03 Historic Building Rehabilitation and Preservation	25,000	-	25,000	25,000	100,000	25,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	75,000	65,012	-	-	-	-	-
05 Park Restroom Renovations	110,000	26,588	40,000	23,500	120,000	60,000	60,000	-	-
06 Park Path Improvements (Municipal Park Grant)	680,000	481,532	-	163,952	-	-	-	-	-
07 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	50,000	74,584	-	-	-	-	-	-	-
08 Park Identification Signage Master Plan	20,000	-	-	-	-	20,000	-	-	-
09 Park Parking Lot Sealing	50,000	15,570	-	-	-	-	-	25,000	-
10 Park Furniture Replacement	80,000	-	-	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	150,000	66,179	-	22,044	-	-	25,000	-	-
12 Repaint & Restripe Conway Park and Lake School Park Tennis Courts	75,000	115,170	-	-	-	-	-	-	-
13 Remove Small Playground at Millennium Park	20,000	-	-	-	-	-	-	-	-
14 Millennium Park Improvements - Phase 1	-	66,901	1,590,000	61,630	2,300,000	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	-	-	100,000	-	-	-	100,000	850,000	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	-	-	125,000	2,000,000	-	-	-
19 Playground Safety Surface Replacement (Venable 2023 & Conway 2026)	-	-	-	131,270	-	-	125,000	-	-
20 Lake School Park - Phase 1 - Master Plan, Grading & Playground	-	-	-	39,100	-	75,000	350,000	-	-
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements	-	-	-	-	-	-	-	70,000	400,000
22 Lake School Park - Phase 2 - Tennis Court Complex	-	-	-	-	-	-	-	-	1,000,000
23 39N Greenway Connection to Centennial Trail	-	-	-	-	33,750	-	-	-	-
24 Venable Park Memorial (HDR Foundation Grant)	-	-	-	11,500	288,500	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Parks and Rec. Facilities Expenses - Parks and Stormwater Fund	1,810,000	846,524	1,830,000	543,008	2,987,250	2,200,000	705,000	990,000	1,445,000

BUILDING PROJECT BOND FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-

Subtotal - Parks and Rec. Facilities Expenses - Building Project Bond Fund	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL EXPENSES (ALL FUNDS) PARKS AND RECREATIONAL FACILITIES	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Parks and Recreational Facilities	\$ 1,990,000	\$ 1,043,506	\$ 2,130,500	\$ 1,132,637	\$ 4,460,250	\$ 3,330,500	\$ 1,175,000	\$ 1,020,500	\$ 1,645,000

9509 STORMWATER ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Stormwater Expenses - Capital Fund	-	-	-	-	-	-	-	-	-

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Watershed Management Plan	15,000	-	200,000	448,026	50,000	-	-	-	-
02 Implementation of the Watershed Management Plan	-	-	-	-	-	500,000	500,000	600,000	600,000
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	-	-	224,000	224,000	224,000	224,000
04 Hibler Roadside Drainage	50,000	-	25,000	70,673	339,000	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	35,000	9,700	20,000	39,533	67,000	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	75,000	4,940	50,000	84,947	380,000	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	25,000	-	25,000	13,000	64,000	-	-	-	-
08 Hibler Woods Drain Replacement	-	-	20,000		30,000	-	-	-	-
09 Stormwater Concept Plans (Design)			175,000	-	150,000				
10 Middlebrook Stormwater Restoration - Tree Plantings	-	13,400	-	-		-	-	-	-
11 Lake Dredging - Conway Park & Golf Course (Design & Construction)					40,000	450,000	200,000		
12 Millennium Park Detention Emergency Repair				241,200	-				
Subtotal - Stormwater Expenses - Parks and Stormwater Fund	200,000	28,040	515,000	897,379	1,120,000	1,174,000	924,000	824,000	824,000

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Stormwater Expenses - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) STORMWATER	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Stormwater	\$ 200,000	\$ 28,040	\$ 515,000	\$ 897,379	\$ 1,120,000	\$ 1,174,000	\$ 924,000	\$ 824,000	\$ 824,000

9510 STREETS AND SIDEWALKS ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Street and Sidewalk Maintenance Program	1,375,000	1,395,564	1,400,000	1,899,992	1,421,000	1,442,300	1,463,900	1,485,900	1,508,200
02 Street Reconstruction/Rehabilitation	-	-	300,000	482,085	300,000	-	300,000	-	300,000
04 Fernview Sidewalk Concept Plan - Phase 1 Olive to Galagher (Design & Grant Match)	35,000	34,765	-	1,534	50,000	60,000	160,000	-	-
05 New Ballas Median Plantings	-	8,800	-	-	-	-	-	-	-
06 Signal Enhancement Projects	180,000	272,843	-	-	-	-	-	-	-
07 Emerson Road Improvement Project (STP Grant)	-	23,353	-	-	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	1,340,000	203,199	-	1,124,563	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	180,000	108,796	1,136,600	1,136,600	-	-	-	-	-
11 N Ballas Sidewalk - Phase 3 (TAP Grant)	-	5,472	210,000	-	-	-	100,000	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	25,000	70,615	460,000	460,000	2,045,500	-	-	-	-
13 Olive-Lindbergh Interchange Enhancements	30,000	-	-	-	30,000	-	-	-	-
14 Pavement Condition Ratings Update	45,000	24,785	-	27,962	-	-	-	-	-
15 Olive Median Enhancement Stock	75,000	22,997	-	59,105	20,000	20,000	20,000	20,000	20,000
16 Craig Road Improvements (STP Grant)	-	-	150,000	225,600	100,000	1,300,000	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & Grant Match)	-	-	-	-	150,000	20,000	250,000	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & Grant Match)	-	-	-	-	-	150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & Grant Match)	-	-	-	-	-	-	125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & Grant Match)	-	-	-	-	-	-	-	150,000	-
21 Olive-270 Overpass Cleaning & Painting	-	-	-	-	80,000	-	-	-	-
22 Old Olive Sidewalk Extension (Design)					25,000	60,000			
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & Grant Match)							80,000		
Subtotal - Streets and Sidewalks - Capital Fund	3,285,000	2,171,189	3,656,600	5,417,441	4,221,500	3,052,300	2,518,900	1,930,900	2,078,200

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Subtotal - Streets and Sidewalks - Parks and Stormwater Fund	-	-	-	-	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Subtotal - Streets and Sidewalks - Building Project Bond Fund	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	
STREETS AND SIDEWALKS									
Total Capital Expenses - Streets and Sidewalks	\$ 3,285,000	\$ 2,171,189	\$ 3,656,600	\$ 5,417,441	\$ 4,221,500	\$ 3,052,300	\$ 2,518,900	\$ 1,930,900	\$ 2,078,200

9516 CAPITAL EQUIPMENT ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Public Works Capital Equipment **	532,690	186,035	331,000	408,355	619,000	401,800	398,800	408,500	428,000
02 Golf Course Capital Equipment	25,000	23,486	-	-	55,000	65,000	-	65,000	40,000
03 Police Department Capital Equipment	42,000	-							
04 Phone System Replacement	52,000	42,434	-	-	-	-	-	-	-
05 Public Works Facility Gasoline System Replacement	-	-	-	-	-	-	-	-	-
06 Permitting Software	70,000	-	70,000	156,649	-	-	-	-	-
07 Meeting Management Software	-		20,000	13,128	-	-	-	-	-
08 Active Net Software		16,027							
09 Capital Equipment Back Order				241,520					
Subtotal - Capital Equipment - Capital Fund	721,690	267,982	421,000	819,652	674,000	466,800	398,800	473,500	468,000

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Parks Capital Equipment	-	-	30,000	-	30,000	-	-	-	-
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
Subtotal - Capital Equipment - Parks and Stormwater Fund	-	-	30,000	-	30,000	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Capital Equipment - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) CAPITAL EQUIPMENT	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Capital Equipment	\$ 721,690	\$ 267,982	\$ 451,000	\$ 819,652	\$ 704,000	\$ 466,800	\$ 398,800	\$ 473,500	\$ 468,000

CAPITAL PROJECT ADMINISTRATION ACCOUNT SUMMARY

CAPITAL FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
Subtotal - Capital Project Administration - Capital Fund	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500

PARKS AND STORMWATER FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
Subtotal - Capital Project Administration - Parks and Stormwater Fund	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300

BUILDING PROJECT BOND FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Capital Project Administration - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) CAPITAL PROJECT ADMINISTRATION	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Capital Project Administration	\$ 197,446	\$ 135,636	\$ 266,154	\$ 270,577	\$ 290,899	\$ 299,700	\$ 308,800	\$ 318,100	\$ 327,800

CAPITAL IMPROVEMENT PROGRAM SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (Estimated Cash Basis as of July 1)	2,062,368	2,052,949	2,546,596	2,546,596	1,687,756	1,267,487	260,762	43,604	423,571
Total Anticipated Annual Revenues	3,414,932	3,323,139	4,467,104	6,170,394	6,743,835	3,850,575	3,883,042	3,032,267	3,058,848
Total Anticipated Annual Expenses	(4,614,772)	(2,829,492)	(4,943,358)	(7,029,234)	(7,164,104)	(4,857,300)	(4,100,200)	(2,652,300)	(2,968,700)
Total Anticipated Debt Service Revenues	-	-	-	-	-	-	-	-	-
Total Anticipated Debt Service Expenses	-	-	-	-	-	-	-	-	-
Ending Cash Balance - Capital Fund	862,528	2,546,596	2,070,342	1,687,756	1,267,487	260,762	43,604	423,571	513,718

PARKS-STORMWATER TAX FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (Estimated Cash Basis as of July 1)	485,907	485,907	2,988,692	2,988,692	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368
Total Anticipated Annual Revenues	2,495,600	3,799,351	2,625,701	3,182,030	3,395,460	3,269,727	3,308,546	3,346,081	3,153,330
Total Anticipated Annual Expenses	(2,494,364)	(1,296,566)	(2,988,094)	(2,064,620)	(4,857,479)	(4,110,082)	(2,381,264)	(2,576,723)	(3,042,444)
Total Anticipated Debt Service Revenues	-	-	-	-	-	-	-	-	-
Total Anticipated Debt Service Expenses	-	-	-	-	-	-	-	-	-
Ending Cash Balance - Parks-Stormwater Tax Fund	487,143	2,988,692	2,626,299	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368	3,611,254

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,878,586	1,878,586	1,945,063	1,945,063	1,637,359	1,882,201	2,206,643	2,560,785	2,916,290
Total Anticipated Annual Revenues	2,000	1,300	2,000	26,000	20,000	20,000	20,000	20,000	-
Total Anticipated Annual Expenses	(50,000)	-	-	-	(80,000)	-	-	-	-
Total Anticipated Debt Service (Prop P) Revenues	657,982	781,803	657,982	974,000	1,000,750	1,000,750	1,030,750	1,030,750	1,061,650
Total Anticipated Debt Service (Prop P) Expenses	(716,626)	(716,626)	(717,976)	(1,307,704)	(695,908)	(696,308)	(696,608)	(695,245)	(697,370)
Ending Cash Balance - Building Project Bond Fund	1,771,942	1,945,063	1,887,069	1,637,359	1,882,201	2,206,643	2,560,785	2,916,290	3,280,570

TOTAL COMBINED CAPITAL IMPROVEMENT PROGRAM (CAPITAL, PARKS-STORMWATER, AND BUILDING PROJECT BOND FUNDS)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Combined Beginning Fund Balance	4,426,862	4,417,442	7,480,351	7,480,351	7,431,217	5,793,771	4,271,133	5,335,399	6,840,228
Total Combined Revenues & Transfers In	6,570,514	7,905,593	7,752,787	10,352,424	11,160,045	8,141,052	8,242,338	7,429,098	7,273,828
Total Combined Anticipated Year End Expenditures & Transfers	(7,875,762)	(4,842,684)	(8,649,428)	(10,401,558)	(12,797,491)	(9,663,690)	(7,178,072)	(5,924,268)	(6,708,514)
Ending Fund Balance (Cash Basis) - All Capital Funds	3,121,614	7,480,351	6,583,710	7,431,217	5,793,771	4,271,133	5,335,399	6,840,228	7,405,542

APPENDIX B
TEN-YEAR CAPITAL IMPROVEMENT PROGRAM
(COMBINED CAPITAL FUND, PARKS AND STORMWATER FUND, AND BUILDING PROJECTS BOND FUND)
SUMMARY OF REVENUES AND EXPENDITURES
FY2019- FY2028

	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Projected FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028
BEGINNING FUND BALANCE										
Cash Basis (as of July 1)	\$ 10,885,185	\$ 5,289,205	\$ 3,919,027	\$ 4,417,442	\$ 7,480,351	\$ 7,431,217	\$ 5,793,771	\$ 4,271,133	\$ 5,335,399	\$ 6,840,228

	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Projected FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028
REVENUES										
City Capital Improvement Sales Tax	\$ 2,167,326	\$ 2,025,908	\$ 1,950,326	\$ 2,195,653	\$ 2,422,402	\$ 2,470,850	\$ 2,520,267	\$ 2,545,470	\$ 2,570,924	\$ 2,596,634
Building Project Bond Fund (Prop P)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Project Property Tax Collection	\$ 815,260	\$ 934,040	\$ 875,714	\$ 779,721	\$ 970,000	\$ 1,000,000	\$ 1,000,000	\$ 1,030,000	\$ 1,030,000	\$ 1,060,900
Parks-Stormwater Sales Tax	\$ -	\$ -	\$ 485,907	\$ 2,564,852	\$ 2,912,168	\$ 2,970,411	\$ 3,029,819	\$ 3,060,117	\$ 3,090,718	\$ 3,121,625
Interest on Investments	\$ 139,564	\$ 64,375	\$ 9,277	\$ 14,014	\$ 111,330	\$ 63,374	\$ 46,431	\$ 52,751	\$ 63,455	\$ 44,669
Other Agency Funding	\$ 422,276	\$ 460,692	\$ 198,490	\$ 1,198,720	\$ 3,519,524	\$ 4,245,410	\$ 1,134,535	\$ 1,144,000	\$ 264,000	\$ 40,000
Proceeds from Equipment Sales	\$ -	\$ -	\$ 16,100	\$ 3,100	\$ 17,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Transfers In from Other Funds	\$ 400,000	\$ 593,826	\$ 400,000	\$ 1,149,533	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
TOTAL REVENUES	\$ 3,944,426	\$ 4,078,841	\$ 3,935,814	\$ 7,905,593	\$ 10,352,424	\$ 11,160,045	\$ 8,141,052	\$ 8,242,338	\$ 7,429,098	\$ 7,273,828

	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Projected FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028
EXPENDITURES										
Government Facilities	\$ 6,022,472	\$ 2,016,979	\$ 69,820	\$ 99,705	\$ 63,970	\$ 572,500	\$ 50,000	\$ 550,000	\$ 50,000	\$ 50,000
Parks and Recreational Facilities	\$ 367,850	\$ 158,169	\$ 254,338	\$ 1,043,506	\$ 1,132,637	\$ 4,610,250	\$ 3,330,500	\$ 1,175,000	\$ 1,020,500	\$ 1,645,000
Stormwater	\$ 3,174	\$ 11,587	\$ 287,721	\$ 28,040	\$ 897,379	\$ 1,120,000	\$ 1,174,000	\$ 924,000	\$ 824,000	\$ 824,000
Streets and Sidewalks	\$ 2,034,781	\$ 2,268,246	\$ 1,994,743	\$ 2,171,189	\$ 5,417,441	\$ 4,221,500	\$ 3,052,300	\$ 2,518,900	\$ 1,930,900	\$ 2,078,200
Capital Equipment	\$ 316,864	\$ 210,895	\$ 18,433	\$ 267,982	\$ 819,652	\$ 704,000	\$ 466,800	\$ 398,800	\$ 473,500	\$ 468,000
Capital Project Administration	\$ 83,612	\$ 90,283	\$ 92,183	\$ 135,636	\$ 270,577	\$ 290,899	\$ 299,700	\$ 308,800	\$ 318,100	\$ 327,800
Debt Service	\$ 711,656	\$ 713,006	\$ 710,742	\$ 716,626	\$ 1,307,704	\$ 695,908	\$ 696,308	\$ 696,608	\$ 695,245	\$ 697,370
Transfers Out	\$ -	\$ -	\$ -	\$ 380,000	\$ 492,198	\$ 582,434	\$ 594,082	\$ 605,964	\$ 612,023	\$ 618,144
TOTAL CAPITAL EXPENDITURES	\$ 9,540,409	\$ 5,469,165	\$ 3,427,980	\$ 4,842,684	\$ 10,401,558	\$ 12,797,491	\$ 9,663,690	\$ 7,178,072	\$ 5,924,268	\$ 6,708,514

ENDING FUND BALANCE (CASH BASIS)	\$ 5,289,202	\$ 3,898,881	\$ 4,426,862	\$ 7,480,351	\$ 7,431,217	\$ 5,793,771	\$ 4,271,133	\$ 5,335,399	\$ 6,840,228	\$ 7,405,542
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APPENDIX C
COMMUNITY RECOMMENDATIONS AND STAFF RESPONSES
CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2024-2028

Each recommendation is summarized below, generally in the order that the request was received. Each recommendation and the corresponding response from City staff are attached.

	Page
1. Michael Meredith (526 Sarah Lane, #31)	2
• <i>Removal of Asian Bush Honeysuckle along Old Ballas Road</i>	
2. Jeannie Jacobs (434 Meadow Green Place)	3
• <i>Adding sidewalks in the County Forest subdivision along Falaise Drive</i>	
3. John McMahon (16 Chaminade Drive)	4
• <i>Road and curb restoration in Chaminade Park</i>	
4. Peter Cohen (No address given)	5
• <i>Repairs and maintenance along Hibler Road</i>	
5. Mike Glodeck (No address given)	6
• <i>Improvements to exits off Lindbergh Boulevard</i>	
6. Ralph and Margie Wasielewski (13105 D'Artagnan Court)	7
• <i>Fernridge Creek streambank restoration</i>	
7. Nancy Dostie (1175 Mill Crossing Drive)	8
• <i>Improve the condition of roadways</i>	
8. Karen Bryan (12351 Woodline Drive)	9
• <i>Suggestions for helping homeowners with stormwater management</i>	
9. Jessica Conick (488 Runnymede Drive)	10
• <i>Replace sections of the Creve Coeur Golf Course fence</i>	

Suggestion

My suggestion for inclusion among the Capital Improvements Projects is to remove the Asian Bush Honeysuckle that grows along the sidewalk beside Old Ballas Road, from its intersection with Emerson going east. Then replacing that growth with a short fence or guardrail, with a mixture of Missouri native plants such as white-tinged sedge (*Carex albicans*), American beautyberry (*Callicarpa americana*), and Flowering Dogwood (*Cornus florida*). The result would be a far more attractive streetscape that would also be more effective against erosion.

Asian Bush Honeysuckle was originally introduced for landscaping and erosion control. I'm sure that many residents probably see it as a barrier and erosion control. Unfortunately, this non-native plant not only enables erosion, but also leaves a wake of ecological destruction in its path. The honeysuckle creates a problem for soil erosion because the ground beneath it becomes bare and its open branching habit under the canopy exposes songbirds' nests to predators. It's only a matter of time before erosion starts eating its way under the sidewalk and collapsing it. Replacing it with a low barrier and native plants would make the sidewalk far more attractive and safer, as the honeysuckle branches are intruding upon the sidewalk space, making it unpleasant to walk through.

Staff Response

Unfortunately, Public Works Staff does not have the resources to manage honeysuckle removals throughout the City. There are, however, volunteer groups in Creve Coeur that focus on honeysuckle removal. Should you choose to volunteer to remove honeysuckle, please contact Public Works, and we will get you in touch with one of the groups.

Jeannie Jacobs (434 Meadow Green Place)
--

Suggestion

We live in the Country Forest subdivision. Falaise Drive is the thoroughfare, and the speed limit is 20 mph. We have no sidewalks. I, like many, walk for exercise most days, and I walk my dogs.

It is very dangerous to walk on Falaise Drive because the speed limit is not observed and the two stop signs are often ignored or rolled through. There are many young families and walkers trying to enjoy our neighborhood. Traffic calming is desperately needed. Sidewalks on one side would be ideal but the residents would be most grateful with any means of slowing traffic.

Staff Response

Thank you for your suggestion. Adding a sidewalk and traffic calming along Falaise Drive is currently not in the City's Sidewalk Program five-year planning window. If funding for pedestrian walkways and traffic calming becomes available, this project will be among those considered.

John McMahon (16 Chaminade Drive)
--

Suggestion

I would like to see the road and curbs in Chaminade Park be addressed. I live at 16 Chaminade Drive and the water is constantly flowing downhill into our yard and driveway. I believe the neighborhood has not had the road worked on in more than 10 years.

Is Creve Coeur responsible for the Emaill park in our neighborhood? If so, it would be nice if the city could level the lot for kids to use.

Staff Response

Thank you for reaching out and sharing your concerns. City Staff checked into pavement records and confirmed that the Chaminade Subdivision received extensive repairs and a microsurface application in September of 2018. In addition to the asphalt pavement repairs, the City replaced and added large amounts of curbing in the subdivision to help direct stormwater to the inlets including the one near your driveway.

Microsurface is a thick sealcoat which has a service life of 8-10 years. This being said, the next scheduled treatment will likely be in 2026-2028.

If the park area is the grass lawn island in the roadway, the city does not maintain islands in the subdivisions. Islands in the subdivision are maintained by the subdivision's HOA. You may want to reach out to your trustees who may be able to address your interest regarding the island.

Peter Cohen (No address given)

Suggestion

Hibler Road is in poor condition with many potholes and tree/bush growth overlapping the drivable area. Many people use this as a secluded walking area, the hills and trees already provide a low visibility area, dodging brush overhang and potholes only increases an already dangerous situation.

Staff Response

Thank you for your suggestion. The City is pleased to inform you that construction of a stormwater management project is planned for Hibler Road in FY2024. This project will improve the drainage on and along the road and help prevent ponding. The project includes reestablishing the drainage ditch along some sections of the roadway, and this will involve removing some trees and bushes along Hibler Road.

Hibler Road will also be included soon in the Pavement Maintenance Program. Work under this program will improve the road's condition.

Mike Glodeck (No address given)
--

Suggestion

I live off of Lindbergh on the eastern edge of Creve Coeur. The CIP I'd like to see is an improvement to the U-turn/exits off Lindbergh Road at the North Tealbrook Drive cross street and large blank areas inside of the exits. One to the east of Lindbergh and one to the west. As a resident that is forced to take these exits constantly, I'd love to see these areas beautified. In the summer the weeds get tall and are cut down. I'd love to see flowering trees or native flowering plants or something to make the area more appealing. This may be an idea for the Beautification Committee, but I also may be thinking too small.

Staff Response

Thank you for your suggestion. The roadway, islands, and exit are owned and maintained by the State of Missouri, so we would need to look to the State to make these improvements. We have had several discussions with the Missouri Department of Transportation about various roadway concerns in Creve Coeur. Unfortunately, we do not know of any plans to make improvements in this area.

Suggestion

My wife and I noticed the December Creve Coeur newsletter article "Submit Your Ideas for Capital Improvement Projects" that included erosion control along banks. It shouldn't be a surprise given our pleas at City Council sessions and the Stormwater Committee meetings that we are sending this email to get confirmation that the city is working on a solution as soon as possible for the extreme erosion and dangerous situation that is happening in our backyard.

And that would need to include funding! When my wife and I addressed the City Council almost a year ago, the City Council expressed their desire to address our problem and this would be the time to get it approved.

Staff Response

Thank you for submitting your CIP idea. Fernridge Creek near D'Artagnan Court was one of seven locations identified as a priority by the Stormwater Committee to be evaluated through the Watershed Management Plan.

As the Watershed Management Plan is developed, projects will be ranked and prioritized based on a risk and cost/benefit scoring system. Projects that score highest are the most likely to move into the engineering design phase and then go on to construction.

Nancy Dostie (1175 Mill Crossing Drive)
--

Suggestion

I have lived in six different states and have never seen roads in such disrepair. Crumbling islands, potholes and worn away surfaces, etc. Please use whatever money you have available to save us all from having to buy new tires and shocks. Creve Coeur is a lovely place to live with great shopping, beautiful parks, and access to world class health care, but the roadways are an embarrassment to the community.

Staff Response

Thank you for your suggestions. Mill Crossing Drive is a private street, and you may want to share your roadway conditions concerns with your subdivision's HOA.

For City-owned roads, Creve Coeur has a Pavement Maintenance Program. You can learn more about this program on the City's website, under Government, Public Works.

The Pavement Maintenance Program uses a priority system that considers safety, pavement condition, traffic volume, ongoing programs, and future projects to determine which roads will be addressed with asphalt pavement resurfacing, concrete pavement replacement, microsurfacing, or reconstruction.

To evaluate pavement condition, the City uses a pavement condition index (PCI) that ranks streets on a scale from 0 to 100. Zero represents a failing street, and 100 represents a perfect street. The average PCI the City of Creve Coeur streets is 75, which is considered "very good."

Not all streets within Creve Coeur are owned and maintained by the City. Some streets are owned and maintained by the State of Missouri (MoDOT) or St. Louis County. If you have a concern about a specific roadway, please contact a member of the Public Work's staff to find out who owns the road and if the road is scheduled for maintenance or repair work.

Suggestion

I am writing in response to the recent newsletter to offer two CIP suggestions, both related to stormwater:

1. Provide interested residents/HOA's with the option to obtain specific near-term erosion mitigation steps we can take that would be consistent with and not negatively impact the ultimate design solutions provided by the newly hired storm water consultants. This would be helpful to those of us who need to take action sooner rather than later and are willing to spend some of our own funds to do so. For example, in my case, I feel the urgent need to take a next step prior to the spring rains to slow the ever-worsening erosion situation behind my house but have received inconsistent advice from the multiple companies I have engaged for bids. If steps I take now or in the future could coincide with the end game solution, it seems that would help us all.
2. I favor allocating more of the special sales tax dollars to address stormwater problems/erosion issues. I believe it is more important to address these problems than implement non-essential park improvements (if those are being included in budget planning). I also favor implementing the stormwater cost sharing program under consideration.

Staff Response

Thank you for your suggestions. The Stormwater Committee has a subcommittee dedicated to developing a potential cost-share program to help both HOAs maintain existing stormwater management installations and individual homeowners who are interested in managing stormwater on their sites. After the subcommittee and Stormwater Committee have developed the framework for a potential cost-sharing plan, the idea will be presented to the City Council for approval.

Your suggestion about finding ways to help homeowners decide among alternative erosion control proposals will be shared with the engineering firm developing the Watershed Management Plan. City Staff will also look at possible ways to help educate homeowners about stormwater management strategies.

Jessica Conick (488 Runnymede Drive)

Suggestion

I've been in contact with multiple different people at the Creve Coeur City Hall since about 2018 about the replacement of the fence along the back of the Creve Coeur Golf Course that backs up into the yards of a few homes in the Runnymede neighborhood including my own. Our house borders the Creve Coeur Golf Course at the 3rd green/4th tee. The golf course fence that runs along the back of our yard and our neighbor's yard is old, rusty, has broken barbed wire posts, is full of dents from branches falling, and has holes cut in it that people can crawl through to sneak into our yard.

Our home was broken into a few years ago from someone getting in through our backyard fence and we were told then that the fence would be replaced with the new black wire fence that was replaced along the other parts of the Golf Course. Our neighbors were also told that a few years ago. We often see and hear people sneaking around the Golf Course at night, and I know there have been other break-ins in homes along the Golf Course so this could definitely help deter that.

Staff Response

Thank you for your suggestion. We are pleased to share with you that replacing the fence between the Creve Coeur Golf Course and the Runnymede Neighborhood is in this version of the Capital Improvement Plan.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-009: APPLICATION FOR A CONDITIONAL USE PERMIT
WITH ASSOCIATED SITE DEVELOPMENT PLAN AND
AMENDED SITE CONCEPT PLAN FOR M1 BANK LOCATED
AT 11557 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, April 17, 2023

LOCATION: 11557 Olive Boulevard, zoned CB-Core Business District

REQUEST: Trent Hillis, of M1 Bank, has submitted an application for a Conditional Use Permit with associated Site Development Plan and amended Site Concept Plan for the redevelopment of the former Fresh Market building at 11557 Olive Boulevard within the CityPlace Commercial Designed Development (CDD). The proposal includes interior renovations to the building to accommodate a banking use with interior drive through lanes and site changes to include a reduction of the existing surface parking lot.

ADDITIONAL INFORMATION:

The subject property is zoned CB-Core Business with a CDD, where Commercial Banking (NAICS 522110) and All Drive-in and Drive-Through Services (excluding Food Services) (NAICS CC442100) are conditional uses to be reviewed by the Planning and Zoning Commission and recommended for final approval to the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

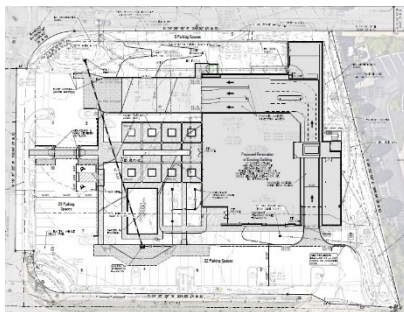
- Mixed Use District (MU)
- Central Business District (CBD)
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.450: Permitted Uses
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Trent Hillis
M1 Bank
7 North Bemiston Avenue
Clayton, MO 63105

APPLICANT'S REPRESENTATIVE: Amanda Partyka Norris
Core10 Architecture
4501 Lindell Boulevard, Ste.1a
St. Louis, MO 63108



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 04/12/2022

ATTACHMENTS: Applicant's Materials received March 17, 2023 and April 7, 2023
Draft Ordinance

PROPOSAL

The Applicants are seeking approval for a conditional use permit with associated site development plan and amended site concept plan for an M1 Bank branch at 11557 Olive Boulevard, CityPlace VII, in the former Fresh Market building which has been vacant for several years. Commercial Banking (NAICS 522110) and All Drive-in and Drive-Through Services (excluding Food Services) (NAICS CC442100) are both Conditional Uses. The applicant intends to reuse the existing building for a banking facility and incorporate the drive through banking lanes into the existing building footprint. The drive through lane will be entered from the south elevation and exit from the west elevation. The building will undergo extensive exterior alterations including staining the brick, creating the drive through tunnel, reducing the tower element and roofline, and addition of curtain wall entrance. The site will also include an extensive site redevelopment to reduce the parking lot and provide an extensively landscaped plaza area including two decorative fountain features with possible sculptures to be reviewed by the Arts Committee at a later date. The subject property is part of the CityPlace Commercial Designed Development and an amended Site Concept Plan to reflect the site changes has been submitted. Hours of operation will be 9:00 AM to 5:00 PM Monday through Friday, 9:00 AM to 12 PM on Saturdays and closed on Sundays. There will be a total of 28 employees at the busiest shift.

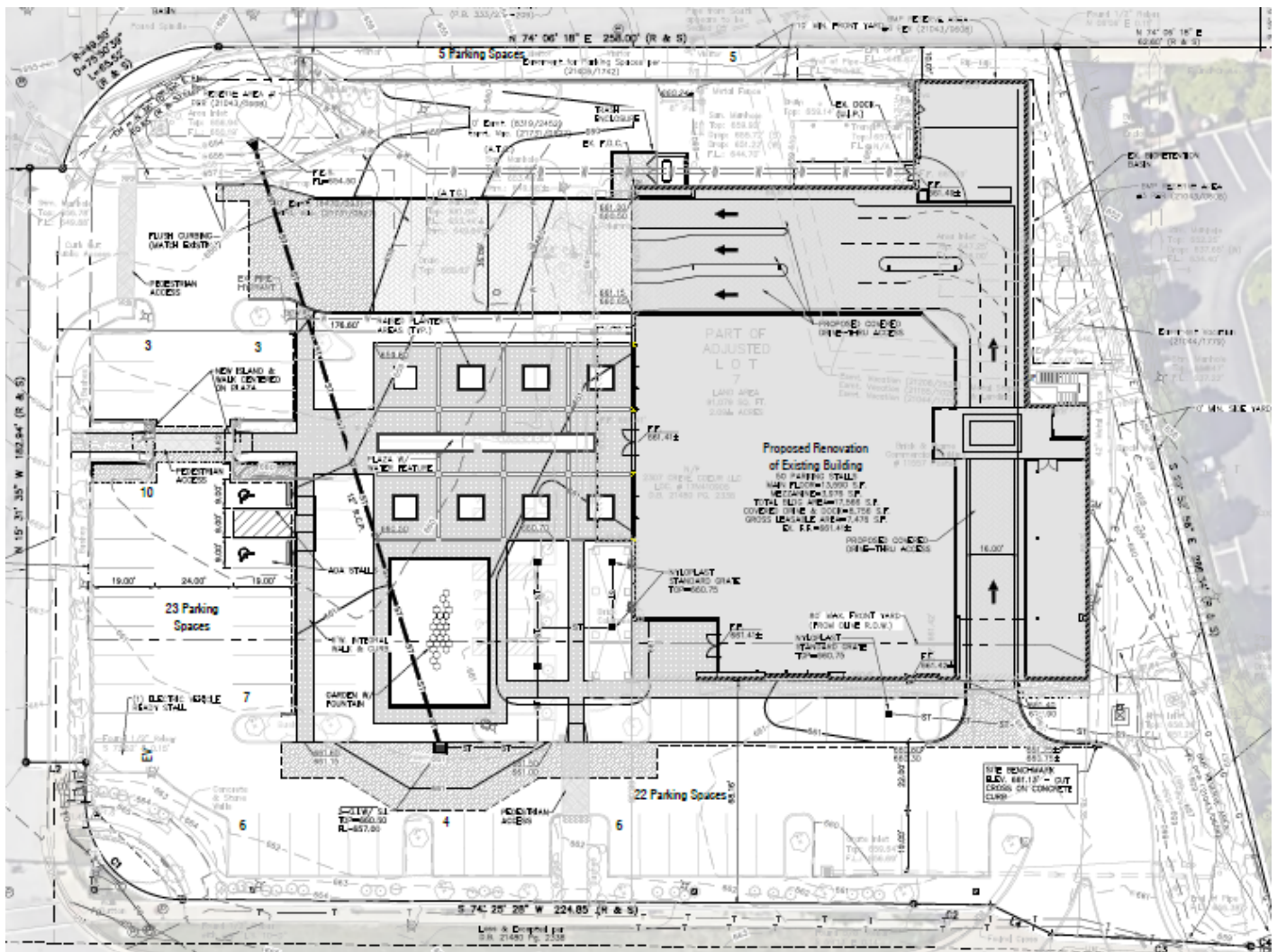


Figure 1: Proposed Site Development Plan

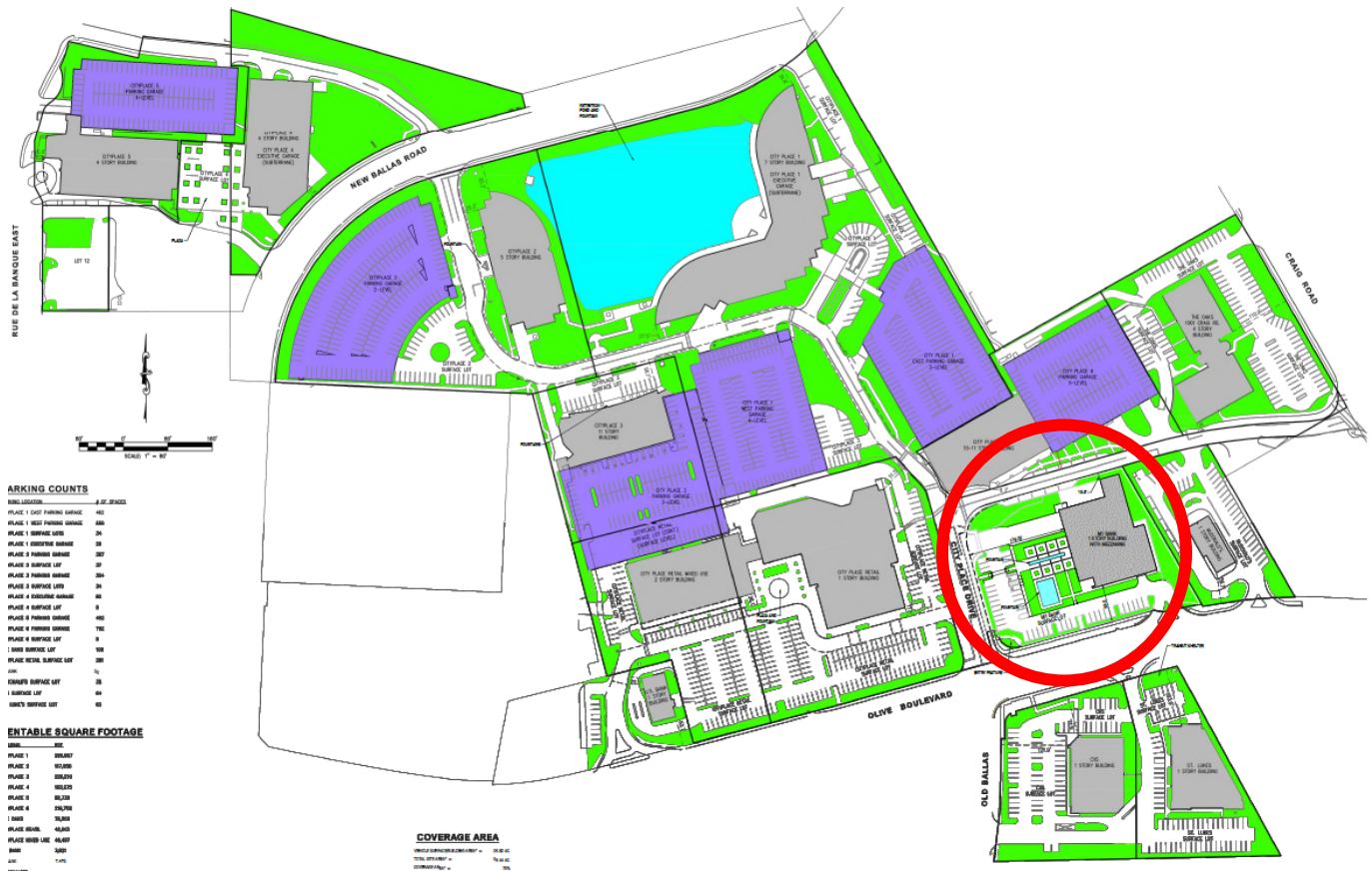


Figure 2: Amended CityPlace Site Concept Plan accommodating site changes for M1 Bank in place of Fresh Market, circled in red.

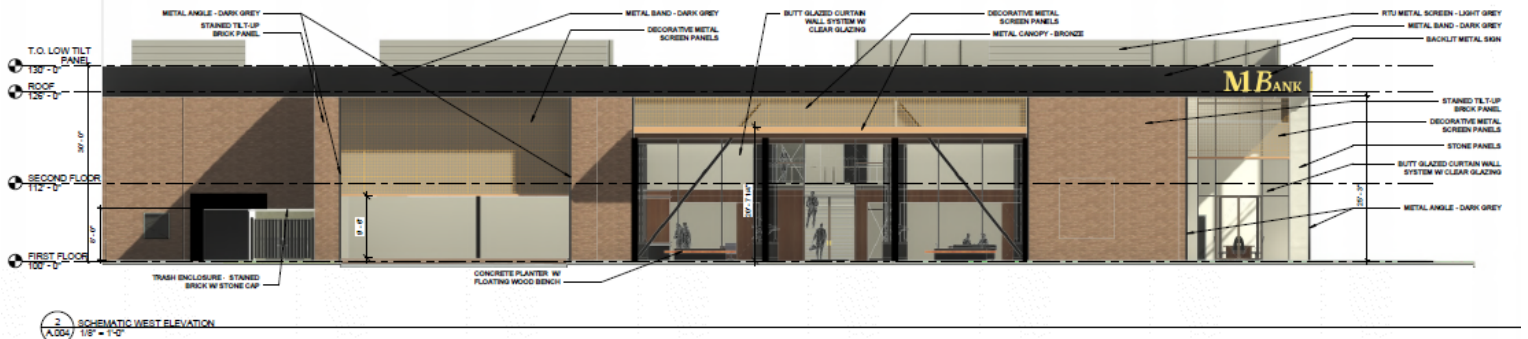


Figure 3: West Elevation

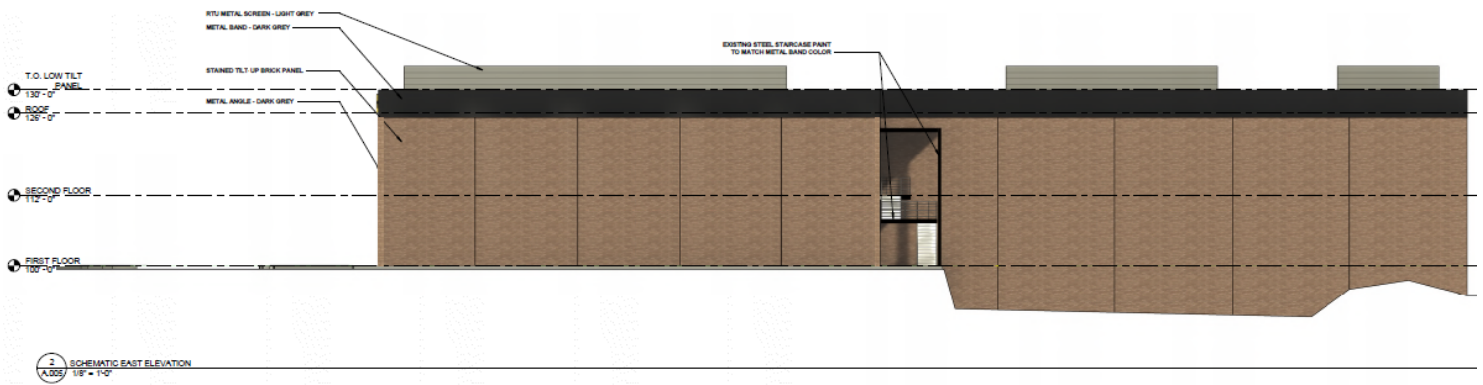


Figure 4: East Elevation

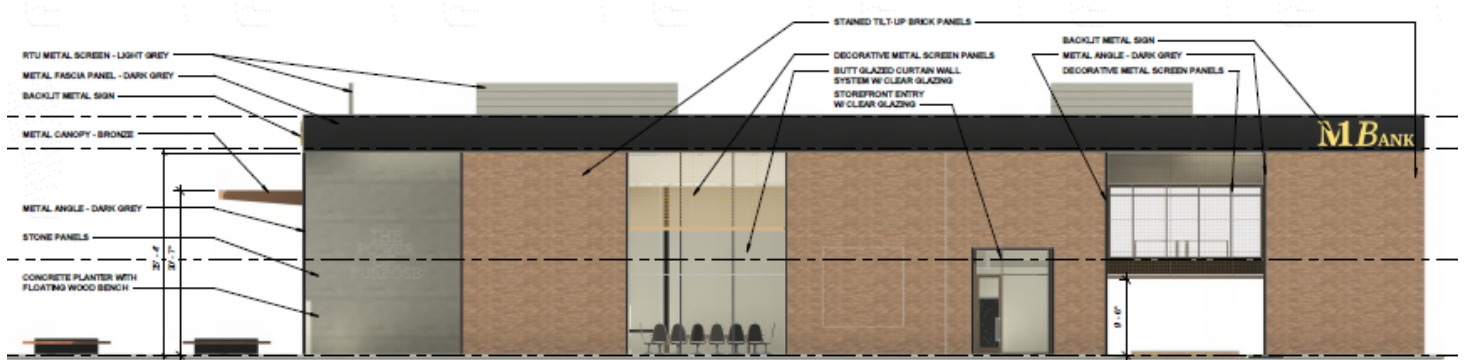


Figure 5: South Elevation

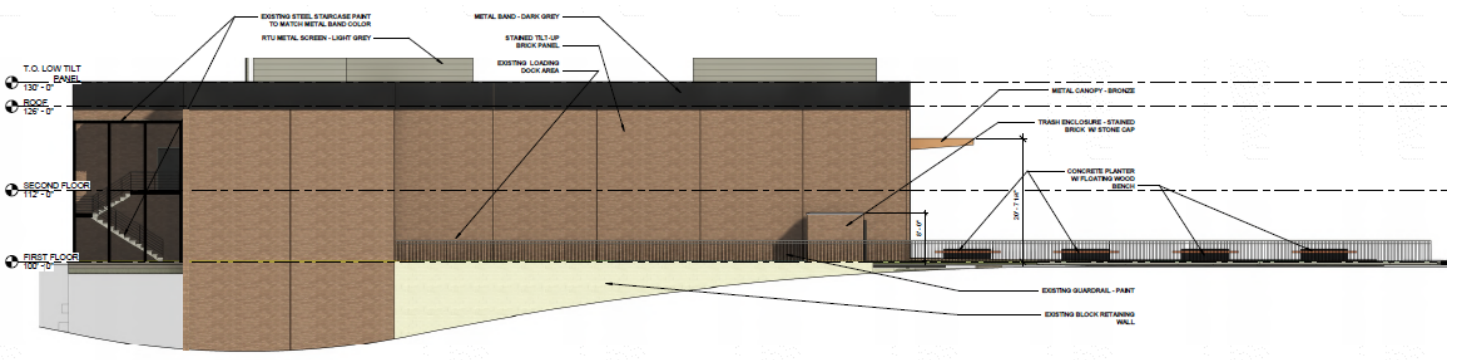


Figure 6: North Elevation

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business District	CityPlace Drive (Private)
South	Commercial	CB-Core Business District and PO-Planned Office District	Olive Boulevard
East	Commercial	CB-Core Business District	N/A
West	Commercial	CB-Core Business District	CityPlace Drive (Private)

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Mixed-Use (MU) District Place Type and the Central Business District (CBD) of the *Creve Coeur 2030 Plan*. The Mixed-Use District (MU) place type supports the development of a variety of medium density commercial, retail, office, institutional, dining, community services, and multi-family residential on large development sites with centralized parking lots.

The Central Business District (CBC) place type has a vision to support an intense urban thoroughfare setting along Olive Boulevard on large development parcels such as the subject property. It also promotes outdoor site amenities, such as plazas, great streetscapes to encourage walkability and comprehensive pedestrian amenities linking the street to the buildings (p. 72.) The existing sidewalks provide walkability of the site and into the larger CityPlace development while the existing pedestrian amenity with benches at the corner of Olive Boulevard and CityPlace Drive, along with the proposed extensively landscaped plaza with fountain features, fulfill the goals of the CBC district place type.

Design Guidelines Review

Site Design

The building is existing but the proposal for the creation of an extensively landscaped pedestrian plaza in the existing parking lot leading to the main entrance is a creative approach to improving pedestrian interest, access and enjoyment called for in the Design Guidelines (p. 4.) Active building fronts with large window openings at ground level with transparent, non-reflective, minimally tinted glass are strongly encouraged (p.5) which is reflected in the exterior alterations proposed for M1 Bank. Street trees compliant with the Zoning Code requirements of 1 per 30 feet of street frontage and differentiated pedestrian access pathways at the building's entry and through the parking lot with a change in sidewalk material are also compliant with the guidelines (p.5-6.)

Building Design and Materials

The City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear, interesting and well-articulated design concept. (p. 7-8) Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties (p.8.) Defined outdoor spaces including courtyards, patios, plazas, covered walkways, arcades, colonnades, gardens, trellised areas and similar activity centers, should be incorporated into the building design (p.7.) All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view (p.8.) Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (p.9.)

The exterior material is a light-colored brick which will be stained to a darker, natural brick color. Stone panels will be added at the corner replacing the tower element. A dark metal panel is being added along the new, lowered roofline. Decorative metal screen panels will be incorporated over recessed elements such as the new tunnel openings and the new butt -glazed curtain wall systems on the south and west elevations. The addition of the large windows and lobby windows/main entrance feature serve to open up the space to passing pedestrians or vehicles. The changes to the roofline mean that the rooftop utilities will be more

exposed to the public. A screening material of flush metal panels is proposed but staff does have concerns about the new visibility of the rooftop utility area. The trash enclosure will also be a stained brick material with stone cap to match the building with dark colored gates. The location of the trash enclosure sits to the side of the building and has been pushed back behind the building line in order to minimize view and visual impact (p.10). The existing loading dock is to remain. The drive through entrance located on the south elevation is recessed to minimize its appearance.

Staff finds, that overall, the proposal meets with the recommendations of the Design Guidelines and the Comprehensive Plan to a large degree, with further discussion on the increased visibility of the rooftop mechanical screens compared to the existing design.

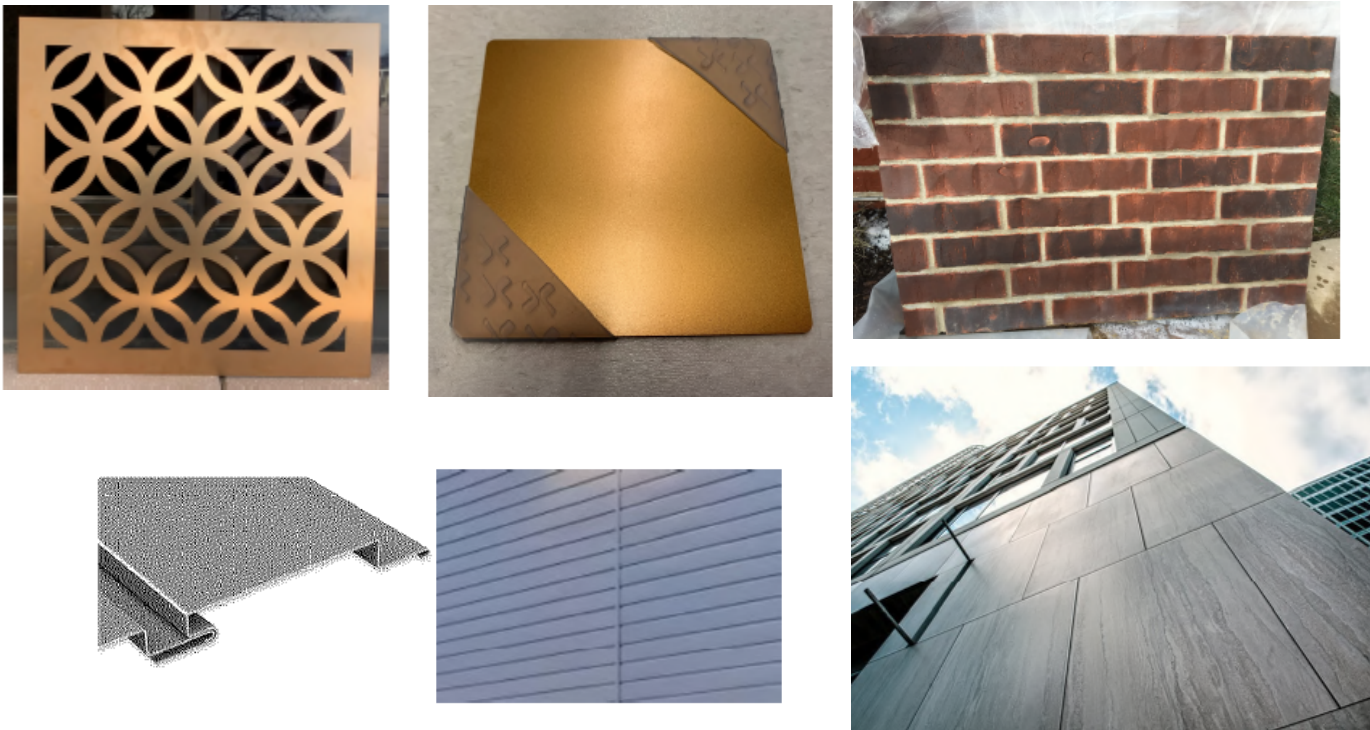


Figure 7: Material samples provided.

ZONING REVIEW

Site Concept and Site Development Plan

In the “CB” Core Business District, per Section 405.370.D. of the zoning code, the submittal of a site concept plan and site development plan is required for all proposed developments. The proposed development is the re-use of an existing building and site within the CityPlace Commercial Designed Development. The existing building and site will be extensively altered to accommodate M1 Bank’s needs and an amended Site Concept Plan has been provided to reflect the proposed changes to the site and replace the former Fresh Market site on the plan. The building and site alterations will take place in one development phase.

A Site Development Plan is intended to provide a basis for review which include items such as landscaping, tree preservation, site grading, stormwater management, and shall include architectural elevations, landscape plans, and specific information on the building’s use, bulk, and placement. Section 405.370(A) of the Zoning Code states that site development plan approval by the Planning and Zoning Commission and the City Council shall be required to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related

public improvements and services. Since the building and site are already existing and intended to be re-used, a tree preservation plan and stormwater plan were not required.

The site development plan shows that 34 parking spaces and the surrounding pavement around the building will be removed in order to accommodate the construction of a large, landscaped, pedestrian plaza. The pedestrian plaza will include light colored pedestrian pavers, 8 planters with integrated benches and lighting, two water features including a grand fountain with sculpture to be determined and surrounding mix of extensive landscaping. Replacing the parking lot with the pedestrian plaza reduces the overall site coverage per the definition in Section 405.120 which states, "The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas." The site will also include an updated pedestrian access from the sidewalk along CityPlace Drive through the parking lot and connecting to the plaza which will be differentiated from the parking lot with the use of the same pavers as in the plaza. An existing pedestrian access from the sidewalk along Olive Boulevard to the building will be reused and differentiated with the same pavers. The drive-through lane will be constructed within the footprint of the existing building and the remaining space will be used for offices, meeting rooms, employee circulation rooms and to accommodate the lobby where the public will be met. The drive through tunnel will have retractable doors to close off the space at night, the design of which is still being discussed. The applicant has provided correspondence to staff stating that no material has been chosen yet, but the doors will be solid.

Section 405.370 (E)(3)(a) of the "CB" Core Business District allows a maximum site coverage of 63% with the possibility of an increase up to 70% as a bonus in consideration of special or outstanding landscape and site planning features when approved by the Planning and Zoning Commission. The site has a proposed site coverage of 58.9% where 63% is allowed. Per the definition of site coverage for non-residential developments found in Section 405.120, buildings, driveways, parking lots, and loading areas count towards site coverage while landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas do not. The total site area is 2.09 acres.

Conditional Uses

The proposal for M1 Bank includes two conditional uses. The Commercial Banking use (NAICS 522110) and All Drive-in and Drive-Through Services (excluding Food Services) use (NAICS CC442100) are both conditional uses in the CB district. Section 405.470 *Conditional Uses*, addresses the additional requirements for All Drive-in and Drive-Through Services (excluding Food Services).

- 8.** All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH," "MX," "PC," "GC," "CB" and "LI" districts). [Ord. No. 5400 §1, 11-10-2014; Ord. No. 5717, 9-29-2020]
 - a.** Shall provide space for at least three (3) cars per drive-up window or station.
 - b.** Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c.** Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d.** When provided in the "PH" District, drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

The proposal includes a drive through banking lane inside the footprint of the existing building through the construction of a tunnel that will lead customers to enter through the south elevation and exist through the west elevation into the parking lot. There is one drive up window which is able to service the three lanes via vacuum air tubes and the third lane will have an ATM. Each station requires space for 3 cars to stack and the tunnel is able to accommodate at least 13 cars safely which is more than the 9 spaces required. Since the drive through is entirely interior to the building, screening is not a concern, but a dense row of evergreen trees has been provided in front of the tunnel's exit on the western façade that will provide additional screening of the area. Given that the tunnel has a maximum capacity of roughly 13

Landscaping

The site development plan indicates that there is 30, 574 square feet of parking lot paved area, which would require 874 square feet of interior landscaped area, which has been provided. Overall, the proposal will remove 34 parking spaces and surrounding pavement in order to accommodate the landscaped pedestrian plaza with water features and benches. The lineal street frontage along Olive Boulevard and City Place Drive is 535 feet, with 18 required street trees. 12 trees are being retained, and 6 new trees are

proposed. The landscape plan and the site development plan indicate that an underground irrigation system will be provided, as required under Section 405.540(F)(10). Additional evergreen shrubs have been added per staff request along Olive Boulevard in order to help screen the right-of-way from parking lot headlight glare.

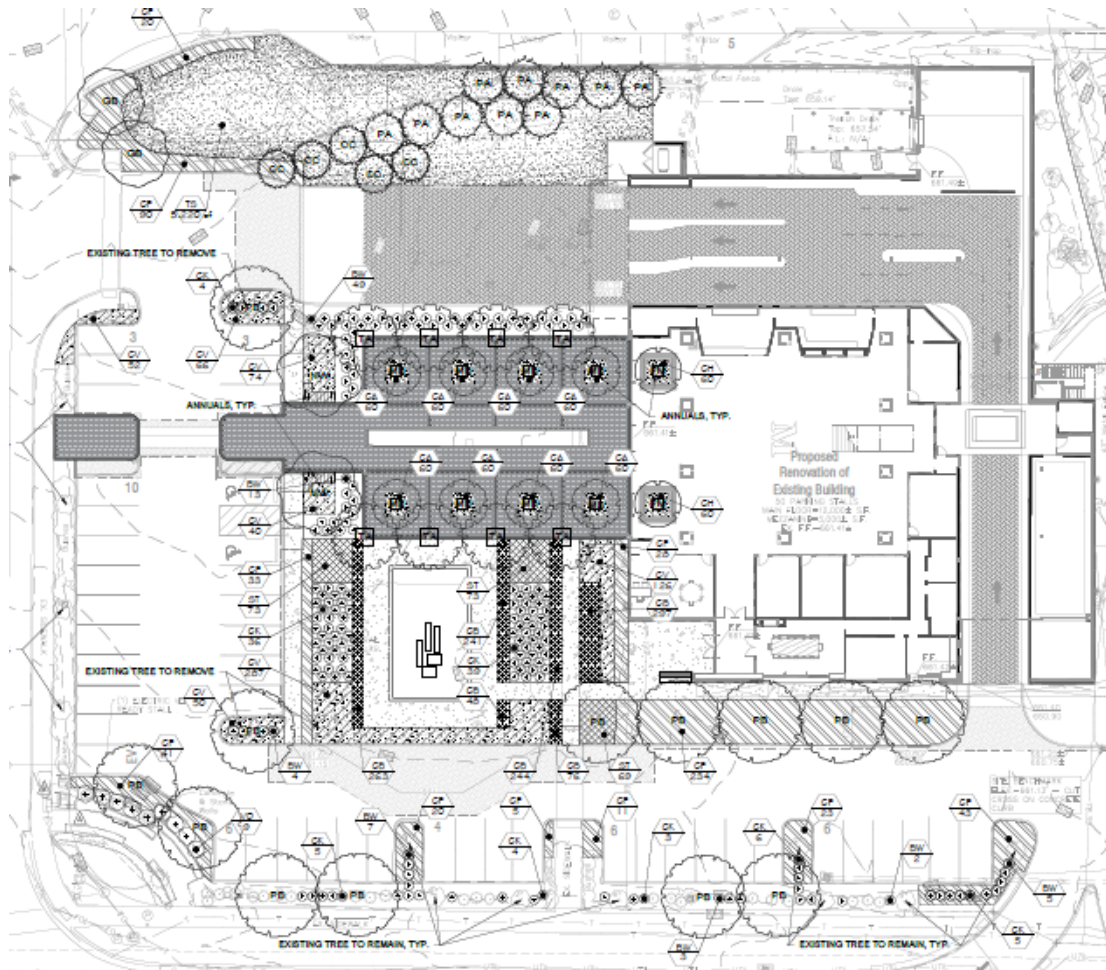


Figure 9: Proposed Landscape Plan

Lighting

The Applicant submitted a photometric plan indicating that lighting will not be cast upon adjacent property or public right-of-way and will be downcast and shielded in compliance with Section 405.680. The Applicants are proposing the use of downward cast building lighting for the façade screens and ground-mounted pathway markers and LED lighting under the plaza seat wells. The parking lot lighting is showing a mix of new and reused mounting poles with mounting height of 23 feet, where Section 405.680(B)(3) has a maximum mounting height of 24 feet in non-residential districts. Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance requires a minimum of not less than an average of one (1) foot-candle of illumination for a parking lot.

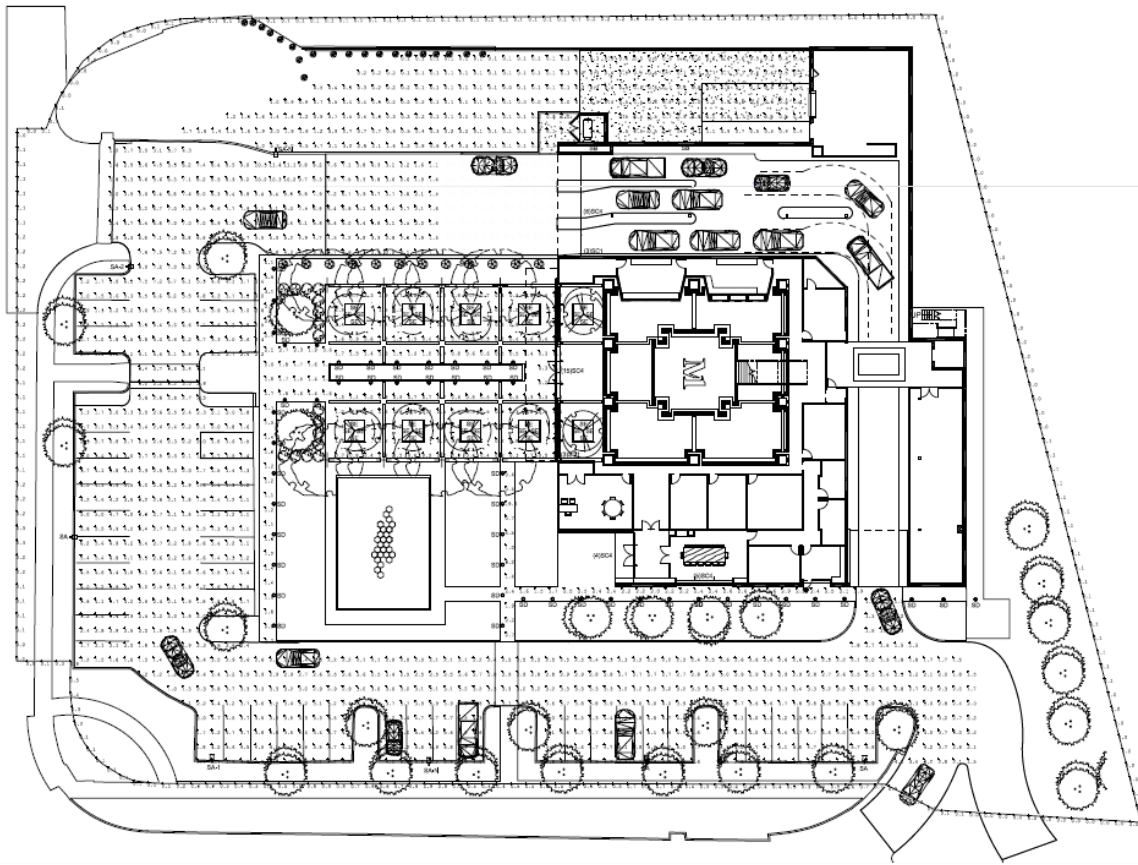


Figure 5: Applicant's Photometric Plan

IMAGE	TAG	SYMBOL
	SA SA-1 SA-2	
	SA-N	
	SD	

	SC1	
	SC4	
	SD	
	SE	

Figure 6: Applicants Proposed light fixtures

Parking

The proposal provides for sufficient parking on site. The existing site includes 85 parking spaces, with 34 proposed for removal by the applicant in order to accommodate the pedestrian plaza, leaving 50 provided for the M1 Bank use. Section 405.820(G)(1)(b) requires parking to be calculated at 3.3/1000 of the gross leasable floor area using the definition of the gross leasable floor area provided in Section 405.120 for buildings greater than 15,000 square feet. The definition of “Gross Leasable Floor Area” per Section 405.120 is as follows:

As employed in this Chapter, the total interior floor area of a building or structure measured at the inside face of the exterior walls but excluding stairwells, lobbies, common corridors and other non-leasable circulation area, elevator shafts, parking structures and space occupied by mechanical equipment or space related to the operation and maintenance of the building as well as that floor surface covered by walls or partitions enclosing these common areas or elements of a building.

The total square footage of the entire building is over 15,000 square feet and when the gross leasable floor area per the definition in Section 405.120 is calculated the figure is 7,476 square feet, requiring 25 parking spaces. 50 parking spaces have been provided on site that meet the length and width requirements of Section 405.800 including 2 accessible parking spaces and 1 EV Ready (EVR) parking space. An excess of 25 parking spaces is provided on site.

Signs

All signs are reviewed under a separate permit at Staff level in conformance with the Sign Regulations. No approval of the project constitutes approval of any signs shown.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal meets with the Comprehensive Plan, Design Guidelines, as well as with the Zoning Regulations, subject to further discussion as noted in the staff report.

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for this proposal.

1. The hours of operation for the 17,566 square foot commercial banking location with drive through services shall be Monday-Friday 9:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM and closed Sundays. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, special events.
2. The Applicant shall submit Site Improvement Plans, showing all exterior improvements, for all new construction to the Department of Public Works for review. The Site Improvement Plans shall be in substantial conformance with the “Site Development Plans,” received April 7, 2023 and the Landscape Plan received April 7, 2023, as bound together and submitted in conjunction with Application #23-009 by CEDC.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received April 7, 2023, as bound together and submitted in conjunction with Application #23-009 by Core10 Architecture.
4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, shall be used in the downcast position, and with the lighting levels as shown on the photometric plans as submitted on April 7, 2023.
6. The accessible parking spaces and signage shall comply with Section 405.840.

7. Equipment installed for the site shall be properly screened with approved materials.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
11. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION AND MOTION

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

“I move to recommend approval of a Conditional Use Permit with associated Site Development Plan and amended Site Concept Plan for M1 Bank at 11557 Olive Boulevard, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of April 17, 2023” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS

Date: 5/17/23



Description:
West elevation
of the former
Fresh Market
building.



Description:
South elevation,
proposed
location of
banking drive
though tunnel.



Description:
Existing
evergreen
screening of the
property from
CityPlace 6.



Description:
Existing
pedestrian access
through parking
lot to be partially
replaced with
plaza feature.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE 5345 AND AMENDING THE SITE
CONCEPT PLAN FOR THE CITYPLACE CAMPUS AND APPROVING A
CONDITIONAL USE PERMIT WITH ASSOCIATED SITE DEVELOPMENT
PLAN FOR A COMMERCIAL BANKING DEVELOPMENT WITH DRIVE
THROUGH SERVICES ON THE PROPERTY ADDRESSED AS 11557 OLIVE
BOULEVARD, CITYPLACE VII**

WHEREAS, Ordinance #4030, passed on July 10th, 2006, approved a Commercial Designed Development (CDD) for the Cityplace campus; and

WHEREAS, Ordinance #5345 was passed December 9th, 2013, amending the CDD and Site Concept Plan for the Cityplace campus; and

WHEREAS, under Section 405.370(C), all commercial banking establishments (NAICS 522110) and all drive-in and drive-through services excluding food services (NAICS CC442100) in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Trent Hillis, of M1 Bank, submitted an application for a conditional use permit with associated site development plan and amended site concept plan for a 17,566 square foot commercial banking location with drive through services (NAICS 522110) and (NAICS CC442100) for an M1 Bank location at 11557 Olive Boulevard lot within the CityPlace Commercial Designed Development, at the former Fresh Market site known as CityPlace VII; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 17th, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit and associated site concept plan amendment and site development plan, subject to conditions, at its meeting on April 17th, 2023; 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 amending the Site Concept Plan for the CDD for the property 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 good zoning practice; and

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

BILL NO. _____

ORDINANCE NO. _____

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance No. 5345 is hereby amended, and the amended Site Concept Plan submitted with this Conditional Use application is hereby approved.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a commercial bank with drive through services located at 11557 Olive Boulevard, in the "CB" Core Business zoning district, within the CityPlace Commercial Designed Development, whose legal description is as follows:

PARCEL 1:

A parcel of ground being part of Adjusted Lot 7 of CITYPLACE PLAT TWO, recorded in Plat Book 358 page 313, of the St. Louis County Recorder's Office, City of Creve Coeur, St. Louis County, Missouri, more particularly described as follows:

Beginning at the Eastern line of City Place Drive, irregular width with the Northern line of Olive Boulevard, irregular width, as widened, and recorded in Book 21388 page 685, St. Louis County Recorder's Office; thence along the Eastern-Southern line of City Place Drive, also being the Wester-Northern line of said Adjusted Lot 7, the following courses and distances; thence North 15 degrees 31 minutes 35 West 182.94 feet, to a point; thence North 74 degrees 30 minutes 00 seconds East 10.07 feet, to a point; thence 65.53 feet, along a curve to the right having a radius of 49.50 feet, and a chord which bears North 36 degrees 10 minutes 31 seconds East 60.85 feet, to a point; thence North 74 degrees 06 minutes 18 seconds East 258.00 feet, to the Northeastern corner of said Adjusted Lot 7, to a point; thence South 29 degrees 52 minutes 56 seconds East 286.34 feet, along the Eastern line of said Adjusted Lot 7, to a point in the Northern line of said Olive Boulevard, as widened; thence along the Northern line of said Olive Boulevard, as widened the following courses and distances; thence 9.64 feet, along a curve to the left having a radius of 1005.37 feet, and a chord which bears South 79 degrees 14 minutes 04 seconds West 9.64 feet, to a point; thence 61.14 feet, along a curve to the left having a radius of 1323.92 feet, and a chord which bears South 77 degrees 35 minutes 58 seconds West 61.13 feet, to a point; thence North 80 degrees 09 minutes 23 seconds West 20.91 feet, to a point; thence 23.90 feet, along a curve to the left having a radius of 1,332.42 feet, and a chord which bears South 74 degrees 56 minutes 18 seconds West 23.90 feet, to a point; thence South 74 degrees 25 minutes 28 seconds West 224.85 feet, to a point; thence 47.14 feet, along a curve to the right having a radius of 30.00 feet and

BILL NO. _____

ORDINANCE NO. _____

a chord which bears North 60 degrees 33 minutes 04 seconds West 42.44 feet, to a point; thence North 15 degrees 31 minutes 35 seconds West 12.00 feet, to a point; thence South 74 degrees 28 minutes 25 seconds West 18.50 feet, to the Eastern line of said City Place Drive to the point of beginning.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The hours of operation for the 17,566 square foot commercial banking location with drive through services shall be Monday-Friday 9:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM and closed Sundays. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, special events.
2. The Applicant shall submit Site Improvement Plans, showing all exterior improvements, for all new construction to the Department of Public Works for review. The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received April 7, 2023 and the Landscape Plan received April 7, 2023, as bound together and submitted in conjunction with Application #23-009 by CEDC.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received April 7, 2023, as bound together and submitted in conjunction with Application #23-009 by Core10 Architecture.
4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, shall be used in the downcast position, and with the lighting levels as shown on the photometric plans as submitted on April 7, 2023.
6. The accessible parking spaces and signage shall comply with Section 405.840.
7. Equipment installed for the site shall be properly screened with approved materials.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
11. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided

BILL NO. _____

ORDINANCE NO. _____

that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city
of

CREVE COEUR

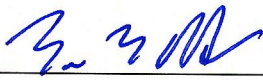
PLANNING DIVISION

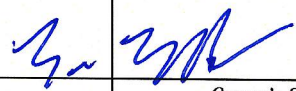
File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Trent Hillis	Amanda Partyka Norris
<i>Name</i>	<i>Name</i>
M1 Bank	Core10 Architecture
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
7 N. Bemiston Ave	4501 Lindell Blvd., Suite 1a
<i>Address</i>	<i>Address</i>
Clayton, MO 63105	St. Louis, MO 63108
<i>Address</i>	<i>Address</i>
Telephone # 314-721-2265	Telephone # 314-480-6237
<i>Telephone #</i>	<i>Telephone #</i>
Fax # _____	Fax # _____
<i>Fax #</i>	<i>Fax #</i>
Email: _____	Email: anorris@core10architecture.com
<i>Email:</i>	<i>Email:</i>
	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
11557 Olive Blvd	Same
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	
<i>Address</i>	<i>Company (If Applicable)</i>
M1 Bank	
<i>Development Name (if any)</i>	<i>Address</i>
CB - Core Business District	
<i>Current Zoning</i>	<i>Address</i>
Prior CUP Approvals (if known)	Telephone # _____
	<i>Telephone #</i>
	Fax # _____
	<i>Fax #</i>
	Email: _____
	<i>Email:</i>
	
	<i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Banking facility with covered drive-thru.

Gross Floor Area – Existing and Proposed: Ex. 25,653 GSF / Proposed 17,566 sf

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

Number of Employees at the busiest shift: 28

Hours of Operation: Monday - Friday 9am - 5 pm, Saturday 9 am - 12 pm

Current or Most Recent Use of the Property: The Fresh Market (previous use)

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

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan	☐ Photographs of existing structures
☐ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☐ Legal Description in Word format
☐ Floor plan	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, April 17, 2023.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete

Received By: _____

☐ All Documents, incl. e-Copies

☐ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development
Bethany Moore, City Planner
Planning Department (314) 872-2501

Revised: 11/21



M1 BANK CITY PLACE 7

CREVE COEUR, MO



PROJECT DESCRIPTION

1. DESCRIPTION OF PROJECT:

THE PROPOSED PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING 25,000 SF BUILDING. THE EXTERIOR WALLS ARE TILTUP CONCRETE PANELS WITH A STRUCTURAL STEEL FRAME SYSTEM. THE BUILDING WILL BE RENOVATED FOR USE AS A BANK CONTAINING LOBBY, OFFICES, CONFERENCE ROOMS, A PARTIALLY ENCLOSED DRIVE-THRU AND AN EXTERIOR LANDSCAPE PLAZA.

2. SITE DESCRIPTION:

ZONING DISTRICT	CB - CORE BUSINESS DISTRICT
LOT NUMBERS	7
SITE AREA	91,079 SF / 2.09 ACRES
STRUCTURE HEIGHT	4 STORIES, 60'-0" ALLOWED / 2 STORIES, ~30' EXISTING
SITE COVERAGE	63% ALLOWED / 58.9% PROPOSED (63,651 BLDG & PAVINGS / 91,079 SITE SF)
FAR	1 SF BLDG PER 1 SF SITE AREA ALLOWED / 24 FAR EXISTING

3. BUILDING AREAS (PROPOSED ENCLOSED SQUARE FOOTAGE):

1ST FLOOR	13,590 GSF
MEZZANINE	3,976 GSF
TOTAL BUILDING AREA	17,566 GSF
COVERED DRIVE & LOADING DOCK	8,756 GSF
GROSS LEASABLE SQUARE FOOTAGE	7,476 SF

4. PARKING REQUIREMENTS:

COMMERCIAL DRIVE THRU STACKING	3 SPACES PER WINDOW REQUIRED / 3+ PROVIDED
PARKING SPACES	3.3 PER 1,000 SF (OVER 15,000 GSF) REQUIRED
	GROSS LEASABLE SF - 7,476 / 1,000 = 7.476 X 3.3 = 25 REQUIRED
PROVIDED	50 SPACES
MINIMUM STALL DIMENSION	9 FEET BY 18 FEET

SHEET INDEX

00 GENERAL

A.000	COVER SHEET
A.001	EXISTING PROPERTY PHOTOS

01 CIVIL

SD1	TITLE SHEET
SD2	EXISTING CONDITIONS PLAN
SD3	SITE DEVELOPMENT PLAN
SD4	CDD EXHIBIT

02 LANDSCAPE

L-100	SITE LAYOUT PLAN
L-101	PLANTING PLAN
L-102	LANDSCAPE DETAILS

04 ARCHITECTURAL

A.002	SCHEMATIC SITE PLAN
A.003	SCHEMATIC FLOOR PLANS
A.004	EXTERIOR ELEVATIONS
A.005	EXTERIOR ELEVATIONS
A.006	MATERIAL SAMPLES
A.007	EXTERIOR RENDERINGS
A.008	EXTERIOR RENDERINGS
A.009	EXTERIOR RENDERINGS
A.010	EXTERIOR RENDERINGS
A.011	EXTERIOR RENDERINGS

08 ELECTRICAL

LD-101	SITE LIGHTING PLAN
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M1 BANK

7 N. BEAUMON AVENUE
CLAYTON, MO 63105



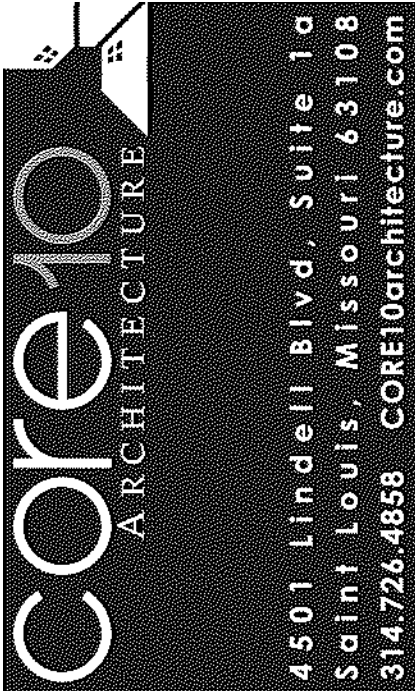
04/06/2023

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

AMANDA PARTYSKA NORRIS - ARCHITECT
MOW A-200500196
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE
NO. 000639

DRAWING TITLE
COVER SHEET

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO



DATE	#	REVISION
04/07/23	1	CUP REVISIONS

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #22005

SHEET NO. A.000

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: FMG CHECKED BY: APN



04/06/2023
THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-000639196
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE
NO. 000639



EXISTING PROPERTY TO BE RENOVATED



EXISTING ADJACENT PROPERTY (WEST)

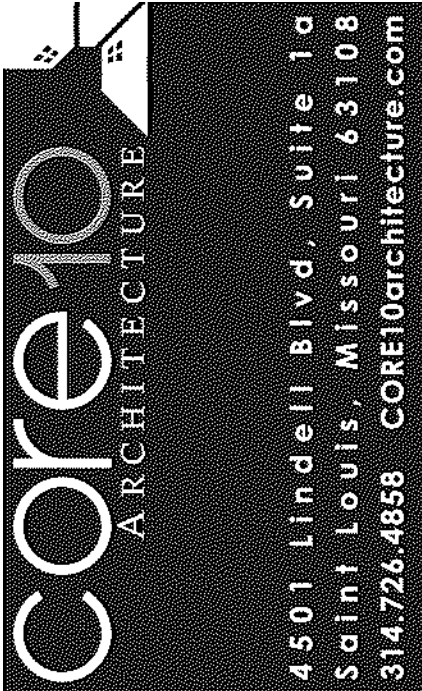
EXISTING ADJACENT PROPERTY (NORTH)

EXISTING ADJACENT PROPERTY (SOUTH)

EXISTING ADJACENT PROPERTY (EAST)

DRAWING TITLE
EXISTING PROPERTY PHOTOS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO



DATE	#	REVISION
04/07/23	1	CUP REVISIONS

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #22005

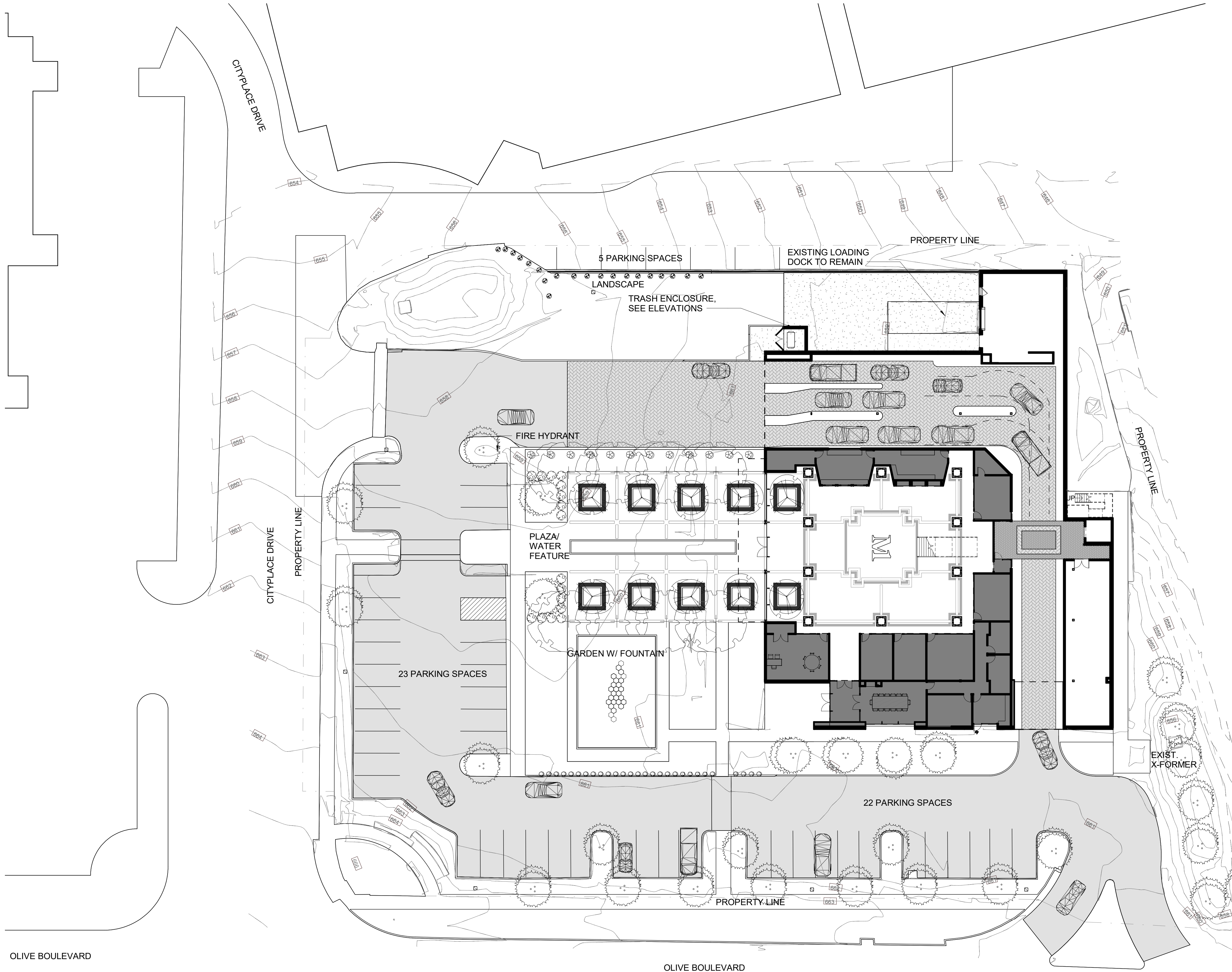
SHEET NO. A.001

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CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: Author CHECKED BY: Checker
Page 217 of 252



SCHEMATIC SITE PLAN
1" = 20'-0"

OLIVE BOULEVARD



OLIVE BOULEVARD



04/06/2023
THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

AMANDA PARTYKA NORRIS - ARCHITECT
MOW A-22000198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE
NO. 000639

DRAWING TITLE
SCHEMATIC SITE PLAN

core10
ARCHITECTURE
4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

DATE	#	REVISION
04/07/23	1	CUP REVISIONS

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #22005

SHEET NO.
A.002

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: Author CHECKED BY: Checker

LEGEND

EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
SWALE	
TO BE REMOVED	
TO BE REMOVED & RELOCATED	
TO BE USED IN PLACE	
ADJUST TO GRADE	
BACK OF CURB	
FACE OF CURB	
WATER MAIN	
GAS MAIN	
UNDERGROUND TELEPHONE	
OVERHEAD WIRE	
UNDERGROUND ELECTRIC	
SILTATION CONTROL	
FIRE HYDRANT	
POWER POLE	
WATER VALVE	
LIGHT STANDARD	

ZONING NOTES

ZONED: "CB" CORE BUSINESS DISTRICT

FRONT YARD:
(1) FRONT YARD FOR PARCELS SOUTH OF OLIVE BOULEVARD. A MINIMUM OF FIFTY PERCENT (50%) OF THE BUILDING ELEVATION PARALLEL TO THE STREET RIGHT-OF-WAY SHALL BE LOCATED A MAXIMUM OF FIFTEEN (15) FEET FROM THE RIGHT-OF-WAY ESTABLISHED BY THE ADOPTED SITE DEVELOPMENT PLAN FOR THE "CB" CORE BUSINESS DISTRICT. IN THE EVENT THAT THE PLANNED RIGHT-OF-WAY IS GREATER THAN THE PRESENT RIGHT-OF-WAY, THE REQUIRED SETBACK SHALL BE MEASURED FROM A LINE LOCATED A DISTANCE EQUAL TO ONE-HALF (1/2) THE WIDTH OF THE PLANNED RIGHT-OF-WAY FROM THE CENTERLINE OF THE PRESENT RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL WHERE APPLICABLE ON MAJOR STREETS OR HIGHWAYS. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING THE BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

(2) FRONT YARD FOR PARCELS NORTH OF OLIVE BOULEVARD. NO BUILDING OR STRUCTURE SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM A PUBLIC RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL WHERE APPLICABLE ON MAJOR STREETS AND HIGHWAYS. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

(3) FRONT YARD FOR OLIVE BOULEVARD FRONTAGE. A BUILDING OR STRUCTURE SHALL BE LOCATED A MAXIMUM OF EIGHTY (80) FEET FROM ESTABLISHED RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL IF THEY ARE STRICTER THAN THE REQUIREMENTS OF THIS DISTRICT. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

EXISTING SITE CONDITIONS MAY FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF CREVE COEUR ZONING REGULATIONS. ZONING REGULATIONS ARE SUBJECT TO CHANGE, INTERPRETATION AND EXCEPTION. FOR FURTHER INFORMATION CONTACT THE CITY OF CREVE COEUR PLANNING AND ZONING DEPARTMENT AT 314-432-6000.

PREPARED FOR:
CORE10 Architecture
4501 Lindell Boulevard
St. Louis, Missouri 63108
Attn: Mr. Michael Byrd, AIA

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

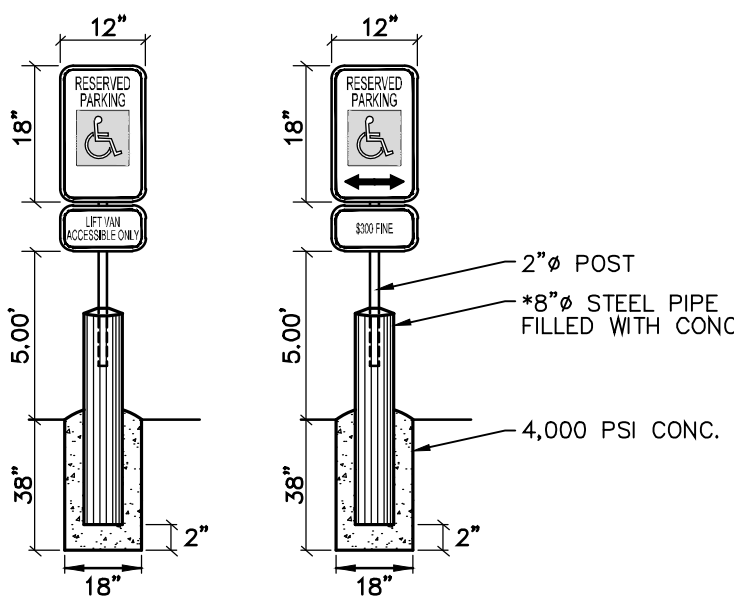
ABBREVIATIONS

N	NORTH
E	SOUTH
W	EAST
CONC	WEST
ASPH	CONCRETE
PB	ASPHALT
DB	PLAT BOOK
SP	DEED BOOK
AC	PAGE
ELEV	SQUARE FEET
FF	ACRES
FL	ELEVATION
FINISH FLOOR	FINISH FLOOR
FLOWLINE	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

PP POWER POLE & GUY
COO CLEAN OUT
GV GAS VALVE
GM GAS METER
GD GAS DRIP

SYMBOLS

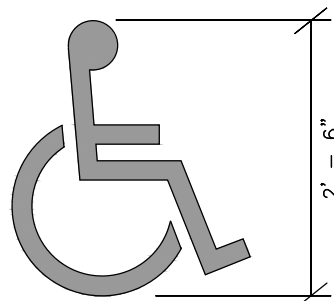
	WV WATER VALVE
	WMH WATER MANHOLE
	TMH TELEPHONE MANHOLE
	BRUSH & SHRUB LINE
	TREE & SIZE
	BUSH & SIZE
	BOLLARD
	SIGN
	ELECTRIC YARD LIGHT
	BORING LOCATION
	MAIL BOX
	ELECTRIC BOX
	POWER POLE



ACCESSIBLE PARKING SIGN

- STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT CITY STREET DEPARTMENT GAUGE
- LETTERS AND BORDERS ARE GREEN
- HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE
- SET BOTTOM OF "FINE" SIGN 60" A.F.G.

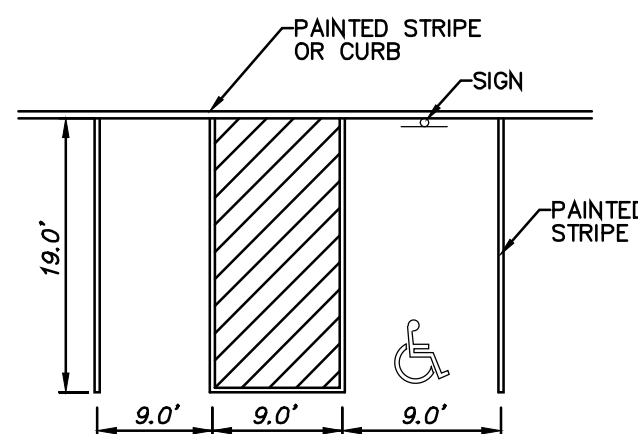
*IF INSTALLED IN PARKING LOT



ADA SIGN

(n.t.s.)

NOTE:
ADA GRAPHIC SHALL BE WHITE OR PER LOCAL CODE



TYPICAL PARKING STALLS

(n.t.s.)

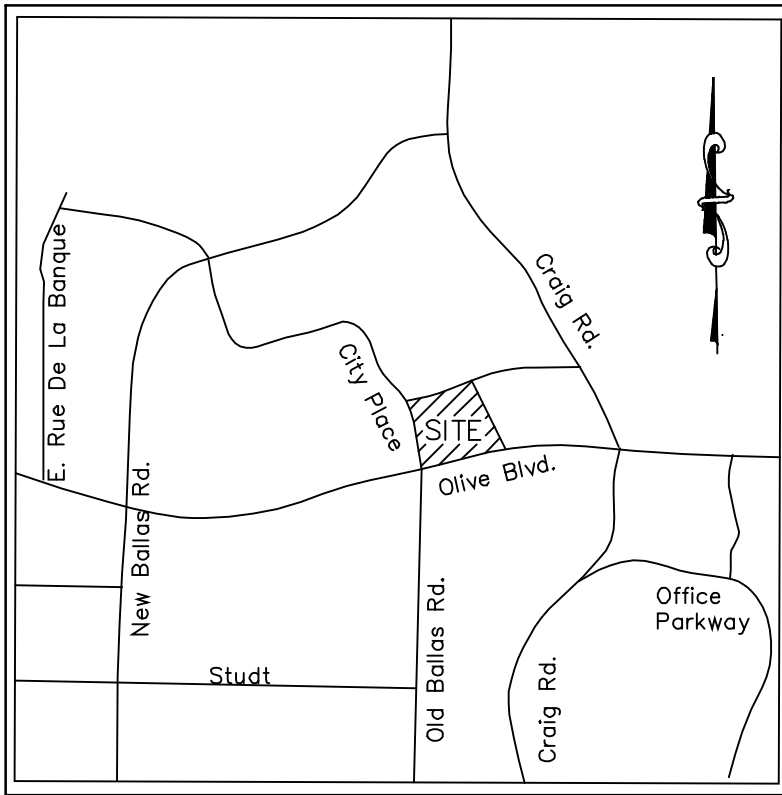
NOTE:
ADA STRIPING & GRAPHIC SHALL BE WHITE OR PER LOCAL CODE

Site Development Plan

M1 BANK

LOCATED WITHIN CITYPLACE COMMERCIAL DESIGN DEVELOPMENT

PART OF ADJUSTED LOT 7 OF CITYPLACE PLAT TWO,
RECORDED IN PLAT BOOK 358 PAGE 313,
OF THE ST. LOUIS COUNTY RECORDERS OFFICE,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

N.T.S.

PARCEL DATA

OWNER	= M1 BANK
ADDRESS	= 11557 OLIVE BLVD.
LOCATOR NUMBER	= 17N410994
ZONING	= CB - CORE BUSINESS DISTRICT
SITE AREA (TOTAL)	= 2.09 AC. (91,079 S.F.)
WATER SHED	= CREVE COEUR CREEK
FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT

UTILITIES & AGENCIES

ELECTRIC COMPANY	= AMEREN UE-DORSETT DISTRICT 12121 DORSETT ROAD MARYLAND HEIGHTS, MO 63043 PH: (314) 344-6575 ATTENTION: ENGINEERING	WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO 63141 PH: (314) 996-2466 CONTACT: DAVE BRAKENSIEK
PHONE COMPANY	= AT&T-ROW-CONSTRUCTION & ENGINEERING 12851 MANCHESTER ROAD DES PERES, MO 63131 PH: (314) 288-1278 ATTENTION: ENGINEERING	CABLE	= CHARTER/SPECTRUM 101 NORTHWEST PLAZA DRIVE ST. ANN, MO 63074 ATTENTION: ENGINEERING
GAS COMPANY	= SPIRE 4118 SHREWSBURY AVENUE SHREWSBURY, MO 63119 PH: (314) 768-7767 CONTACT: BRIAN LANGENBACHER, P.E.	FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT CREVE COEUR, MO 63141 CONTACT: DEPUTY CHIEF-FIRE MARSHAL J. McINTOSH
		SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 PH: (314) 768-6200

LEGAL DESCRIPTION

(FROM TITLE)

PARCEL 1:
A parcel of ground being part of Adjusted Lot 7 of CITYPLACE PLAT TWO, recorded in Plat Book 358 page 313, of the St. Louis County Records Office, City of Creve Coeur, St. Louis County, Missouri, more particularly described as follows:
Beginning at the Eastern line of City Place Drive, irregular width with the Northern line of Olive Boulevard, irregular width, as widened, and recorded in Book 21388 page 685, St. Louis County Recorder's Office; thence along the Eastern-Southern line of City Place Drive, also being the Western-Northern line of said Adjusted Lot 7, the following courses and distances; thence North 15 degrees 31 minutes 35 West 182.94 feet, to a point; thence North 74 degrees 30 minutes 00 seconds East 10.07 feet, to a point; thence 65.53 feet, along a curve to the right having a radius of 49.50 feet, and a chord which bears North 36 degrees 10 minutes 31 seconds East 60.85 feet, to a point; thence North 74 degrees 08 minutes 18 seconds East 258.00 feet, to the Northeastern corner of said Adjusted Lot 7, to a point; thence South 29 degrees 52 minutes 56 seconds East 286.34 feet, along the Eastern line of said Adjusted Lot 7, to a point in the Northern line of said Olive Boulevard, as widened; thence along the Northern line of said Olive Boulevard, as widened the following courses and distances; thence 9.64 feet, along a curve to the left having a radius of 1005.37 feet, and a chord which bears South 79 degrees 14 minutes 04 seconds West 9.64 feet, to a point; thence 61.14 feet, along a curve to the left having a radius of 1323.92 feet, and a chord which bears South 77 degrees 35 minutes 58 seconds West 61.13 feet, to a point; thence North 80 degrees 09 minutes 23 seconds West 20.91 feet, to a point; thence 23.90 feet, along a curve to the left having a radius of 1,332.42 feet, and a chord which bears South 74 degrees 56 minutes 16 seconds West 23.90 feet, to a point; thence South 74 degrees 28 minutes West 224.85 feet, to a point; thence 47.14 feet, along a curve to the right having a radius of 30.00 feet and a chord which bears North 60 degrees 33 minutes 04 seconds West 42.44 feet, to a point; thence North 15 degrees 31 minutes 35 seconds West 12.00 feet, to a point; thence South 74 degrees 28 minutes 25 seconds West 18.50 feet, to the Eastern line of said City Place Drive to the point of beginning.

PARCEL 2:
A Perpetual Non-Exclusive Easements for Utility Easements, Drainage Easements, Roadway Easements, and Detention Pond Easement according to Amended and Restated Reciprocal Easement and Restriction Agreement recorded in Book 18673 page 3162 and amended in Book 21182 page 2004, and Second Amendment recorded in Book 21564 page 3342 of the St. Louis County Records.

SITE BENCHMARK

ELEV. 661.13' - CUT CROSS ON CONCRETE CURB
AS SHOWN ON THIS SURVEY.

PROJECT BENCHMARK

ST. LOUIS COUNTY BENCHMARK 13-269 ELEV. 674.35' (NAD 88)(ELEV. 674.63' NGVD 29) - CUT "L" ON THE NORTHWEST CORNER OF THE CONCRETE BASE FOR TRAFFIC SIGNAL CONTROL BOX NEAR THE NORTHWEST CORNER OF THE CREVE COEUR FIRE DEPARTMENT AT #11720 OLIVE BOULEVARD, ROUGHLY 22 FEET EAST OF THE CENTERLINE MILL AVENUE AND 40 FEET SOUTH OF CENTERLINE OF CENTER TURN LANE OF OLIVE BOULEVARD.

SHEET INDEX

SD1	TITLE SHEET
SD2	EXISTING CONDITIONS PLAN
1 OF 1	SITE CONCEPT PLAN - CDD EXHIBIT
SD3	SITE DEVELOPMENT PLAN

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MODOT AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND MODOT.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES W/REGULAR CLEANING.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3(H):1(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- STRUCTURE SETBACKS (PER SECTION 405.370 (4))
FRONT 10 FT. (MIN.) / 80' MAX FROM OLIVE BLVD.
SIDE/REAR 10 FT.
- PARKING SETBACKS
FRONT 10 FT.
- PARKING CALCULATIONS (PER ARTICLE VII OFF-STREET PARKING AND LOADING REGULATIONS; ZONING SECTION 405.620)
 - FINANCE, INSURANCE AND REAL ESTATE
 - FOR BUILDINGS UP TO FIFTEEN THOUSAND (15,000) SQUARE FEET IN SIZE, FOUR (4) PARKING SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA.
 - FOR BUILDINGS GREATER THAN FIFTEEN THOUSAND (15,000) SQUARE FEET IN SIZE, THREE AND THREE-TENTHS (3.3) PARKING STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.
 - BUILDING AREAS
MAIN FLOOR = 13,590 S.F.
MEZZANINE = 3,976 S.F.
TOTAL AREA = 17,566 S.F.
COVERED DRIVE & LOADING DOCK = 8,756 S.F.
GROSS LEASABLE SQUARE FOOTAGE = 7,476 S.F.
 - REQUIRED PARKING
DRIVE-THRU STACKING: 3 SPACES PER WINDOW REQ'D. = 3
GROSS LEASABLE SF: 7,476 S.F./1000 x 3.3 = 25
 - PARKING PROVIDED = 50 STALLS INCLUDES: 2 ADA SPACES; 1 ELECTRIC VEHICLE READY (EVR) SPACES (2%)
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.
- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR
- SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.
- DENSITY CALCULATIONS (REFERENCE SECTION 405.370(E)(3b))
 - MAXIMUM SITE COVERAGE. SIXTY-THREE PERCENT (63%). (REFERENCE SECTION 405.370(3)(b)1)
THE PLANNING AND ZONING COMMISSION MAY, IN ITS DISCRETION, ALLOW THE PERMITTED COVERAGE TO BE INCREASED AS BONA FIDE BY ADDITIONAL FACTOR (NOT TO EXCEED TOTAL OF SEVENTY PERCENT (70%) SITE COVERAGE) IN CONSIDERATION OF SPECIAL OR OUTSTANDING LANDSCAPE AND SITE PLANNING FEATURES AS DEMONSTRATED BY A SITE DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH SECTION 405.1080.
 - SITE COVERAGE (SECTION 405.120):
 - ALLOWED: 63%
 - PROPOSED SITE COVERAGE
 - BUILDING FOOTPRINT = 22,346 S.F. (24.53%)
 - PARKING/DRIVE = 31,305 S.F. (34.37%)
 - AREA EXCLUDING: LANDSCAPED AND GREEN SPACES, PLAZA, PEDESTRIAN CIRCULATION AND UNPAVED BUFFER AREAS = 37,428 S.F.)
 - SITE COVERAGE = 53,651 S.F. / 91,079 S.F. = 58.9%
- FLOOR AREA RATIO (F.A.R.) (REFERENCE SECTION 405.370(E)(c))
MAXIMUM FLOOR AREA RATIO = ONE (1) SQUARE FOOT OF FLOOR AREA PER SQUARE FOOT OF SITE.
22,346 s.f. BUILDING = 0.24
91,079 s.f. SITE AREA
- INTERIOR PARKING LANDSCAPING CALCULATIONS
PER Section 405.540(F)(3); IN ADDITION TO ANY LANDSCAPED FRONT, BACK OR SIDE YARD AREAS REQUIRED BY THIS OR ANY OTHER SECTION, A MINIMUM OF TEN (10) SQUARE FEET OF INTERIOR LANDSCAPED AREA SHALL BE PROVIDED WITHIN THE PARKING LOT FOR EACH THREE HUNDRED FIFTY (350) SQUARE FEET OF PAVED AREA WITHIN THE PARKING LOT INCLUDING PARKING SPACES AND DRIVING AISLES.
30,574 S.F./350 x 10 = 874 s.f.
- AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED PER SECTION 405.540(10), AND SHALL SERVE ALL PLANTINGS AND ALL NATURAL TURF AREAS
- PARKING LOT LIGHTING SHALL BE DOWNCAST AND FULLY SHIELDED IN CONFORMANCE WITH SECTION 405.680 LIGHTING, OF THE ZONING CODE.
- ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII. SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VIII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TOT HE REMOVAL AND REPLACEMENT OF THE SIGN.
- THE TRASH ENCLOSURE SHALL BE BUILT OF MATERIALS THAT ARE CONSISTENT WITH THE BUILDING, SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.



MISSOURI ONE CALL TICKET NUMBER 221314133

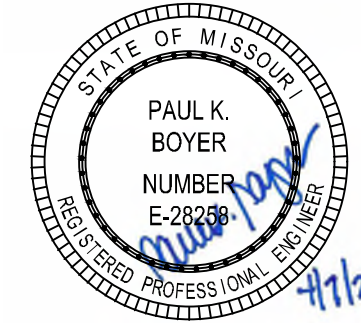
THE UTILITIES CONTACTED BY MISSOURI ONE CALL WERE ATT TRANSMISSION, AMEREN MISSOURI ELECTRIC, ATT DISTRIBUTION, EVERSTREAM SOLUTIONS, CHARTER COMMUNICATIONS, MODOT ST. LOUIS DISTRICT, LEVEL 3 NOW CENTURYLINK, EDWARD JONES, MISSOURI AMERICAN WATER COMPANY, MCP, PARKWAY SCHOOL DISTRICT, SPIRE, MO EAST, AND ST. LOUIS METROPOLITAN SEWER DISTRICT.

NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF THE UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

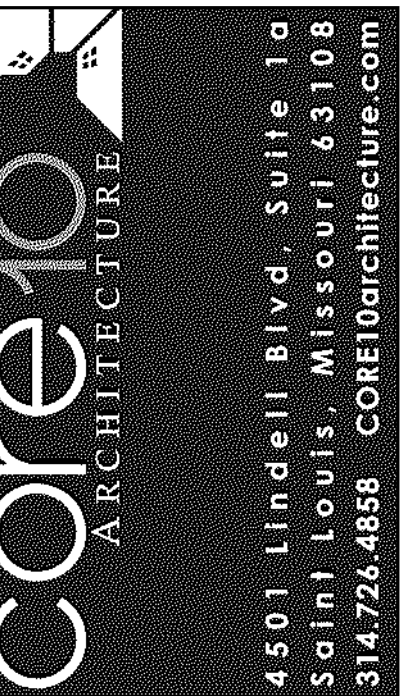
M1 BANK

7 N. BENIVSTON AVENUE
CLAYTON, MO 63105



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

DRAWING TITLE
TITLE SHEET
PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO



DATE	#	REVISION
04.07.23		CUP Resubmission

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #2290

SHEET NO.

SD1

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS

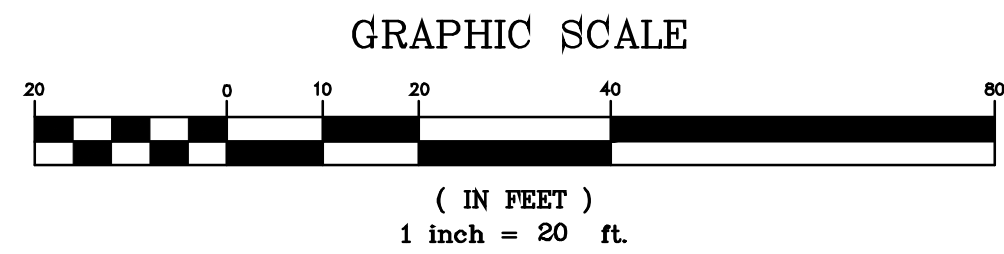
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Existing Conditions Plan

M1 BANK

LOCATED WITHIN CITYPLACE COMMERCIAL DESIGN DEVELOPMENT

PART OF ADJUSTED LOT 7 OF CITYPLACE PLAT TWO,
RECORDED IN PLAT BOOK 358 PAGE 313,
OF THE ST. LOUIS COUNTY RECORDERS OFFICE,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



M1 BANK

7 N. BENISTON AVENUE
CLAYTON, MO 63105

REMOVAL LEGEND

AREAS OF REMOVAL

LINE LABEL CHART

L1 = N 15° 31' 35" W 12.00' (R & S)
L2 = S 74° 28' 25" W 18.50' (R & S)
L3 = N 74° 30' 00" E 10.07' (R & S)
L4 = N 80° 09' 23" W 20.91' (R & S)

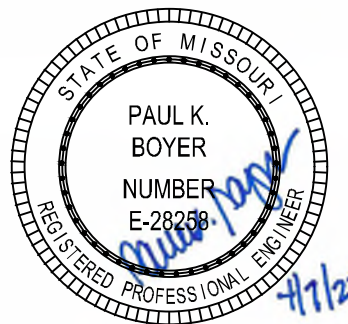
CURVE LABEL CHART

C1=
R=30.00'
D=90°02'12"
L=47.14'
(R & S)
CH = N 60° 33' 04" W
42.44' (R & S)

C2=
R=1332.42'
D=1°01'40"
L=23.90'
(R & S)
CH = S 74° 56' 18" W
23.90' (R & S)

C3=
R=1323.92'
D=2°38'45"
L=61.14'
(R & S)
CH = S 77° 35' 58" W
61.13' (R & S)

C4=
R=1005.37'
D=0°32'58"
L=9.64'
(R & S)
CH = S 79° 14' 04" W
9.64' (R & S)



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

DRAWING TITLE
EXISTING CONDITIONS PLAN

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

DATE: 04.07.23 # REVISION: CUP Resubmission

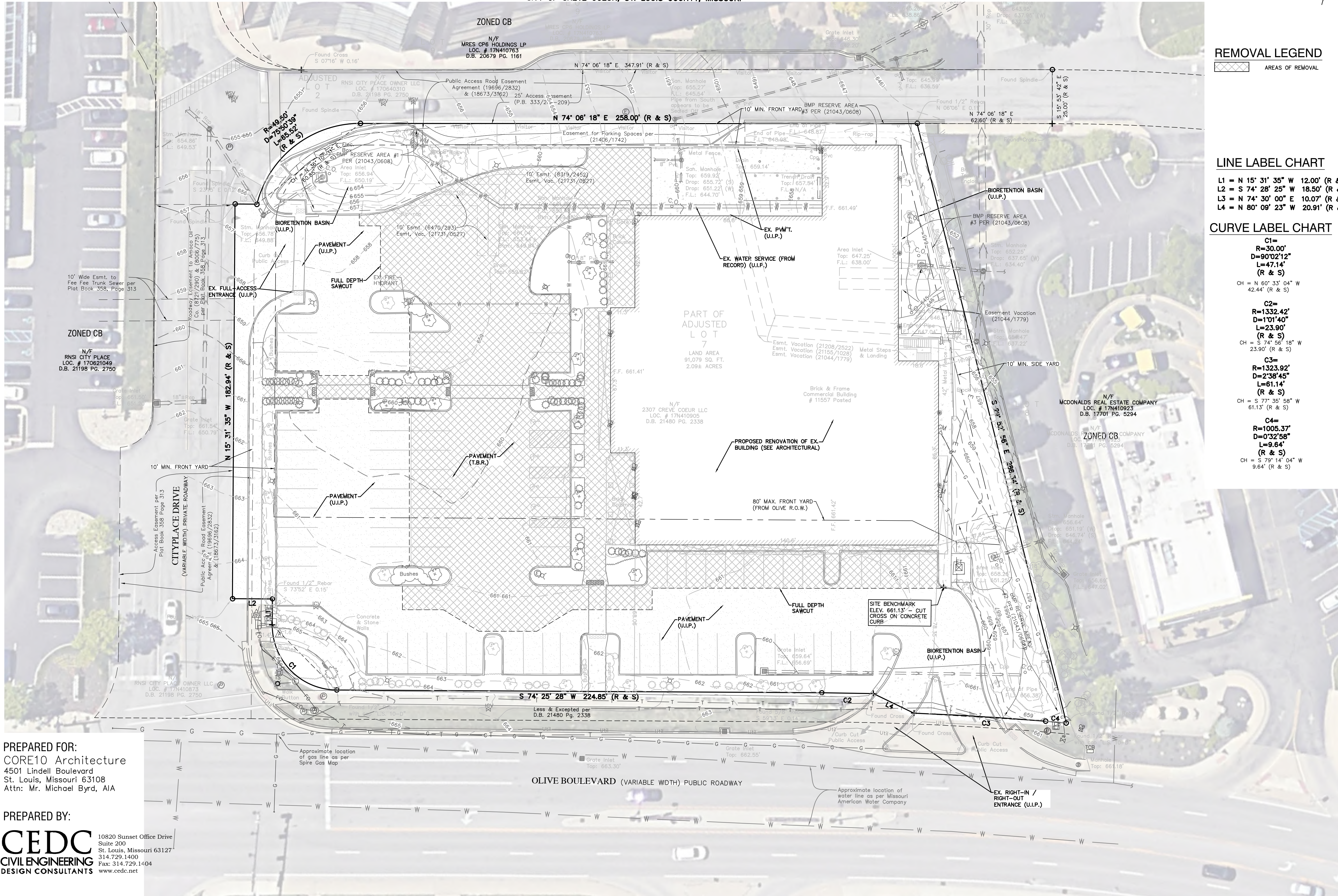
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(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #2290

SHEET NO.
SD2

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

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Page 220 of 252



PREPARED FOR:
CORE10 Architecture
4501 Lindell Boulevard
St. Louis, Missouri 63108
Attn: Mr. Michael Byrd, AIA

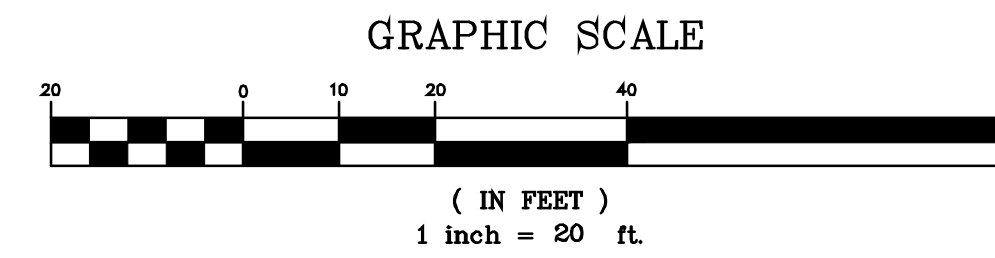
PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

M1 BANK

Site Development Plan

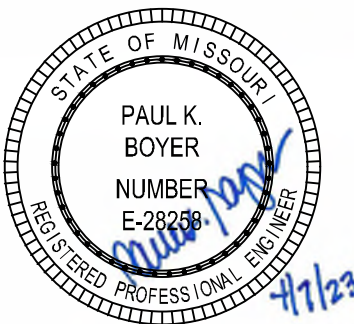
LOCATED WITHIN CITYPLACE COMMERCIAL DESIGN DEVELOPMENT

PART OF ADJUSTED LOT 7 OF CITYPLACE PLAT TWO,
RECORDED IN PLAT BOOK 358 PAGE 313,
OF THE ST. LOUIS COUNTY RECORDERS OFFICE,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PAVEMENT LEGEND

- ASPHALT PAVEMENT
- PAVERS
- CONCRETE PAVEMENT/PAVERS
(SEE LANDSCAPE)
- CONCRETE SIDEWALK
- PEDESTRIAN ACCESS-PAVERS



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

DRAWING TITLE
SITE DEVELOPMENT PLAN

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10
ARCHITECTURE
4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

DATE: 04.07.23

REVISION
CUP Resubmission

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DATE: MARCH 17, 2023
PROJECT NO. #2290

SHEET NO.
SD3

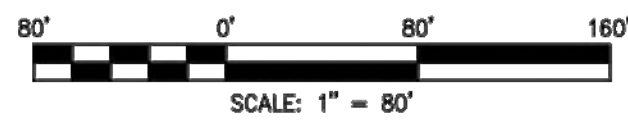
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

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PREPARED FOR:
CORE10 Architecture
4501 Lindell Boulevard
St. Louis, Missouri 63108
Attn: Mr. Michael Byrd, AIA

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

RUE DE LA BANQUE EAST



PARKING COUNTS

PARKING LOCATION	# OF SPACES
CITYPLACE 1 EAST PARKING GARAGE	462
CITYPLACE 1 WEST PARKING GARAGE	588
CITYPLACE 1 SURFACE LOTS	34
CITYPLACE 1 EXECUTIVE GARAGE	29
CITYPLACE 2 PARKING GARAGE	367
CITYPLACE 2 SURFACE LOT	37
CITYPLACE 3 PARKING GARAGE	324
CITYPLACE 3 SURFACE LOTS	34
CITYPLACE 4 EXECUTIVE GARAGE	82
CITYPLACE 4 SURFACE LOT	5
CITYPLACE 5 PARKING GARAGE	492
CITYPLACE 6 PARKING GARAGE	792
CITYPLACE 6 SURFACE LOT	5
THE OAKS SURFACE LOT	108
CITYPLACE RETAIL SURFACE LOT	281
MI BANK	50
MCDONALD'S SURFACE LOT	38
CVS SURFACE LOT	64
ST. LUKE'S SURFACE LOT	63

RENTABLE SQUARE FOOTAGE

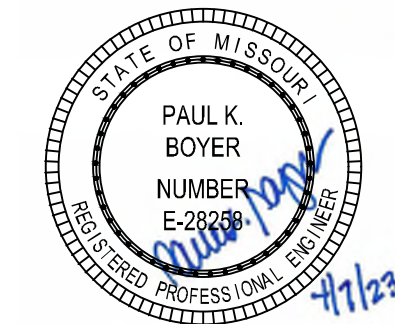
BUILDING	RSE
CITYPLACE 1	288,867
CITYPLACE 2	117,936
CITYPLACE 3	220,210
CITYPLACE 4	103,275
CITYPLACE 5	82,739
CITYPLACE 6	216,752
THE OAKS	76,809
CITYPLACE RETAIL	42,013
CITYPLACE MIXED USE	49,457
US BANK	3,821
MI BANK	7,476
MCDONALD'S	
CVS PHARMACY	14,274
ST. LUKE'S	14,806

COVERAGE AREA

VEHICLE SURFACE/BUILDING AREA*	=	26.82 AC.
TOTAL SITE AREA*	=	38.44 AC.
COVERAGE AREA*	=	70%

M1 BANK

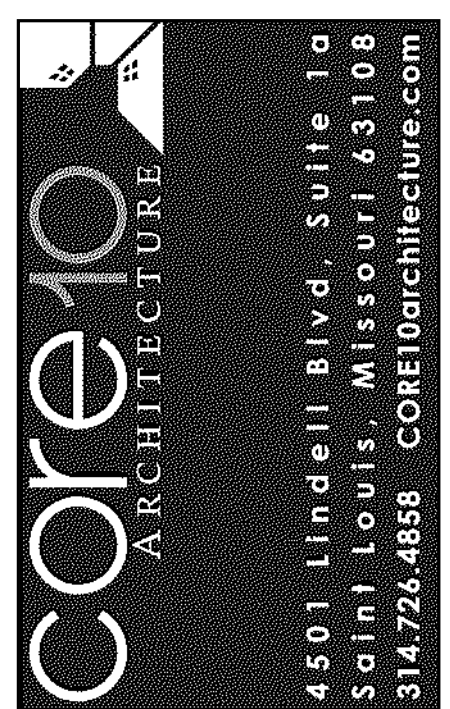
7 N. BEVISTON AVENUE
CLAYTON, MO 63105



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

DRAWING TITLE
CDD EXHIBIT

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO



DATE: 04.07.23

REVISION: CUP Resubmission

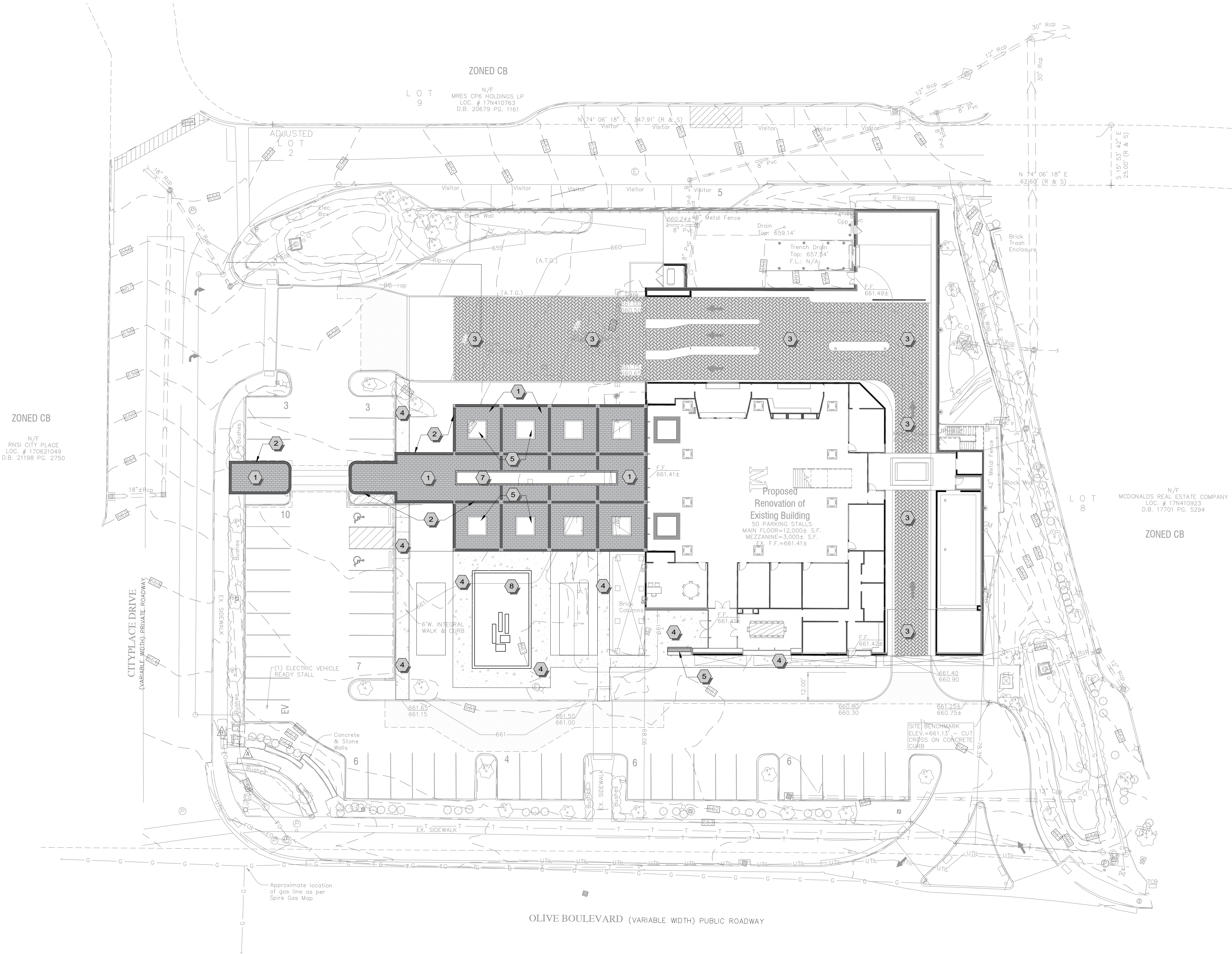
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DATE: MARCH 17, 2023
PROJECT NO. #2290

SHEET NO.

SD4

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
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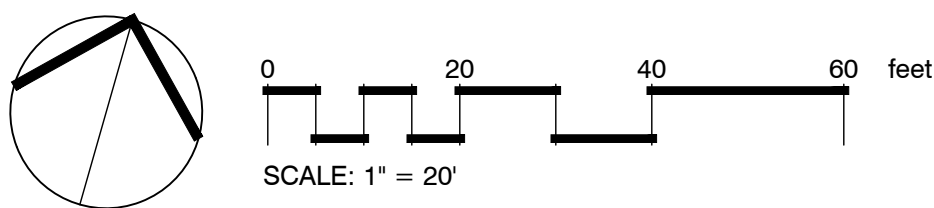


REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY DETAIL
1	LIGHT COLORED PEDESTRIAN PRECAST CONCRETE PAVERS SET ON AGGREGATE SETTING BED	
2	DARK CONTRASTING PEDESTRIAN PRECAST CONCRETE PAVER BANDING SET ON AGGREGATE SETTING BED	
3	PRECAST CONCRETE VEHICULAR PAVERS SET ON CONCRETE SETTING BED	
4	4" THICK REINFORCED CONCRETE WALKS	
5	CAST CONCRETE WALLS WITH WOOD BENCHES AND INTEGRATED LIGHTING	
7	WATER FEATURE	
8	GRAND FOUNTAIN	

ZONED CB
N/F
RNS: CITY PLACE
LOC. # 170621049
D.B. 21198 PG. 2750

ZONED CB
LOT 9
N/F
MRES CP6 HOLDINGS LP
LOC. # 17N410763
D.B. 20879 PG. 1161

ZONED CB
N/F
MCDONALDS REAL ESTATE COMPANY
LOC. # 17N410923
D.B. 17701 PG. 5294



M1 BANK

7 N. BENISTON AVENUE
CLAYTON, MO 63105

dg2

DG2 Design
Landscape Architecture

4835 MO 109, SUITE 102
EUREKA, MO 63025
TEL. 636.549.9007
www.dg2design.com

DG2 DESIGN MISSOURI STATE
CERTIFICATE
OF AUTHORITY #LC1128925

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

AMANDA PARTIYKA NORRIS - ARCHITECT
MOW A-000008198

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE
NO. 000639

DRAWING TITLE
SITE LAYOUT PLAN

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10

ARCHITECTURE

4501 Lindell Blvd., Suite 1a
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314.726.4858 core10architecture.com

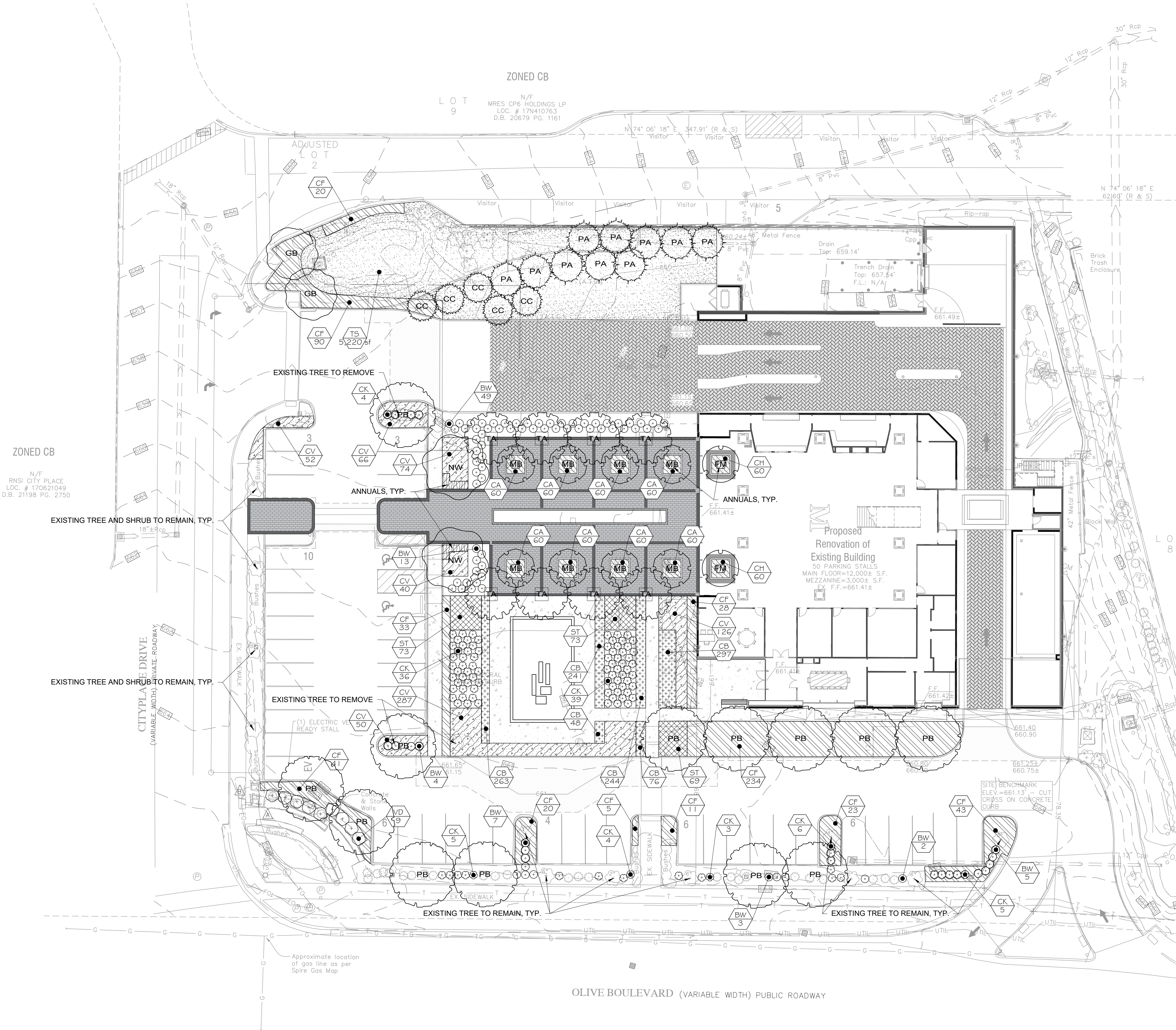
DATE	#	REVISION
04.07.23		CUP RESUBMISSION

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #22005

SHEET NO.
L-100

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
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PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	GAL	QTY	
CC	CC	CEDRUS ATLANTICA / ATLAS CEDAR	10" MIN. FULL TO GROUND, 12" MAX BETWEEN GROWTH WHORLS	5	
FM	FM	FICUS BENJAMINA / KEEPING FIG	10"	2	
GB	GB	GINKGO BILOBA / MAIDENHAIR TREE	3" CAL. + DIRECT ONSITE TRANSPLANT	2	
MB	MB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	10" - CLUMP, 3 STEM MIN.	5	
NW	NW	NYSSA SILVATICA 'WILDFIRE' / WILDFIRE TUPLEO	3" CAL.	2	
PA	PA	PICEA ABIES / NORWAY SPRUCE	12" MIN., FULL TO GROUND, 12" MAX. BETWEEN GROWTH WHORLS	10	
PB	PB	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	3" CAL.	13	
TA	TA	TILIA AMERICANA / AMERICAN LINDEN	3" CAL.	5	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY	
BW	BW	BURKES MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOWWOOD	3 GAL.	83	
CK	CK	CORNUS STOLONIFERA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL., MULTIPLE PLANTS	102	
VD	VD	VIBURNUM PULCHRUM / JAPANESE SNOWBALL	4.5' + ON SITE TRANSPLANTS	9	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
CA	CA	CALAMAGROSTIS X ACUTIFLORA KARL FORSTER / KARL FORSTER FEATHER REED GRASS	2 GAL.	30" o.c.	546
GA	GA	CAREX ALBICANS / WHITE-TWIGGED SEDGE	1 QT.	10" o.c.	450
CB	CB	CAREX BICKNELLII / PRAIRIE SEDGE	1 QT.	10" o.c.	1,149
CH	CH	CAREX PENNSYLVANICA 'STRAW HAT' / STRAW HAT PENNSYLVANIA SEDGE	1 QT.	10" o.c.	120
CV	CV	CAREX VULPINOIDEA / FOX SEDGE	1 GAL.	18" o.c.	625
ST	ST	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL.	18" o.c.	215
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
TS	TS	TURF SEED	1 GAL.		4,831 SF

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT QTY'S SHOWN, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE
- ALL NEW AND EXISTING PLANTING BEDS TO REMAIN TO BE COVERED W/ 3" MIN. LAYER OF SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE AAA GRADE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC.. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE ALLOWED. IF PLANTS SHOWN ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT "PRIOR TO BID" IN WRITING. ALL PLANTS SHALL BE TAGGED WITH PLANT NAME AND PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED AT THE NURSERY OR THE JOB SITE BY LANDSCAPE ARCHITECT.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL FOR ALL TREES AND SHRUBS AT APPROVED RATES.
- PEATMOSS TO BE USED ON PROJECT SHALL BE SPHAGNUM PEAT MOSS OR COMPOST, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS OR COMPOST TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS AND DISTURBED AREAS NOT COVERED IN OTHER IMPROVEMENTS ARE TO RECEIVE APPROVED PLANTING SOIL. SEE PLANS AND DETAILS FOR DEPTH.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT AND PROJECT SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

NOTE: ANY PROPOSED LANDSCAPING OR WORK IN THE RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY AND ANY REQUIRED PERMITS AND USE AND MAINTENANCE AGREEMENTS SHALL BE OBTAINED BEFORE THE ISSUANCE OF A BUILDING PERMIT

Street Frontage Planting Requirements	
*1 Street Tree for every 30 Lineal feet	
Street Frontage Linear Feet	535
Minimum Street Trees Required	18
Existing Trees	12
Proposed Trees	6

M1 BANK

7 N. BENISTON AVENUE
CLAYTON, MO 63105

dg2

DG2 Design
Landscape Architecture

4835 MO 109, SUITE 102
EUREKA, MO 63025
TEL. 636.549.9007
www.dg2design.com

DG2 DESIGN MISSOURI STATE
CERTIFICATE
OF AUTHORITY #LC1128925

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MOW A-200008198

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE
NO. 000639

DRAWING TITLE
PLANTING PLAN

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE	#	REVISION
04.07.23		CUP RESUBMISSION

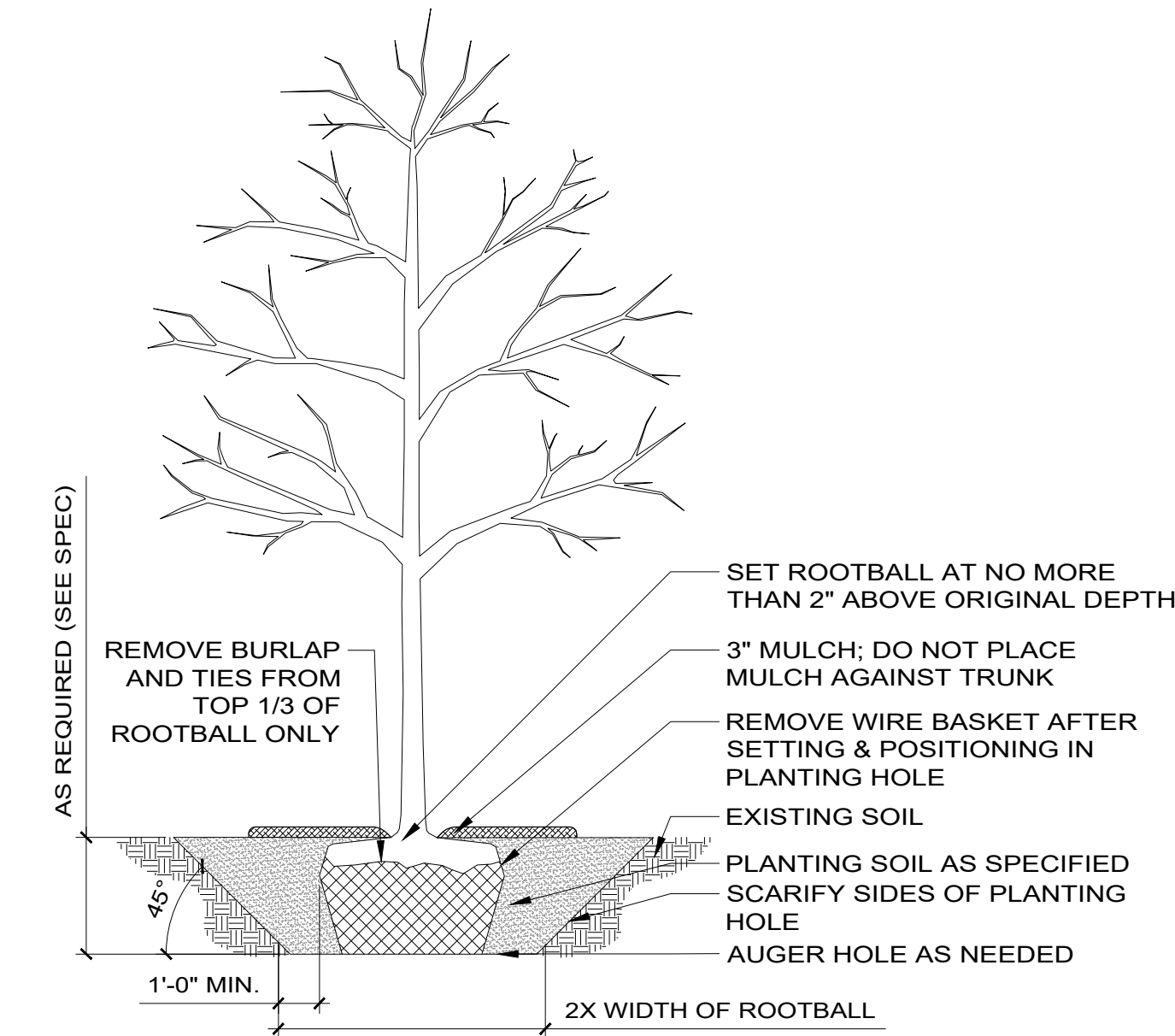
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(sheet formatted for 24x36 paper)
DATE: MARCH 17, 2023
PROJECT NO. #22005

SHEET NO.
L-101

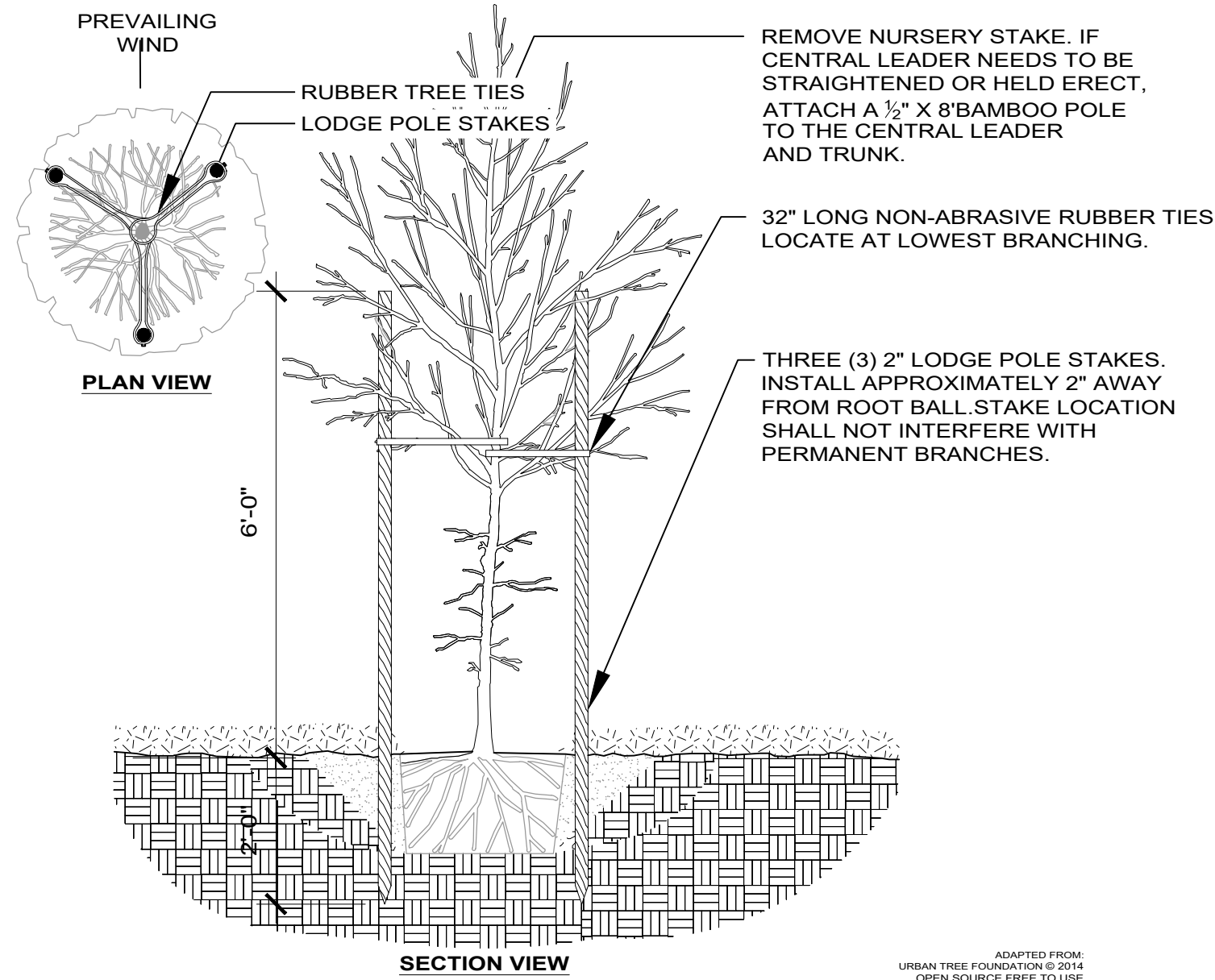
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
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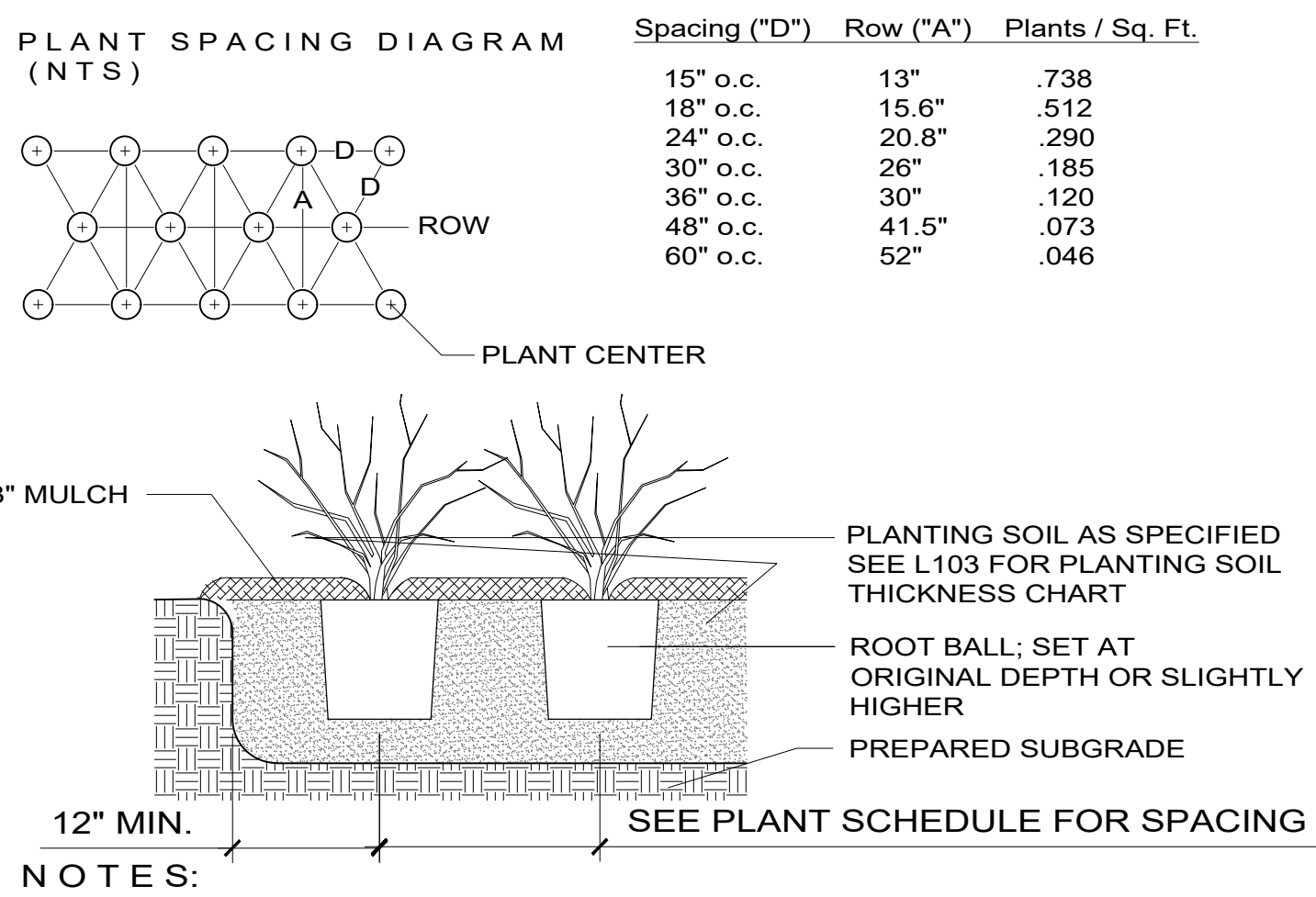
Page 224 of 252



1 DECIDUOUS TREE PLANTING
NTS

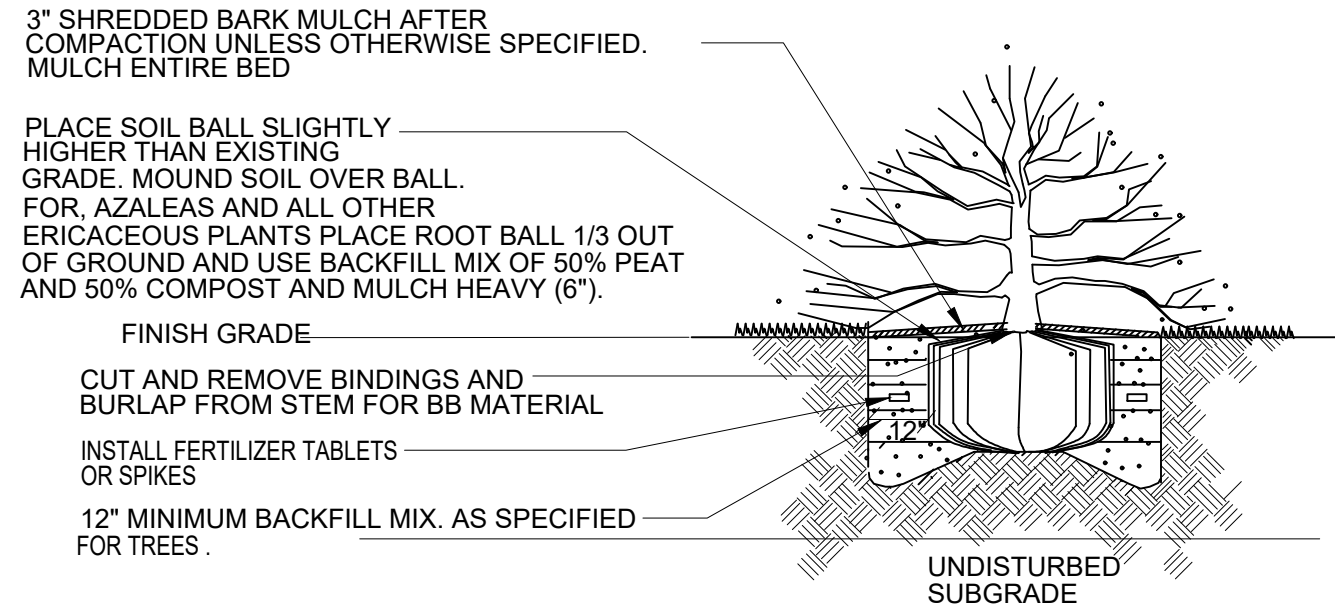


2 TREE STAKING - LODGE POLES (3)
1/2" = 1'-0"

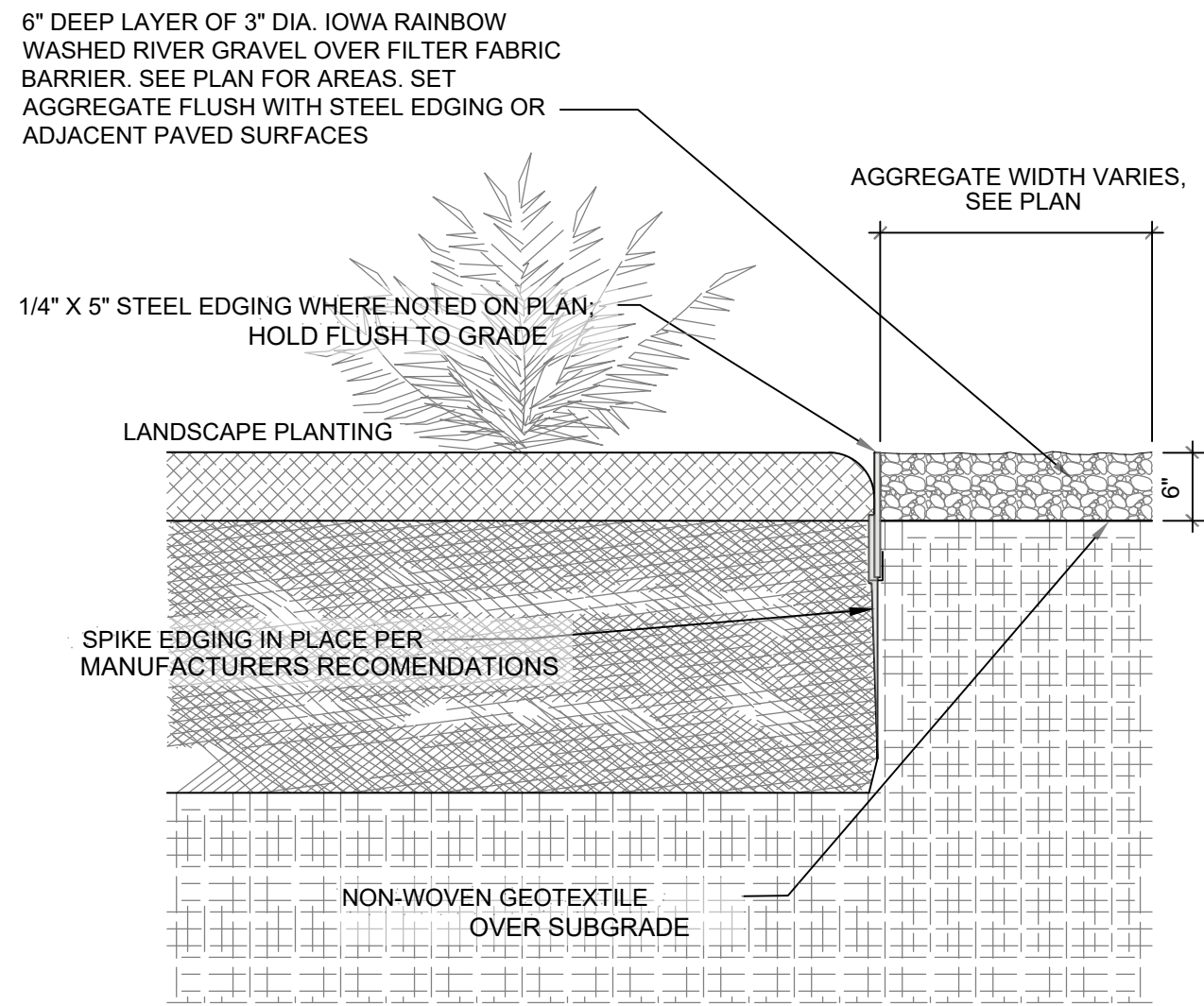


3 SHRUB + PERENNIAL PLANTING
NTS

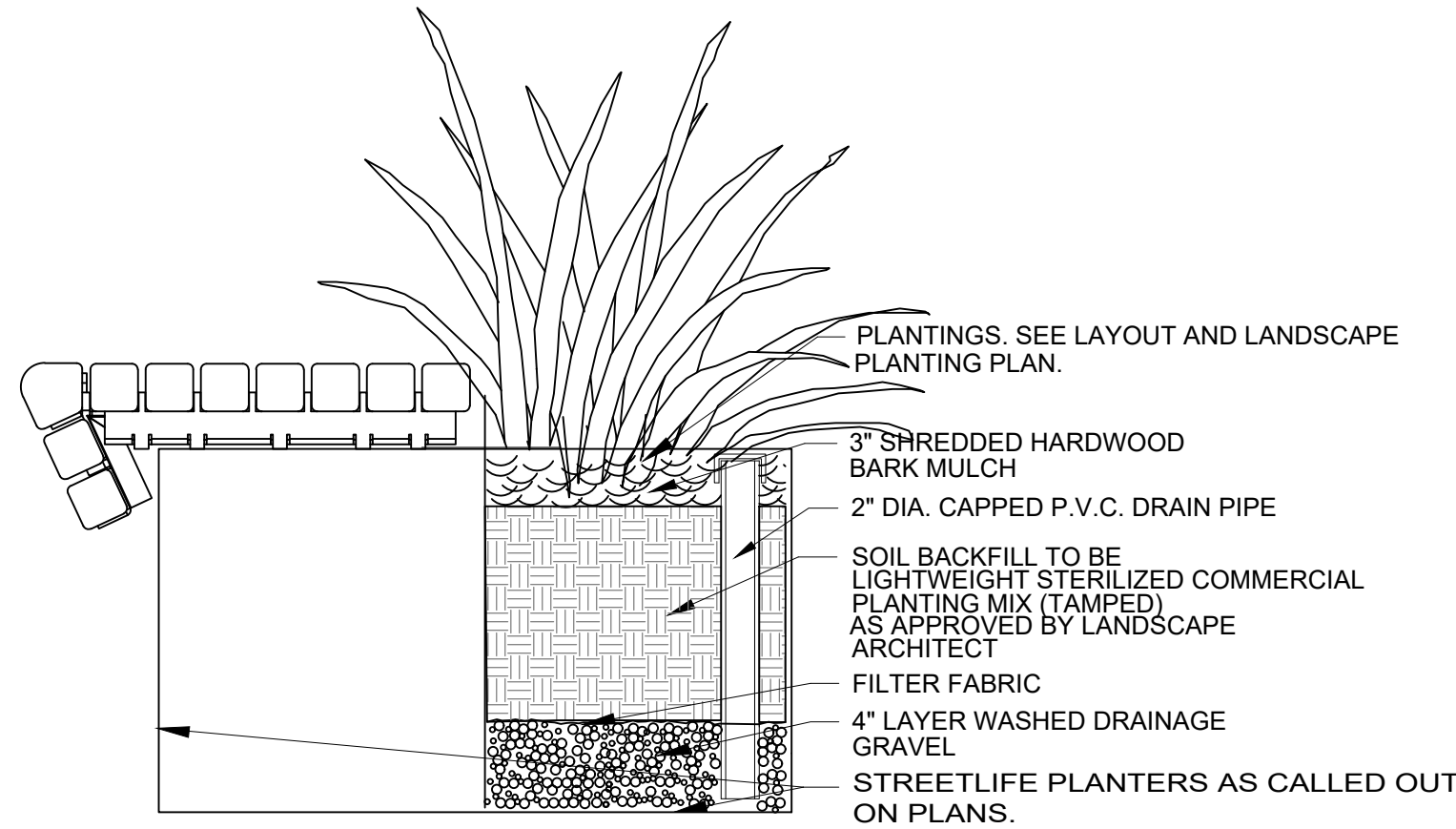
PLANTING SOIL THICKNESS	
Ground Cover Areas	3"
Trees	Depth of Rootball
Shrub Areas	6"
Lawn/ Sod Areas	3" topsoil



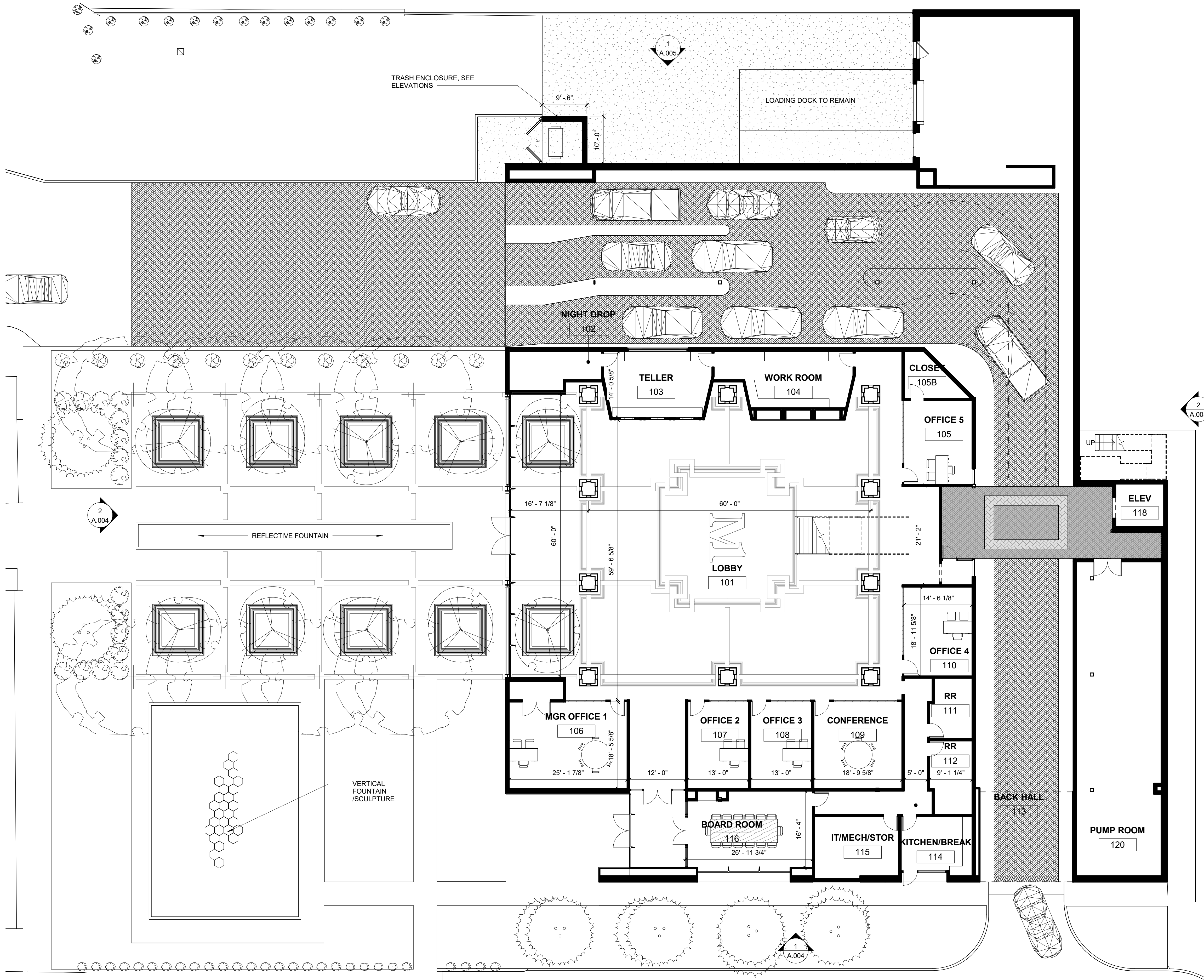
4 LARGE SHRUB PLANTING
NTS



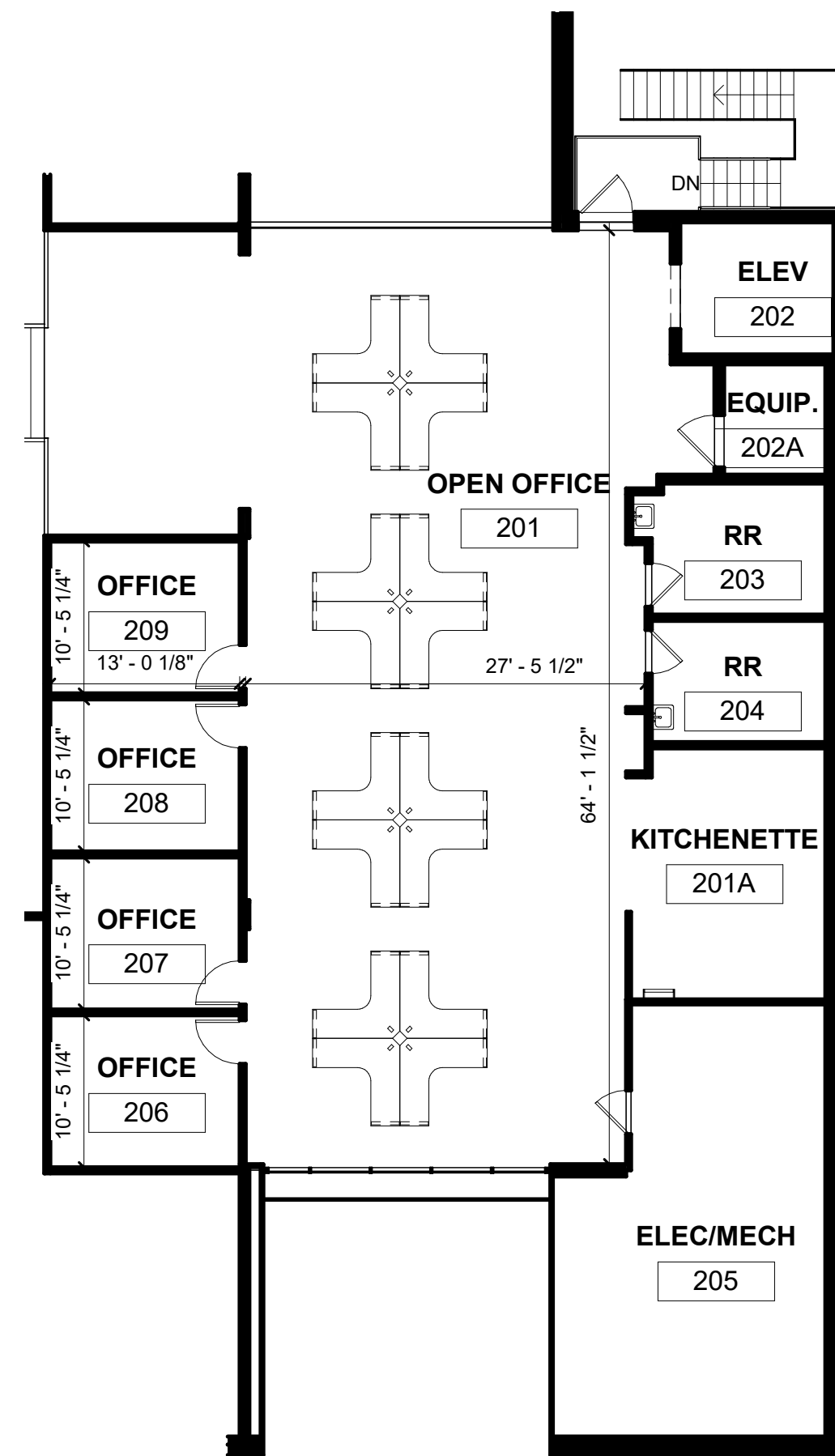
5 GRAVEL AGGREGATE AND STEEL EDGING
NTS



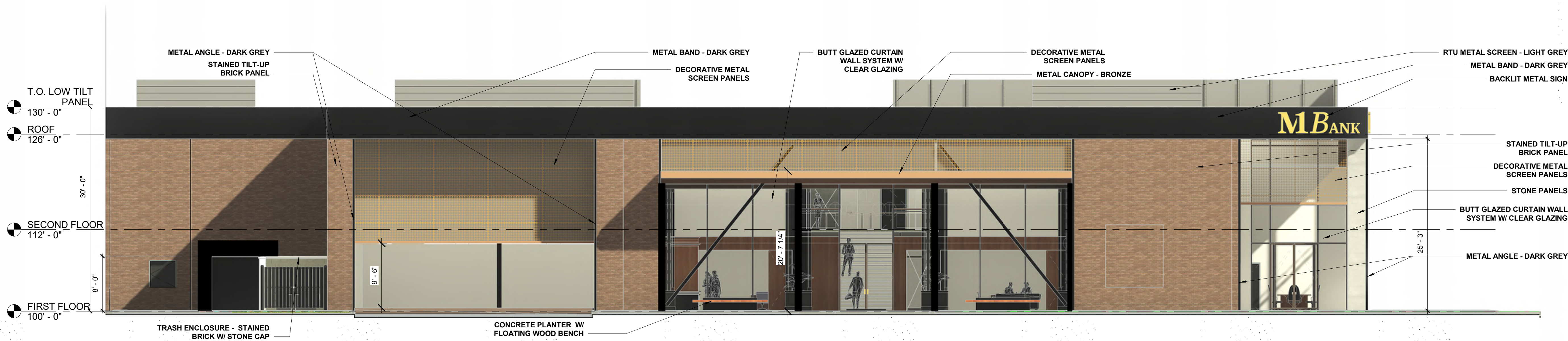
6 TYPICAL PLANTER DETAIL
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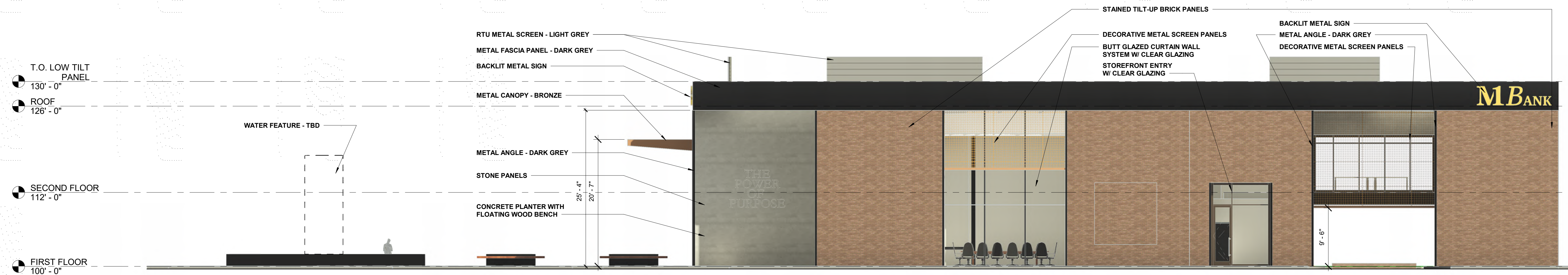
2
A.003
SCHEMATIC FIRST FLOOR
3/32" = 1'-0"



1
A.003
SCHEMATIC SECOND FLOOR
3/32" = 1'-0"



2
A.004 SCHEMATIC WEST ELEVATION
1/8" = 1'-0"



1
A.004 SCHEMATIC SOUTH ELEVATION
1/8" = 1'-0"



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ORIGINAL CERTIFICATE LICENSE
NO. 000639

DRAWING TITLE
EXTERIOR ELEVATIONS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10
ARCHITECTURE
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

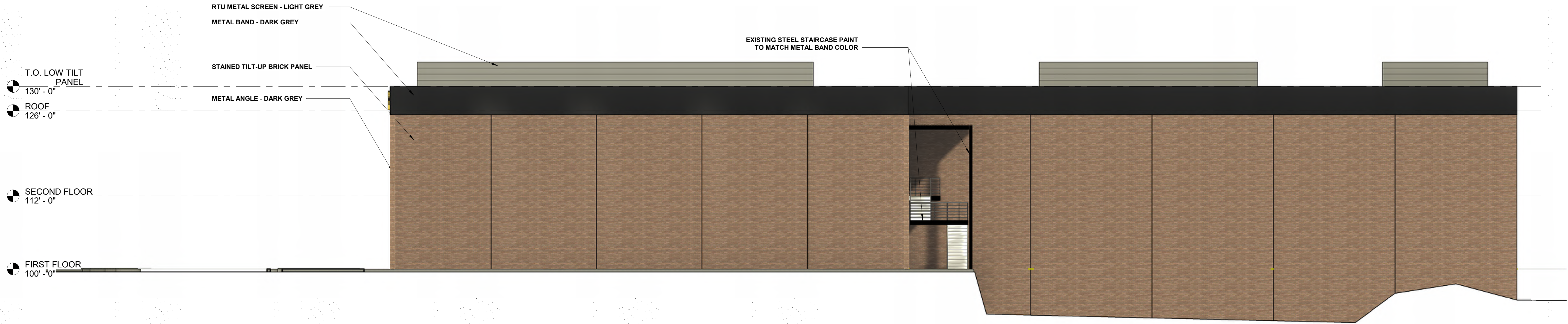
DATE # REVISION
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DATE: MARCH 17, 2023
PROJECT NO. #22005

SHEET NO.
A.004

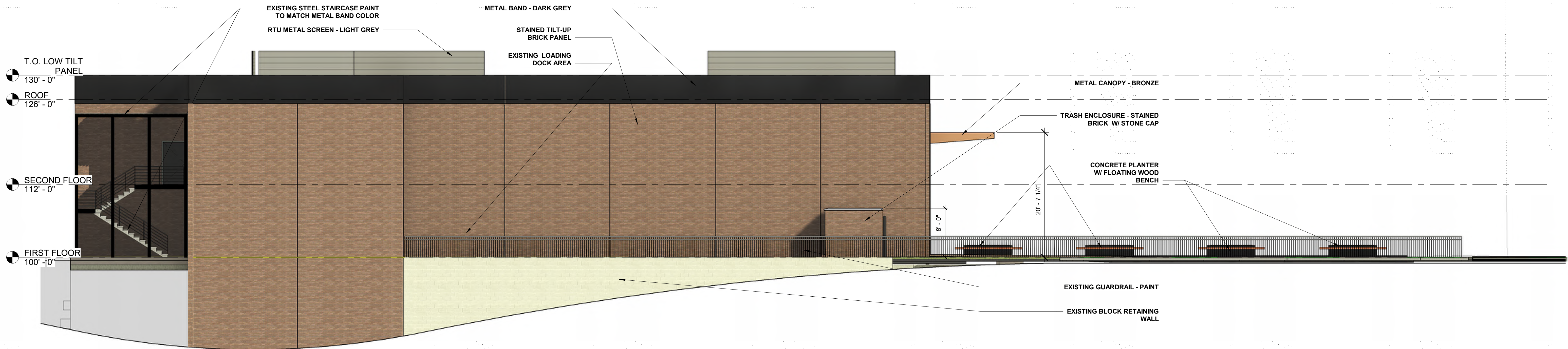
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2
A.005

SCHEMATIC EAST ELEVATION
1/8" = 1'-0"



1
A.005

SCHEMATIC NORTH ELEVATION
1/8" = 1'-0"

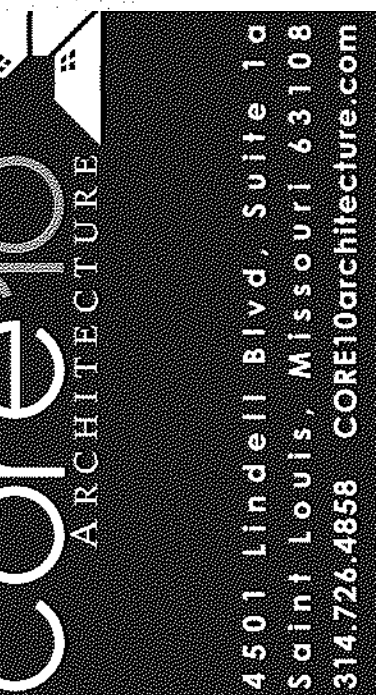


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EXTERIOR ELEVATIONS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO



DATE	#	REVISION
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A.005

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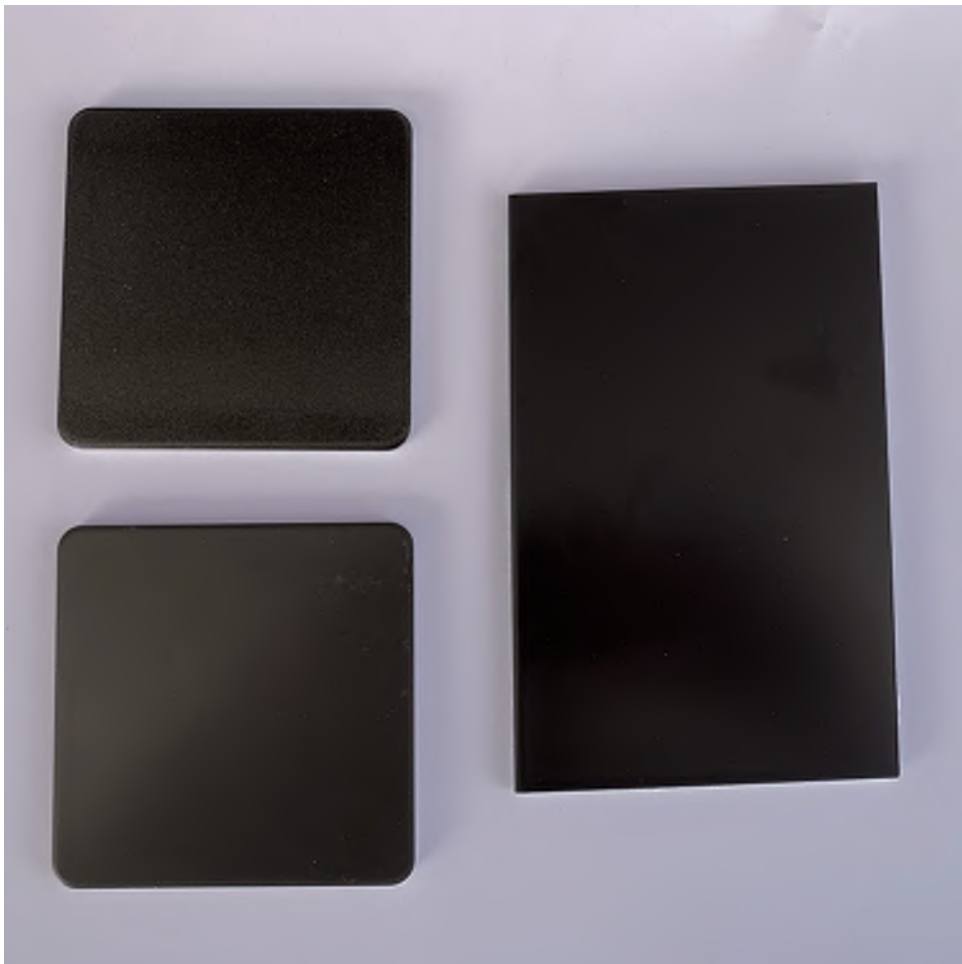
STAINED BRICK



STONE PANEL



PAVERS (DRIVE THRU)



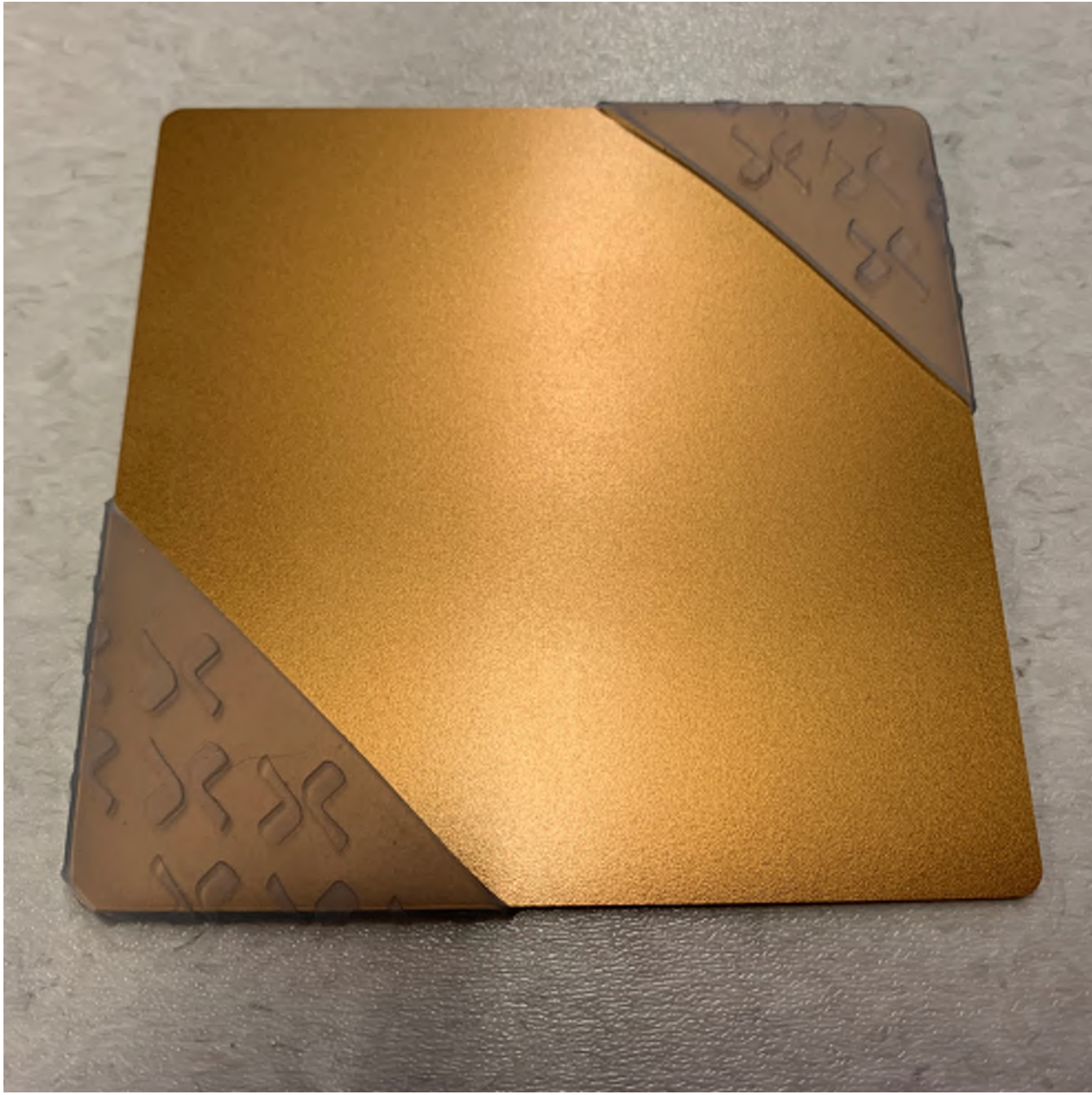
METAL PANELS - FASCIA AND ANGLES



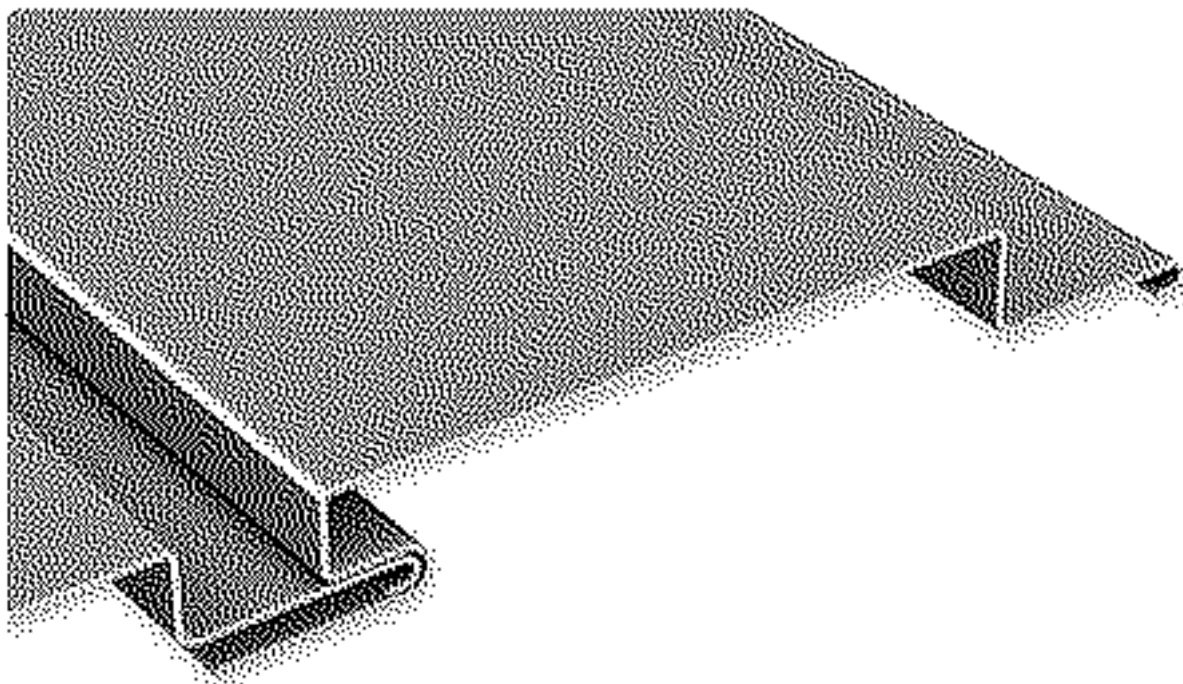
DECORATIVE METAL SCREEN PANELS



BUTT GLAZED CURTAIN WALL SYSTEM



METAL PANELS - CANOPY & SIGN



RTU SCREEN - FLUSH METAL PANELS (MATERIAL IMAGE AND EXAMPLE INSTALLATION)





M1 BANK CITY PLACE - FRONT ENTRY

M1 BANK
7 N. BEVISTON AVENUE
CLAYTON, MO 63105



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EXTERIOR RENDERINGS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

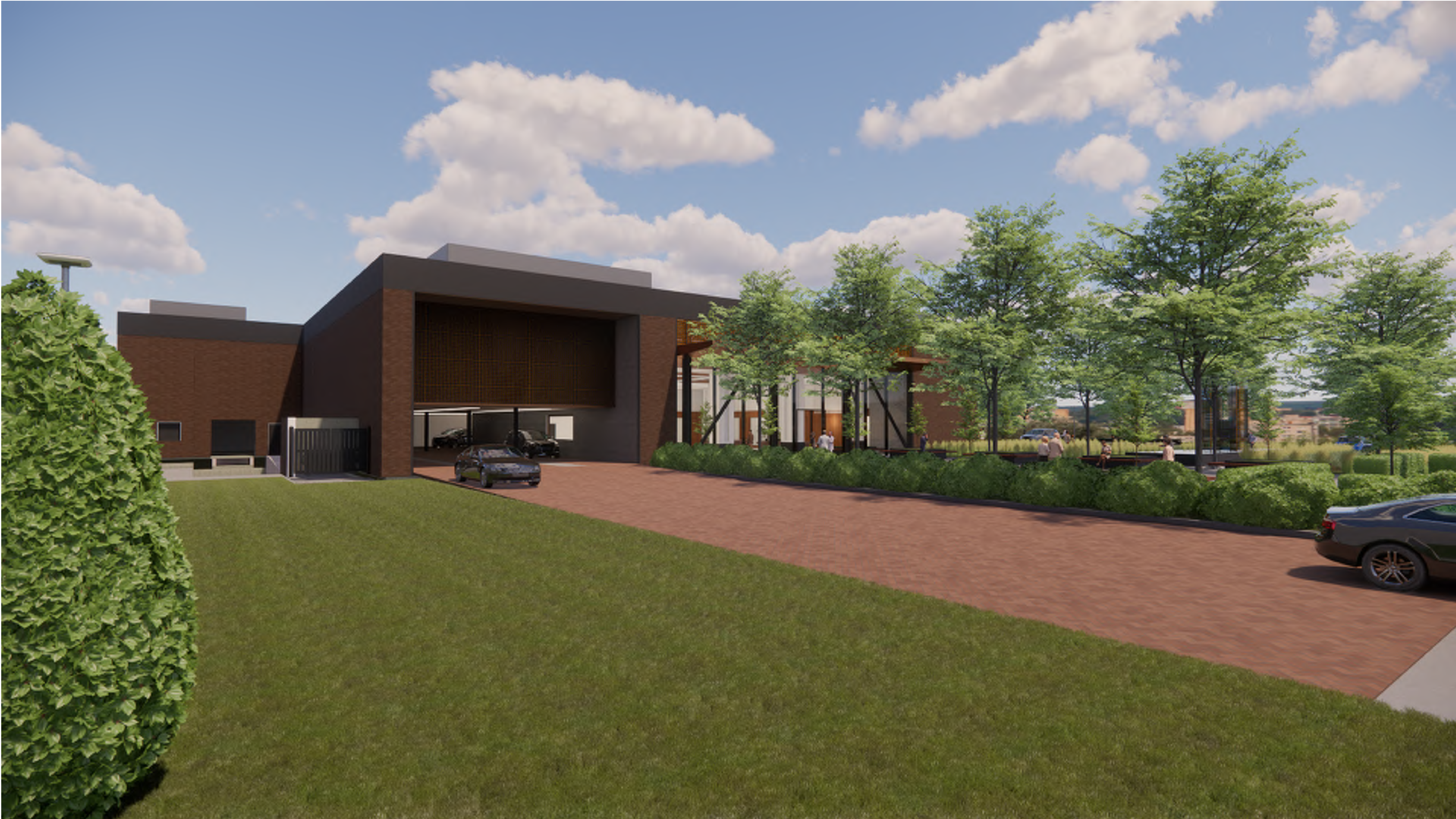
core10
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M1 BANK CITY PLACE - DRIVE THRU EXIT AND ENTRY PLAZA

M1 BANK
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CLAYTON, MO 63105



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EXTERIOR RENDERINGS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10
ARCHITECTURE

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DATE	#	REVISION
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PROJECT NO. #22005

SHEET NO. A.008

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M1 BANK CITY PLACE - WATER FEATURE AND ENTRY PLAZA



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PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

core10
ARCHITECTURE
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St. Louis, Missouri 63108
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PROJECT NO. #22005

SHEET NO. **A.009**

CONCEPT DESIGN ARCHITECTURE, INC. IS NOT PROVIDING A DESIGN
CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE
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ALL LOCAL CODES SHALL PREVAIL.
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M1 BANK CITY PLACE - DRIVE THRU ENTRY AND STAFF ENTRY

M1 BANK
7 N. BEVISTON AVENUE
CLAYTON, MO 63105

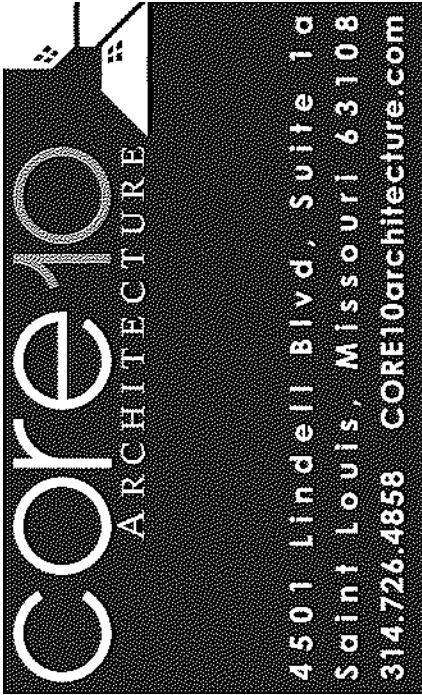


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ORIGINAL CERTIFICATE/LICENCE
NO. 000639

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EXTERIOR RENDERINGS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO



DATE	#	REVISION
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M1 BANK CITY PLACE - MAIN ENTRY TO LOBBY

M1 BANK
7 N. BEVISTON AVENUE
CLAYTON, MO 63105

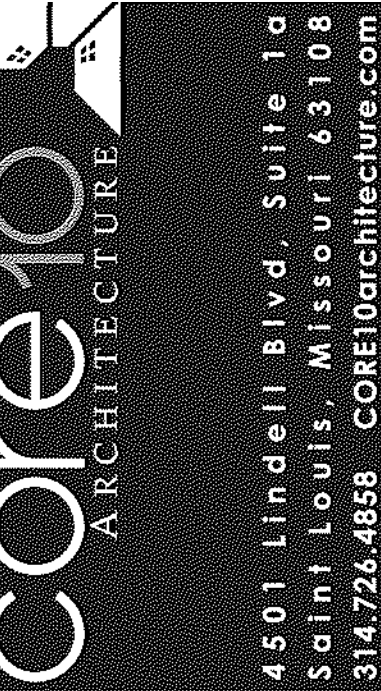


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STATE OF MISSOURI
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EXTERIOR RENDERINGS

PROJECT TITLE
M1 BANK - CITY PLACE
CITY PLACE 7, CREVE COEUR, MO

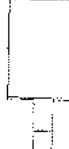
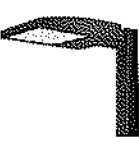
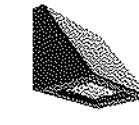
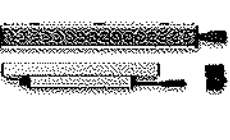


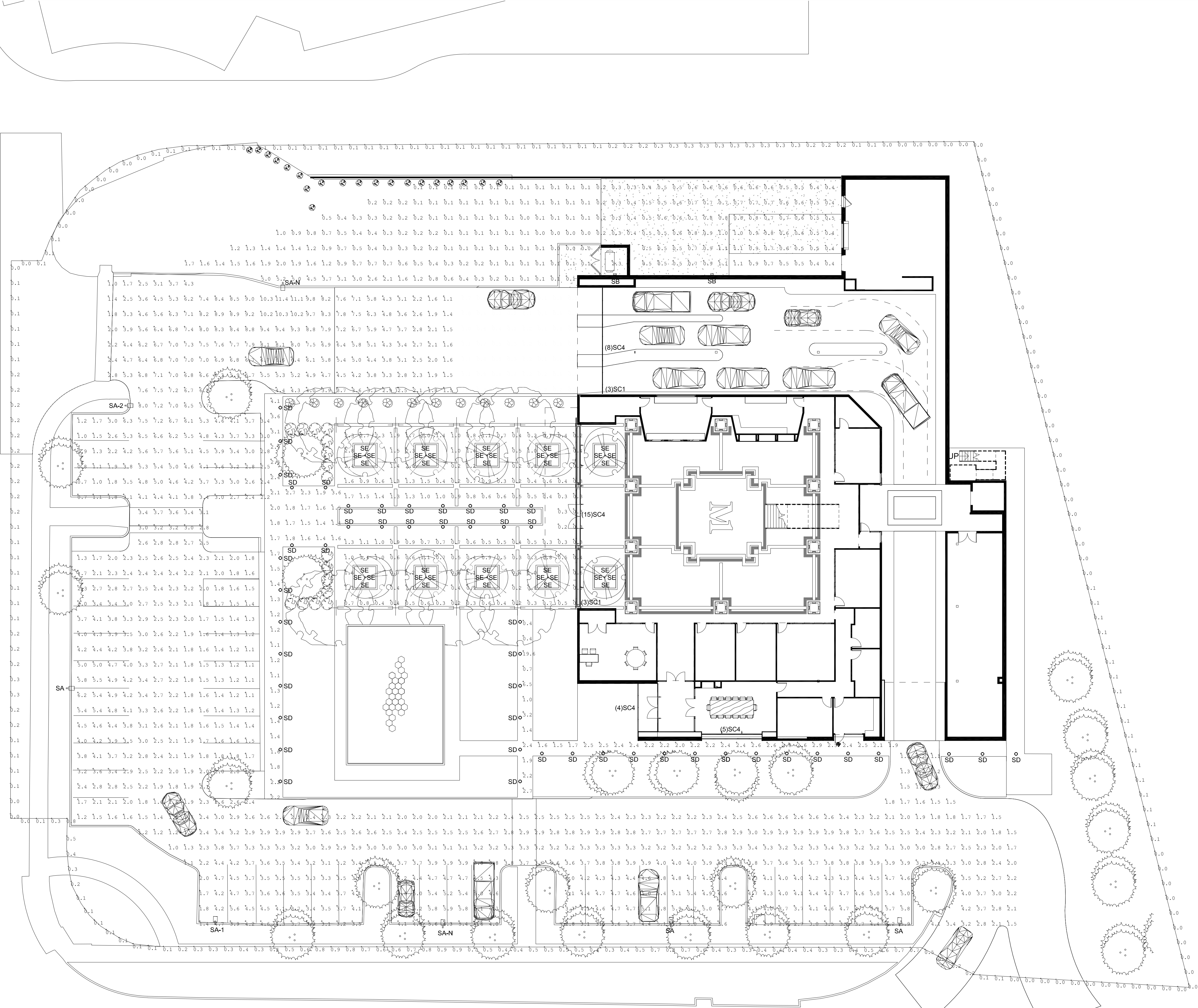
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Page 234 of 252

IMAGE	TAG	SYMBOL	FIXTURE DESCRIPTION
	SA SA-1 SA-2		Full cutoff parking lot light mounted to existing pole Location : Parking Lot Fixture Height : 23'-0" AFG.
	SA-N		Full cutoff parking lot light mounted to NEW pole. Location : Parking Lot Fixture Height : 23'-0" AFG.
	SB		Full cutoff wall-mounted area light. Location : Dock Area Mounting Height : 20'-0" AFG.
	SC1		Linear White Light Downward Grazer at Façade Screens, 1'-0". Location : Façade Screens Mounting Heights : 10'-1" AFG / 20'-7" AFG
	SC4		Linear White Light Downward Grazer at Façade Screens, 4'-0". Location : Façade Screens Mounting Heights : 10'-1" AFG / 20'-7" AFG
	SD		Ground-mounted Pathway Marker Light. Location : Entry Plaza + Walkways Fixture Height : 6"
	SE		Exterior Wet Rated within Aluminum Channel, Surface-Mounted Lensed Linear LED Light. Location : Entry Plaza Seatwalls Mounting Height : 18" AFG.





**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-010: TEXT AMENDMENT TO MODIFY SECTION 405.460 ACCESSORY
USES AND STRUCTURES OF THE ZONING ORDINANCE TO INCREASE THE
MAXIMUM HEIGHT OF ACCESSORY STRUCTURES FROM 12 FEET TO 15
FEET AND OTHER AMENDMENTS**

FOR THE MEETING OF: Monday, April 17, 2023, 6:00 P.M.

LOCATION: Citywide

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application to amend Zoning Ordinance Section 405.460, Accessory Uses and Structures. The submitted amendments would increase the allowable height for accessory buildings and structures from 12- feet to 15-feet and provide additional standards related to the location on the lot and use of such structures. The text amendment will be reviewed by the Planning and Zoning Commission for a recommendation to the City Council.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT: Jason Jaggi, AICP Director of
Community Development
City of Creve Coeur
300 North New Ballas Road
St. Louis, MO 63141

REPORT PREPARED BY: Jason Jaggi, AICP Director of Community Development
DATE: April 12, 2023
ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.460 Accessory Structures and Uses
- Section 405.1060 Zoning Changes and Text Amendments

BACKGROUND

At the joint City Council/Planning and Zoning Commission work session held in January of this year, City staff discussed the need to review the Accessory Structures and Uses regulations. Specifically, the limitation on accessory building heights has been a more frequent concern with homeowners. Staff also believes the current restriction limiting the size and height of storage sheds is also a cause of frustration for some homeowners.

The submitted amendments would address these two items as well as provide an overall update to the entire ordinance in an effort to address the current needs of the community, particularly, single family residential homeowners, and to make it easier to interpret and enforce.

The Zoning Ordinance regulates accessory structures and uses within Section 405.460. Accessory uses and structures consist of activities and structures that can occur on a property if they relate to and are subordinate to the primary use. Specifically, the Zoning Ordinance defines Accessory as follows:

ACCESSORY

The term applied to a building, structure or use which:

1. Is subordinate to and serves a principal building or principal use;
2. Is subordinate in area, extent or purpose to the principal building or principal use served;
3. Contributes to the comfort, convenience or necessities of the users or occupants of the principal building or principal use; and
4. Is located on the same lot as the principal building or principal use (see Section 405.460).

The trend for homeowners to construct accessory buildings remains popular. Common examples of residential accessory structures include storage buildings, detached garages, pergolas, pool houses workshops and hobby spaces, and swimming pools. In residential districts, all of these uses and structures are desirable and relate to the primary use of the property. In addition to defining what is considered “accessory” through the above definition, the zoning regulations stipulate which accessory uses are appropriate and places restrictions on their placement on the property.

SUMMARY OF PROPOSED AMENDMENTS

The proposed amendments mostly involve the regulations for height and location. Other edits have also been made to provide clarifications throughout. Please refer to the attached redlined draft ordinance for the specific language proposed under these amendments.

Section 405.460.B—Permitted Accessory Uses and Structures

This section lists typical accessory uses that are allowed throughout the City. Acceptable accessory uses are not limited to those listed within this section; however, they represent the most common accessory uses and buildings.

4. Storage Buildings

Currently, accessory storage buildings are limited to 100 square feet in size with a maximum height of 12 feet. As revised, the size and height limits specific to storage buildings would be removed. Storage buildings would follow the same restrictions as other accessory buildings and uses with respect to height and size.

The specific changes are as follows:

4. A structure for storage incidental to a permitted use. ~~provided no such freestanding structure that is accessory to a single family dwelling shall exceed one hundred (100) square feet in gross floor area and twelve (12) feet in height.~~

20. Accessory Basement Storage and Inventory Use

The regulations for basement storage and inventory uses are outdated and are no longer needed. These regulations have been deleted in their entirety as follows:

~~20. Accessory basement storage or inventory use.~~

~~a. The occupancy and use of such basement space shall only be in support of and operated by the user of a primary retail activity.~~

~~b. The primary retail use shall be one requiring large amounts of inventory space relative to sales and low customer sales activity.~~

~~c. No personnel shall be permanently stationed, no offices shall be located, no sales shall be transacted and no goods shall be displayed for customer inspection within said accessory basement space.~~

~~d. The City may include the conditions imposed upon the user due to basement space utilization in the business license issued to said user.~~

Section 405.460.C—Use Limitations

This section provides the restrictions for accessory uses and structures. The revisions are summarized as follows:

Indoor Finished Areas

The changes would clarify that accessory structures can feature indoor finished areas but that they cannot be used as a dwelling. The City does not allow Accessory Dwelling Units (ADU's) within single family residential zoning districts; however, interior finished areas such as for pool houses are allowed.

Maximum Height

The maximum height for all accessory buildings would be increased from 12-feet to 15-feet as long as they do not exceed the height of the principal building. It should be noted that by definition, the City measures building height utilizing the average existing grade to the mean height of the roof for sloped roofs. For flat roofs, the top of the parapet is used. Further, in all single-family residential districts, the maximum height for houses is 35-feet or 2 ½ stories, using the same form of measurement. Increasing the maximum height to 15 feet for accessory buildings would continue to represent less than half of the height allowed for the principal building.

The table below provides the regulations for nearby municipalities. Creve Coeur is lower than all of these other cities with a 12-foot height limit. If the maximum height were raised to 15-feet, taking into account how the City measures building height, staff believes the regulations would be comparable to these cities.

Municipality	Maximum Height	Height Measurement	Comments
Des Peres	20-feet	Finished grade to roof peak	
Ladue	20-feet	Lowest point of finished grade or original grade whichever is less to ridge line	General height limits. Additional restrictions apply for certain structures
Kirkwood	24-feet	Finished grade to highest point of building (inc. roof)	Cannot exceed height of principal building
Frontenac	20-feet	Finished grade to ridge	

Size Limitation

A new requirement has been added to limit the total area of all accessory buildings to not exceed the ground floor square footage of the main building in a residential district. Currently, there are no size restrictions for accessory buildings (other than storage buildings as previously described). While there is not a specific limit to the number of accessory buildings on a lot, this provision will assist to enforce the subordinate aspect of accessory buildings to the principal building in residential districts. Most of the nearby municipalities provide some type of size restriction on accessory buildings. For example, Kirkwood does not allow accessory structures to be larger in size than the ground floor of the principal building and Frontenac limits the area that they can occupy in the rear yard

The specific revisions for this section are as follows:

C. Use Limitations.

1. No accessory structure shall be built prior to the completion of construction of the principal use.
2. No accessory structure shall be ~~occupied or~~ utilized unless the principal structure to which it is accessory is occupied ~~or utilized~~.
3. All accessory uses and structures shall comply with the use limitations applicable in the zoning district in which located.
4. ~~No~~ An accessory structure may feature finished indoor areas but shall not be used as a dwelling unless specifically allowed in the applicable zoning district regulations.
5. Accessory structures in any residential district shall not exceed ~~twelve~~ fifteen (15) feet in height or the height of the principal building, whichever is less. ~~with the~~

~~exception of walls, fences or hedges located within the required side, rear or front yard setback which shall not exceed six (6) feet in height.~~

6. The total area of all accessory buildings shall not exceed the ground floor area of the principal building in a residential district.

Section 405.460.D—Location

This Section covers where accessory structures can be located on a property, including setback requirements from the property lines, distance from the principal building and which yard areas they can be placed.

Attached or Detached Accessory Structures

Accessory structures can be detached or attached to the building in various ways. Without clear guidance on this aspect of placement on a lot, interpretation can be difficult. The current ordinance states that if an accessory-type building shares a structural wall with the principal building, it is considered part of the principal building. This requirement has been revised to state that if an accessory building is substantially attached either by a wall or a roof it shall be considered part of the principal building and comply with those regulations.

The current ordinance also states that if an accessory building is detached from the principal building, it must be at least 10-feet from the principal building. This regulation has been revised to clarify that buildings placed closer than 10-feet to the principal building is allowed but must follow the same yard requirements as the principal building. In such instances, the maximum height allowance for accessory buildings proposed at 15-feet would still apply.

The specific revisions for this section are as follows:

D. Location.

1. If an accessory-type building shares a structural wall with a principal building, it shall be deemed to be a part of the principal building. An accessory building attached to a principal building in a substantial manner by a wall or roof shall be considered part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building.

~~2. If an accessory building is detached from the principal building, it shall be located at least ten (10) feet from the principal building.~~

2. If the separation of an accessory structure and primary building is less than ten (10) feet, the accessory structure shall conform to the same yard requirements as the principal building.

3. No accessory structure or use shall be located in any required corner visibility triangle as established in Section 405.670.

4. No accessory structure, except those exempted by Section 405.630(A), shall be located within a front yard.

5. Accessory structures and uses shall be set back at least five (5) feet from the rear lot line.

6. Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas subject to other applicable restrictions of this Zoning Code.

COMPREHENSIVE PLAN REVIEW

The Creve Coeur 2030 comprehensive plan's recommendations seek to protect the physical characteristics of residential neighborhoods while guiding contextually sensitive redevelopment as dictated by existing and future market forces (p. 64). Further, Objective #2 in the plan states the following: "Creve Coeur will preserve and evolve its high-quality residential development and stable property values while enhancing the diversity of housing types and improving the walkability and accessibility of neighborhoods" (p. 46). These recommendations are relevant to the review of accessory buildings and uses in that there appears to be a strong market demand for larger accessory buildings in Creve Coeur. The proposed amendments would allow for growth and continued investment within the City's residential neighborhoods while seeking to protect the established character of those neighborhoods.

CONCLUSION AND ACTION

The proposed amendments have been submitted to address the frequent concerns that residents are raising with the existing limitations on accessory uses and buildings. As these proposed regulations would apply to all zoning districts, the regulations would allow a modest increase in building height comparable with other nearby municipalities while also clarifying the setback rules and placement requirements on the residential property. The site coverage limits that are currently in place within all residential zoning districts along with the additional requirement that limits the size of all accessory buildings to be no greater than the ground floor of the dwelling would control the size of accessory structures.

MOTION

If the Planning and Zoning Commission believes the proposed changes to Section 405.460 Accessory Uses and Structures are appropriate, the following would be a suitable motion for this application:

"I move to recommend approval of the text amendments to Section 405.460 of the Zoning Code to modify the requirements for accessory uses and structures as shown on the attached draft ordinance as part of Application 23-010 at the meeting of April 17, 2023."

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.

Section 405.460 Accessory Uses and Structures.

[R.O. 2008 §26-51; Ord. No. 1903 §1, 11-24-1997; Ord. No. 2123 §1, 5-29-2001; Ord. No. 2156 §1, 10-22-2001; Ord. No. 2198 §1, 10-28-2002; Ord. No. 5163 §1, 12-13-2010; Ord. No. 5165 §3, 12-13-2010; Ord. No. 5188 §2, 4-11-2011]

A. Authorization. Accessory uses are permitted in any zoning district in connection with any principal use which is permitted within such district, subject to the limitations of this Section and other applicable provisions of this Zoning Code.

B. Permitted Accessory Uses And Structures. A "permitted accessory use or structure" is any use or structure that complies with the definitions contained in Section 405.120 including, but not limited to, the following typical uses:

1. Private garages or carports.
2. Off-street parking for permitted motor vehicles and loading spaces as required by Article VII and any additional off-street parking or loading spaces which are devoted exclusively to the principal use or activity subject to other limitations and regulations of this Chapter.
3. Private parking or storage of major recreational equipment or commercial vehicles, not exceeding seven (7) feet in height or twenty (20) feet in length, in any residential zoning district provided such parking or storage takes place in a garage or carport in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property; or provided such parking or storage takes place in a rear yard in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property; further provided that any such parking or storage does not encroach upon the required off-street parking for standard passenger vehicles. Boats, not exceeding seven (7) feet in height or twenty-five (25) feet in length, may be stored on a private driveway, located behind the front building line, within a recorded residential subdivision with a residential lake not less than twenty (20) acres in size.

4. A structure for storage incidental to a permitted use, ~~provided no such freestanding structure that is accessory to a single-family dwelling shall exceed one hundred (100) square feet in gross floor area and twelve (12) feet in height.~~

5. A child's playhouse or play equipment.

6. Recreation facilities located within the required side or rear yard including private swimming pools, bathhouses, tennis, basketball, racquetball, handball and other game courts, hockey/ice rinks, batting cages, and other similar facilities, provided that such facilities are set back at least fifteen (15) feet from any lot line and any fence associated with such uses shall comply with the provisions of Section 405.640. Patios constructed in conjunction with any swimming pool may be located within a required rear yard provided that they are not located within an easement or closer than ten (10) feet to any property line.

7. Greenhouses.

8. Statuary, arbors, trellises, barbecue stoves, doghouses, flagpoles, fences, walls, hedges and gazebos, provided these elements are in compliance with other regulations of this Chapter including those relating to fences in Section 405.640. [Ord. No. 5563, 1-8-2018]

9. Auditoriums and other public assembly halls clearly accessory to any permitted use in a multi-family or non-residential district.

10. Health clubs including baths and gymnasiums clearly accessory to a permitted use in a multi-family or non-residential district.

11. Fallout shelters.

12. Mechanical equipment or utility facilities which are specifically related to and required by a permitted use.

13. Solar collectors, provided such accessory structures shall not be located in the front yard or along street right of way within the area equivalent to the front yard setback of the applicable zoning district, and shall not exceed a maximum height of six feet or a maximum capacity

exceeding the reasonably anticipated needs of the primary use on the site. Solar collectors incorporated into a structure shall not cause the structure to exceed maximum height limits.

14. Boat docks on a body of water.

15. Outdoor lighting, provided these are in conformance with the standards and regulations specified in Section 405.680.

16. Satellite dish antennas up to one meter in diameter shall be permitted in the "A", "B", "C", "D" and "AR" Districts.

17. Satellite dish antennas up to two meters in diameter shall be permitted in the "MR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" Districts.

18. Accessory antennas.

19. Roof-mounted telecommunication equipment in the "A," "B," "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Zoning Districts, subject to the following:

a. Administrative approval may be granted for the placement of roof-mounted telecommunication equipment, subject to the conditions outlined under Sections 405.470(A)(4), 405.470(A)(5) and 405.690 and the following design standards:

(1) An antenna is rectangular in shape, limited to a width of one and one-half (1.5) feet, height of six (6.0) feet and a depth of one (1.0) foot.

(2) The antennas and band are mounted to the face of an existing wall including existing penthouses and do not extend beyond the height of the wall.

(3) No more than four (4) antennas are placed on a band per building wall plane.

(4) No part of the antenna, including the antenna and holding brackets, extends beyond two (2.0) feet from the face of the wall on which it is mounted.

(5) All wiring and conduits connecting to the antennas from the rooftop must be within the wall cavity; thus no exposed wire or conduits are permitted, other than the antenna wall brackets.

(6) All equipment shelters in non-residential districts shall either be completely enclosed or fully screened from the rooftop elevation. All equipment shelters in residential districts must be located within the primary structure on which the antennas are mounted or below grade level so as to minimize the visibility from the outside.

b. Any application which does not meet the standards cited in Subsection (B)(19)(a) above shall require application for a conditional use permit in accordance to Section 405.1070 and subject to the standards of Section 405.470(A)(4), Section 405.470(A)(5) and Section 405.690.

c. Consideration of an application shall meet applicable time limitations pertaining to proposed wireless communications facilities and support structures under Sections 67.5090, RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.^[1]

[1]Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.

d. Any telecommunication equipment that is no longer in use for its original communication purposes shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.

~~20. Accessory basement storage or inventory use.~~

~~a. The occupancy and use of such basement space shall only be in support of and operated by the user of a primary retail activity.~~

~~b. The primary retail use shall be one requiring large amounts of inventory space relative to sales and low customer sales activity.~~

~~c. No personnel shall be permanently stationed, no offices shall be located, no sales shall be transacted and no goods shall be displayed for customer inspection within said accessory basement space.~~

~~d. The City may include the conditions imposed upon the user due to basement space utilization in the business license issued to said user.~~

~~20~~4. Horses and horse stables in residential districts "A", "B", "C" and "D" provided that:

a. The lot on which the use exists is at least three (3) acres in size;

b. No more than one (1) horse is kept per one (1) acre of fenced pasture;

c. All horses are kept within a stable; and

d. The stable is set back from any property line a minimum of fifty (50) feet.

~~21~~2. Disguised support structure.

a. Any freestanding, man-made structure designed for support of antennas, the presence of which is camouflaged or concealed as an appropriately placed architectural or natural feature. Such structures may include, but are not limited to, clock towers, observation towers, water towers, light standards, flagpoles, church steeples.

b. The placement of disguised support structures, which:

(1) Do not require a new structure or addition; and

(2) Are permitted in the applicable zoning districts, may be administratively approved by the Department of Community Development

c. The mounting of disguised support structure antennas shall not exceed the height limit established by the applicable zoning district regulations, and each such antenna shall be concealed or disguised by architectural or natural elements or camouflaged by including, but not limited to, painting a color matching the surface to which they are attached. The location of all equipment, equipment shelters, wires, conduits and/or any other related accessories or devices shall either be completely situated within an existing structure or fully screened from view. Notwithstanding the items above, equipment shelters and related elements, in appropriate residential districts, must be located within the primary structure (on which the antennas are concealed or disguised) or below grade level. However, the equipment may be located in an addition to the primary structure, in which event a conditional use permit must be secured if required by this Code. Furthermore, other reasonable design standards or requirements, not listed or identified herein, may be required by the City as a condition of the administrative approval.

d. The location of such equipment shall not be placed closer than one hundred fifty (150) feet from any residential structure.

e. Should the Director of Community Development determine such an application does not meet the spirit, intent and conditions outlined above in Subsections 405.460(B)(22)(a), (b) and/or (c) and cannot be administratively approved, the application, as requested by the

applicant, may be reviewed and acted on by the Planning and Zoning Commission and City Council as per the procedures in Section 405.1070.

f. Consideration of an application shall meet applicable time limitations pertaining to proposed wireless communications facilities and support structures under Sections 67.5090 RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.^[2]

[2]Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.

g. Any telecommunication equipment that is no longer in use for its original communication purposes shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.

C. Use Limitations.

1. No accessory structure shall be built prior to the completion of construction of the principal use.

2. No accessory structure shall be ~~occupied or~~ utilized unless the principal structure to which it is accessory is occupied ~~or utilized~~.

3. All accessory uses and structures shall comply with the use limitations applicable in the zoning district in which located.

4. ~~No~~ An accessory structure may feature finished indoor areas but shall not be used as a dwelling unless specifically allowed in the applicable zoning district regulations.

5. Accessory structures in any residential district shall not exceed ~~twelve fifteen~~ (1215) feet in height or the height of the principal building, whichever is less. ~~with the exception of walls, fences or hedges located within the required side, rear or front yard setback which shall not exceed six (6) feet in height.~~

6. The total area of all accessory buildings shall not exceed the ground floor area of the principal building in a residential district.

D. Location.

~~1. If an accessory-type building shares a structural wall with a principal building, it shall be deemed to be a part of the principal building.~~ An accessory building attached to a principal building in a substantial manner by a wall or roof shall be considered part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building.

~~2. If an accessory building is detached from the principal building, it shall be located at least ten (10) feet from the principal building.~~

2. If the separation of an accessory structure and primary building is less than ten (10) feet, the accessory structure shall conform to the same yard requirements as the principal building.

~~3.~~ 3. No accessory structure or use shall be located in any required corner visibility triangle as established in Section 405.670.

~~4.~~ 4. No accessory structure, except those exempted by Section 405.630(A), shall be located within a front yard.

~~5.~~ 5. Accessory structures and uses shall be set back at least five (5) feet from the rear lot line.

~~6.6.~~ Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas subject to other applicable restrictions of this Zoning Code.



city
of

CREVE COEUR

File # 23-010

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

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Jason Jaggi, Director of Community Development	
<i>Name</i>	<i>Name</i>
City of Creve Coeur	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
300 North New Ballas Road	
<i>Address</i>	<i>Address</i>
<i>Address</i>	<i>Address</i>
Telephone # 314-872-2504	Telephone #
Fax # 314-872-2505	Fax #
Email: jjaggi@crevecoeurmo.gov	Email:

Applicant's Status (Indicate one):

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

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, March 20, 2023, 2023.

Applicant's Signature

March 20, 2023

Date

Applicant's Representative's Signature

Date

Description of Request (attach additional sheets as needed): _____

Amend Section 405.460 Accessory Uses and Structures to allow increase in height from 12-feet to 15-feet. Provide additional standards related to the location of accessory structures on the lot.

Affected Section(s) of the Zoning or Subdivision Code: _____

405.460 Accessory Uses and Structures

Proposed Ordinance Language (attach additional sheets as needed): _____

See attached draft ordinance

Office Use Only

____ **Proposed Ordinance Language**

Received By: _____

____ **Fees Paid**

____ **Written Justification**

Date: _____