



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
OCTOBER 23, 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/87871077632>

1 312 626 6799

Webinar ID: 878 7107 7632

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 October 9, 2023 City Council Joint Work Session Minutes
2. Approval of October 9, 2023 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 10-5-23 to 10-18-23

UNFINISHED BUSINESS

3. Bill No. 6089- An Ordinance Authorizing a Change of Zoning from "RO" Research Office District to the Olia Village "PMD" Planned Mixed-Use Development District and Approving the Site Concept Plan and Phase One



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Site Development Plan for such development on the approximately 96 acre property located at 10300 Olive Boulevard. Final Reading and Passage.

Summary: Matt Pfund, of Jack Matthews Development, representing 10300 Olive, LLC, has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning of the property of approximately 96 acres located at 10300 Olive Boulevard, from "RO" Research Office to "PMD" Planned Mixed Use Development District, referred to as Olia Village. In accordance with Section 405.390 of the Zoning Code for Planned Zoning Districts, the applicant has submitted the Site Concept Plan and Phase One Site Development Plan for review and approval by the City. The proposed uses within the overall development include commercial buildings, restaurants, mixed-use buildings with ground floor retail/commercial uses and multi-family dwelling units on the upper floors within a "Main Street" type setting, hotels, apartments, office and research office buildings, as well as attached townhomes. The existing buildings formerly used by Bayer are shown to remain and will be repurposed for office and residential uses. A subdivision of the property is also proposed. The submitted Site Development Plan for Phase One consists of site clearing, grading, site utilities and roadway construction.

Building construction and related site improvements will be submitted for review by the City at a later date in association with each of the outlined phases as provided in the Site Concept Plan. The Planning and Zoning Commission recommended approval with conditions at the October 2, 2023 meeting.

- 4. Bill No. 6090- An Ordinance for the holding of a General Election in the City of Creve Coeur, Missouri, on the 2nd day of April, 2024, for the Election of A Mayor from the City At Large for a Full Three-Year Term, and the Election of One Council Member from Each of the Four Wards, Each for a Full Two-Year Term, and for the Conduct of Said Election by the Board of Elections of St. Louis County, Missouri, and for Other Matters Relating and Pertaining to such Election. Final Reading and Passage.**

Summary: Ordinance setting the 2024 City Council Election and prescribing the forms regarding nominations.

NEW BUSINESS

- 5. Resolution No. 1683- A Resolution Authorizing the Execution of an**



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Agreement between the City of Creve Coeur and Equitable for the City's Dental Insurance Plan Beginning January 1, 2024 and Ending December 31, 2024.

Summary: Staff and insurance broker CBIZ recommend approval of an agreement for dental coverage with Equitable Insurance, the incumbent provider. Equitable presented the lowest increase among all proposals with a 4.8% increase in premiums for the same level of coverage, effective January 1, 2024, for a period of one year.

6. Resolution No. 1684- A Resolution Approving an Amended Task Order Agreement with PGAV Planners for Planning and Development Financing Services.

Summary: Staff recommends approving an amended task order with PGAV Planners to increase the amount not to exceed from \$25,000 to \$60,000 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.

BUSINESS FROM MAYOR AND CITY COUNCIL

7. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

8. Lake School House Building Recommendations

Summary: The Parks and Historic Preservation Committee met with the City Council in a Work Session on August 28, 2023. Among the matters discussed included the future of Lake School House, including possible demolition. Staff has obtained additional information on demolition considerations and costs and will further report to City Council.

9. Subdivision Trustee Meeting

Summary: The City has hosted an annual meeting with subdivision trustees, most recently in January 2023. The meeting provides an opportunity for engagement between city staff and the community, one of the action items in the city's strategic plan. We plan to again host this meeting on Wednesday, January 17, 2024, and look forward to City Council input on matters which you feel would be useful to discuss with trustees. The 2023 meeting agenda and



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meeting summary have been included in the packet for review.

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.

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.