



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JUNE 26, 2023
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC An opportunity for members of the public to address the City Council 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.

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

CONSENT AGENDA

1. Approval of June 12, 2023 City Council Regular Meeting Minutes.

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 6-8-23 to 6-22-23

UNFINISHED BUSINESS

2. **Bill No. 6069- An Ordinance Adopting the Annual Budget of the City of Creve Coeur for Fiscal Year 2024. Final Reading and Passage.**
Summary: Adopting the Annual Budget of the City of Creve Coeur for the Fiscal Year 2024, commencing on July 1, 2023 and appropriating funds pursuant thereto. There were two meetings with the Finance Committee and two meetings with the City Council to review the preliminary budget. The Finance Committee submitted a letter of recommendation for the adoption of the proposed budget with some comments for the City Council's consideration.
3. **Bill No. 6070- An Ordinance Authorizing the Issuance of a Conditional Use Permit for a 19,224 Square-Foot Colleges, Universities, and Professional Schools Use, Grand Canyon University, located at 721 Emerson Road, within the Creve Coeur Center Development. Final Reading and Passage.**



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Summary: Ted Bernstein, of Orbis Education, has submitted an application for a Conditional Use Permit for Grand Canyon University, a Colleges, Universities, and Professional Schools use, (NAICS 611310) to be located within Creve Coeur Center development at 721 Emerson Road within Creve Coeur Corporate Center in the "CB" Core Business zoning district. The proposed Accelerated Bachelor's in Nursing Program would move into the existing 19,244 square foot space with no exterior changes. Under Section 405.250, Table A of the Zoning Code, NAICS 611310 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval at the June 5, 2023 Planning and Zoning Commission meeting.

NEW BUSINESS

4. Bill No. 6071- An Ordinance of the City of Creve Coeur, Missouri, Regarding Changes to Retirement Plans for City Employees. First Reading.

Summary: The proposed ordinance establishes cost of living adjustments for retirees, changes benefit structure, closes existing plans, and transfers participants and administration of the city's closed retirement plan to LAGERS.

5. Bill No. 6072- An Ordinance Amending Section 405.390 Planned Zoning Districts of the Zoning Ordinance. First Reading.

Summary: Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an application to amend Zoning Ordinance Section 405.390, Planned Zoning Districts. The submitted amendments include reducing the minimum site size for planned zoning districts, modifying the eligibility criteria, establishing a new mixed-use type of planned zoning district, and introducing the requirement for approval of a site concept plan to regulate the overall components of a development. 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. This item was continued from the May 15, 2023 Planning and Zoning Commission meeting. The Planning and Zoning Commission recommended approval at the June 5, 2023 meeting.

6. Bill No. 6073- An Ordinance Amending Section 405.470.A.27 Conditional



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Uses of the Zoning Code to Remove NAICS 624410 Child Day Care Services from the Additional Requirements within the "PO"- Planned Office and "RO"-Research and Office Park Zoning Districts. First Reading.

Summary: Mark J. Goodman, of Higher Ground Education, Inc, has submitted a zoning ordinance text amendment application to amend Section 405.470.A.27, Conditional Uses, to remove NAICS 624410, Child Day Care Services, from the additional requirements currently assigned to this use when in the "PO"-Planned Office and "RO"-Research and Office Park zoning districts. Under Section 405.470, some conditional uses in certain zoning districts are assigned additional requirements to be met in order for the Conditional Use Permit to be approved, including that they be located on sites of at least 3 acres. NAICS 6244410, Child Day Care Services, is still a Conditional Use per Table A of Section 405.210, Regulation of Uses, in all zoning districts but this amendment would remove it from the additional requirements which will then only apply to this use when in the "A," "B," "C," "D," "AR," and "HE" zoning districts. The applicant plans to seek approval of a Conditional Use permit for their business to be located at 689 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council.

7. Resolution No. 1649- A Resolution Authorizing the Purchase of Insurance Coverage for the Year Beginning July 1, 2023.

Summary: The City is a member of the St. Louis Area Insurance Trust (SLAIT), a self-insurance pool for liability, worker's compensation and health insurance. The proposed resolution authorizes coverage through SLAIT for the year beginning July 1, 2023, and also authorizes the purchase of other annual insurance policies not provided by SLAIT including public officials' liability, property and cyber coverages.

8. Resolution No. 1650- A Resolution Authorizing the City Administrator of the City of Creve Coeur to Enter into an Agreement with Winning Technologies for the Purchase of Information Technology Management Services.

Summary: Approval of an agreement with Winning Technologies to provide information technology services to the city for \$1,800.00 per month. Services provided by Winning Technologies serve as a supplement to our in-house IT Coordinator and allow the city to maintain IT support with one full-time staff.



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9. Resolution No. 1651- A Resolution Authorizing the Execution of a Preliminary Funding Agreement with 10300 Olive Dev, LLC in the amount of \$50,000.

Summary: Staff recommends entering into a preliminary funding agreement with 10300 Olive Dev, LLC, the developer of the former Bayer West property at the southwest corner of Olive Boulevard and Lindbergh Boulevard in the amount of \$50,000 to be paid by the developer to cover the City's costs for consultants relating to the possible use of economic incentives, land use review and other services required for the city to review the development proposal for this property.

10. Resolution No. 1652- A Resolution Approving a Task Order Agreement with PGAV Planners for Planning and Development Financing Services.

Summary: Staff recommends approving a task order with PGAV Planners for an amount not to exceed \$25,000 for planning and development financing services related to the review of the proposed redevelopment of the former Bayer West property at the southwest corner of Olive Boulevard and Lindbergh Boulevard.

11. Resolution No. 1653- A Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Submission of a Purchase Order to Compass Minerals America Inc., under the Cooperative Salt Program, for Purchasing 1050 Tons of Salt for an Amount of \$88,252.50.

Summary: Staff is seeking approval of a contract through the Cooperative Salt Program, which provides winter road salt through a regional cooperative agreement resulting in more competitive pricing.

12. Resolution No. 1654- A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and later for Executing an Agreement for a Grant-in-Aid from the Federal Transportation Improvement Program Grant Commission through the Transportation Alternatives Program for Fernview Drive Sidewalks Project.

Summary: Public Works staff is recommending approval of the resolution authorizing the city to submit an application to pursue grant funding for the Fernview Sidewalk Project.

13. Resolution No. 1655- A Resolution of the City Council of the City of Creve



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Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and later for Executing an Agreement with the Missouri Highway and Transportation Commission for a Grant-in-Aid through the Federal Transportation Alternatives Program (TAP) Grant for the North New Ballas Phase 3 Sidewalk Project.

Summary: Public Works staff recommends that the City pursue federal funding to assist with the expansion of the sidewalk along the west side of North New Ballas Road between Magna Carta Drive and Rocky Drive.

- 14. Resolution No. 1656- A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Total Mechanical Services, Inc. for the Replacement of the Ice Rink's R-22 Refrigerant System with an Ammonia Refrigerant System, in the amount of \$2,531,533.**

Summary: The staff is recommending the City of Creve Coeur contract with Total Mechanical Services, Inc. for the replacement of the current R-22 refrigerant system with a new Ammonia based refrigerant system.

APPOINTMENTS

- 15. Annual Board, Committee, and Commission Appointments and Reappointments.**

BUSINESS FROM MAYOR AND CITY COUNCIL

- 16. *Council Liaison Reports***

BUSINESS FROM CITY ADMINISTRATOR

ADJOURNMENT

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



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matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

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