



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 24, 2023
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATION

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 July 10, 2023 City Council Regular Meeting Minutes.

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 7-6-23 to 7-19-23

UNFINISHED BUSINESS

2. **Bill No. 6071- An Ordinance of the City of Creve Coeur, Missouri, Regarding Changes to Retirement Plans for City Employees. Final Reading and Passage.**
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.
3. **Bill No. 6074- An Ordinance Amending the Creve Coeur Redevelopment Ordinance, Chapter 400, Article II of the Code of Ordinances. Final Reading and Passage.**
Summary: The proposed ordinance amendments regarding the approval of



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development plans and granting of tax abatements will provide consistency with recent changes in state law and otherwise modernize city procedures for considering development plans.

NEW BUSINESS

- 4. Bill No. 6075- An Ordinance Authorizing a New Conditional Use Permit for an 18,606 square foot Child Daycare Facility, located at 689 Craig Road, Zoned PO- Planned Office District. First Reading.**

Summary: Mark Goodman, of Higher Ground Education, has submitted an application for a Conditional Use Permit for a Child Day Care Services facility, (NAICS 624410) to be located at 689 Craig Road in the "PO" Planned Office zoning district. The use will provide day care services for children 6 weeks old to pre-kindergarten. It will occupy 18,606 square feet on two floors and includes a site development plan to alter the site to accommodate children's play equipment. Under Section 405.320, Table A of the Zoning Code, NAICS 624410 requires the issuance of a conditional use permit in the "PO" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The applicant applied for the text amendment to the zoning code amending Section 405.470.A.27 Conditional 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. The text amendment was approved as Ordinance 5845 by City Council on July 10, 2023 and the applicant is seeking Conditional Use Permit approval of Higher Ground Education within the PO zoning district. Planning and Zoning Commission recommended approval on July 17, 2023.

- 5. Bill No. 6076- An Ordinance Authorizing an Amendment to Ordinance Number 5581 and Authorizing Revised Signage for the Kia Dealership at 1025 North Lindbergh Boulevard within the Lou Fusz Automotive Network. First Reading.**

Summary: Joe Phillips, of Piros Signs, has submitted an application for an amendment to the Master Sign Plan for Lou Fusz Automotive Network. The request is to accommodate the new corporate design standards for Kia branding. Existing Kia branding will be replaced with the new logo including attached signs and a new low monument sign. The request will amend the Master Sign Plan for the property located at 1025 North Lindbergh in the "GC"



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General Commercial zoning district. The Master Sign Plan was approved April 23, 2018. Section 405.955 Master Signage Plans are subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. Planning and Zoning recommended approval on July 17, 2023.

- 6. Bill No. 6077- An Ordinance Adjusting the Municipal Boundary of the City of Creve Coeur for Properties located on part of Lot 6 of Oak Lake Estates Subdivision and part of Oak Lake Estates Subdivision Park Area Common Ground. First Reading.**

Summary: Julie and Melvin McCollum own 912 Woodshire Lane, located in the City of Creve Coeur, and have acquired portions of two properties currently located in Unincorporated St. Louis County. These two properties consist of part of Lot 6 of Oak Lake Estates subdivision and part of Oak Lake Estates Subdivision Park Area Common Ground. The property owners have submitted a request to annex the aforesaid properties into the City of Creve Coeur. On July 17, 2023, the Planning and Zoning Commission approved a boundary adjustment plat to consolidate these two acquired properties and their original parcel into one lot, Adjusted Lot 12, totaling approximately 40,996 square feet (0.94 acres) subject to the condition that the City Council and St. Louis County approve the municipal boundary adjustment.

- 7. Resolution No. 1670- A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Two Alpha Contracting, LLC for the Dielmann Recreation Center Drainage Improvements Project for the not-to-exceed contract sum of \$100,123.00.**

Summary: City staff recommends entering into a contract with Two Alpha Contracting, LLC for the project to remedy drainage issues at the Dielmann Center. The recommendation is based upon their positive references from the City of Manchester and the City of Town & Country and their low bid for the work.

- 8. Resolution No. 1671- A Resolution of the City Council of the City of Creve Coeur, Missouri, Approving the use of a Contract established by the County of Greene, Missouri, as a Cooperative Purchasing Agreement for the Procurement of Microsurfacing Services for the 2023 Construction Season.**

Summary: City staff has reviewed the contract documents from a competitive



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public bid for microsurfacing issued and extended by Greene County, Missouri, and staff recommends that the City approve the use of this contract as the basis for a cooperative purchasing agreement for microsurfacing, as is provided for in the Greene County contract and the Code of Ordinances of the City of Creve Coeur. The estimated cost of the project is \$274,179 based on the contract price of \$5.98 per square yard.

- 9. Resolution No. 1672- A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Ideal Landscape Construction, Inc. for the Millennium Park Phase 1 Project for the not-to-exceed contract sum of \$2,464,368.00.**

Summary: Public Works staff has reviewed the proposal submitted by Ideal Landscape Construction Inc. to provide general construction services for the Millennium Park Phase 1 Project. City staff recommends that the City enter into a contract with Ideal Landscape Construction Inc. to provide the services for this project, based upon a fair bid for the work and their expertise in park projects.

APPOINTMENTS

- 10. Economic Development Committee**

BUSINESS FROM MAYOR AND CITY COUNCIL

- 11. 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 matters as permitted by Chapter 610.



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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.