



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 14, 2023
7:00 PM**

ZOOM MEETING INFORMATION

Members of the public may access live audio and/or video at the following link:

<https://us02web.zoom.us/j/89906705919>

Meeting ID: 899 0670 5919

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.

PUBLIC HEARING

1. 2023 Property Tax Rate

Summary: Public Hearing setting the 2023 Property Tax Rate (including debt) for the City of Creve Coeur.

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*

*The second Regular City Council Meeting in September will be held on
Tuesday, September 26th at 7:00 PM*

CONSENT AGENDA

2. Approval of August 28, 2023 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT



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For Information Only: Invoices Paid Listing 8-24-23 to 9-6-23

UNFINISHED BUSINESS

- 3. Bill No. 6080- An Ordinance Amending Section 405.470.A. Conditional Uses and Table A: Permitted and Conditional Uses of the Zoning Code of the City of Creve Coeur, Missouri to Allow NAICS 541711, NAICS 541712 and NAICS 541720 as Conditional Uses in the “GC”-General Commercial District on Properties That Abut the “LI” -Light Industrial Zoning District and to Amend Table A to Include NAICS 541720 as a Permitted Use in the LI Zoning District. Final Reading and Passage.**

Summary: Tim Elli, of 39 North Holdings, LLC, has submitted a zoning ordinance text amendment application to amend Section 405.470.A., Conditional Uses, to include (NAICS 541711) Research and Development in Biotechnology, (NAICS 541712) Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology), and (NAICS 541720) Research and Development in the Social Sciences and Humanities, as Conditional Uses in the “GC” General Commercial Zoning District. Section 405.470 would be amended to limit these uses to properties that are zoned “GC” General Commercial and abut the “LI” Light Industrial district. The applicant plans to attract agricultural technology and research-oriented tenants to their building at 1220 N. Lindbergh that would fall under the above NAICS codes and seek Conditional Use Permits for those uses in the future. Staff recommends correcting the table of uses regarding the omission of NAICS 541720 as a permitted use in the LI district as well. The Planning and Zoning Commission recommended approval for the item with the correction.

- 4. Bill No. 6081- An Ordinance to Correct a Zoning Map Error Affecting the Priory School Campus. Final Reading and Passage.**

Summary: Staff discovered an error on the Official Zoning Map of the City for the Priory School Campus. The current effective zoning map, adopted in 2019 by Ordinance 5658, incorrectly shows the easternmost portion of the Priory School Campus located in the A-Single Family Residential District when it should be located within the HE-Higher Education District. This ordinance will correct this error by placing the entire Priory School Camus within the HE-Higher Education District.



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- 5. Bill No. 6082- An Ordinance Amending Certain Provisions of the Municipal Code Regarding Offenses to Incorporate Changes in State Law. Final Reading and Passage.**

Summary: Changes in State Legislation necessitate certain amendments to the Offense Code provisions of the Municipal Code

- 6. Amended Bill No. 6083- An Ordinance Revising Chapter 520 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding the Lateral Sewer Repair Fund. Final Reading and Passage.**

Summary: As a result of the Lateral Sewer Repair Fund Balance increasing each year, staff is recommending increasing the reimbursement percentage from the current level of 50%. Based on City Council discussion at the August 28 meeting, the draft ordinance provides for a 70% reimbursement rate effective October 1, 2023.

- 7. Bill No. 6084- An Ordinance Amending the Adopted 2023 General Fund Budget of the City of Creve Coeur by Transferring \$27,910 from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division and Authorizing an Additional \$32,000 Appropriation to the Enterprise Fund. Final Reading and Passage.**

Summary: An Ordinance amending the adopted 2023 General Fund Budget of the City of Creve Coeur by transferring \$27,910 from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division for unbudgeted expenditures and authorizing an additional \$32,000 appropriation to the Enterprise Fund as a result of an increase in watering the greens at the golf course due to a dry season.

NEW BUSINESS

- 8. Bill No. 6085- An Ordinance Authorizing a New Conditional Use Permit for Straight Up Solar at 1145 N. Warson Road within the North Warson Business Center, Zoned LI- Light Industrial District. First Reading.**

Summary: Cherie Ellis, of Straight Up Solar, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1145 North Warson Road in the "LI" Light Industrial Zoning District. The 11,890 square foot space within the existing building will be used to store solar panel module inventory.

No exterior or interior changes are proposed in order for the use to take place. Under Section 405.380, Table A of the Zoning Code, NAICS 484110 requires



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the issuance of a conditional use permit in the "LI" 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 September 5, 2023 meeting.

9. Bill No. 6086- An Ordinance Ordering the Levy and Establishment of the Rates of Annual Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2023. First Reading.

Summary: The proposed ordinance will establish the 2023 property tax rates at \$.066 on each one hundred dollars (\$100.00) of assessed valuation for residential property, \$.075 for commercial property, \$.024 for agricultural property, and \$.082 for the debt service levy. These numbers are preliminary, prior to Board of Equalization review. Therefore, the rates may be adjusted slightly prior to final adoption.

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

11. Proposed Stormwater Management Cost-Share Program

Summary: The goal of the proposed Stormwater Management Cost-Share Program is to help homeowner associations and individual homeowners solve stormwater issues that are unlikely to be addressed by a City-funded project or receive funding from existing programs.

12. Planning and Zoning Update

Summary: Staff will provide an update on current planning and development matters.

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



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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: _____

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