



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 18, 2024
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. Christine Schuermann, Administrative Services Associate/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. March 4, 2024 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

NEW BUSINESS

- 1. Presentation of the FY2025-FY2029 Capital Improvement Program:**
City Staff is currently developing the annual update to the City's five-year Capital Improvement Program (CIP). Staff will present the draft CIP to the Planning and Zoning Commission and plan to seek the Commission's recommendation on this plan. Adoption of the plan by the City Council is currently scheduled for consideration on April 8th.
The current draft CIP is included as an attachment to this agenda item. The



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draft CIP can also be found on the City's website at:
<https://www.crevecoeurmo.gov/95/Capital-Improvement-Program>

2. Application #24-007: Minor Site Plan for a Fence Within the Front-Yard along Beacon Hill Lane for the Corner Property Addressed as 31 Beacon Hill Lane

Summary: Caroline Miller, homeowner, has submitted an application for a 4.5 foot (55") tall, black, aluminum fence, within the area equivalent to the front-yard along Beacon Hill Drive. The subject property is zoned A Single Family Residential. The applicant is seeking site plan approval for the fence to be located within the front yard which will be 75 feet from the property line at its closet point. City Council action is not required.

3. Application #24-008: Minor Site Plan for a Temporary Use Permit for Congregation Shaare Emeth at the Property Addressed as 11645 Ladue Road

Summary: Robert Colton, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 60-day period in order to hold Camp Emeth, a Jewish Day Camp, on the property. Day Camp will run from 9:00 AM to 3:30 PM from June 1 to August 5. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section 405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

WORK AGENDA

PENDING APPLICATIONS

1.
 - **Conditional Use Permit for (NAICS 532310) General Rental Centers for EquipmentShare located at 1121 North Warson Road.**
 - **Minor Site Plan for a Fence with Gates within the Front Yard Setback located at 303 South New Ballas Road.**
 - **EV Charging Work Session.**

DEPARTMENT REPORTS



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Olia Village Economic Incentives Update

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: _____

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 6:00pm

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
(absent)**

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Christine Schuermann, Administrative Services Associate/Recording
Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Potashnick made a motion to accept the agenda. Mr. Wang seconded. All in favor.

APPROVAL OF MINUTES

1. February 5, 2024 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the February 5, 2024 meeting minutes. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS



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**1. Application #24-005 Minor Site Plan For A Fence Within The Front-Yard
Setback Along South Mosley Road and Ladue Road for the Corner
Property Addressed as 11304 Ladue Road**

Mr. Edward Matejcic, 11304 Ladue Rd, on the corner of Ladue and Mosley. Mr. Matejcic stated he has been rebuilding his house over the last 2 years.

Mr. Matejcic stated this fence is not going to keep animals inside his property. The fence will be going on the side yard and will help protect landscaping when drivers turn around in his driveway.

Mr. Matejcic stated this fence is cosmetic only. The fence is a 3-rail style and 22 feet back from Mosley and 25 feet from Ladue. On Ladue it turns back, so it looks like it is covering the front. When you come to the stop sign you cannot see cars coming. Mr. Matejcic would like to remove the shrubs but replace them with the fence and landscape around the fence to soften. The fence will help to identify where the driveway is on the property.

Ms. O'Brien asked if Mr. Matejcic had explored other materials for the fence. Is there a reason you selected the white vinyl?

Mr. Matejcic stated he did try and get a black fence but the reason he went with this type of PVC fence is it always looks good.

Mr. Matejcic stated this type of fence is all over Creve Coeur. The fences that were natural wood product, half of those fences need to be painted. Mr. Matejcic would like a fence that looks like his property. The fence will look beautiful and will hold up better than black fence.

Mr. Matejcic stated he could have used black fence, but he does not like how the fence looks when the fence ages.

Ms. O'Brien asked if Mr. Matejcic talked to his neighbors and addressed any concerns they might have.

Mr. Matejcic stated he felt the neighbors had nothing to do with this decision regarding the fence. This fence is a front fence since its on Mosley but the front of the house



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faces Ladue. The resident feels a wooden fence would not look as clean as he would like. The upkeep of the black fence would mean painting the fence every couple of years.

Mr. Matejcic believes the upkeep on a black fence would be too much for him.

Ms. Bethany Moore, City Planner presented the minor site development plan for front yard fence. The corner property as addressed as 11304 Ladue Rd. and is on the corner Ladue and south Mosley Drive.

Ms. Moore stated since this is a corner property the fence would be on both front yards.

Ms. Moore gave an overview of what staff can approve without going to Planning and Zoning Commission. Since the material is white vinyl fence that is why the application is being presented to the Commission.

Ms. Moore stated the fence is not a full enclosure fence. The fence is decorative and will be in two fence segments.

Ms. Moore stated one of the conditions of approval is a landscaping plan would need to be submitted to help screen the fence.

Ms. Moore compared fences across the street on S. Mosley and showed a variety of fences along Mosley. The properties across the street from the applicant are front yards but are at the rear of the property. They have variety of fences in terms of materials.

Ms. Moore gave an overview of the photos the applicant provided that are examples of front yard fences similar to what he is requesting. All are within Creve Coeur and have been there since at least 2007 per Google Street view. Ms. Moore did look for permits on those properties and found some but did not have any information on them since they were purged. The properties that did not have permits were probably because of the age of the fence and the fence has been there for a long time.

Ms. Moore stated this type of fence is not very common but there are examples of this type of fence throughout the city.

Ms. LaBonte asked when the requirement was changed to not allow vinyl fences.

Ms. Moore stated to not allow solid white vinyl fences was recent within last 5 years but



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that is only for the solid white fence. In regard to the front yard fence Ms. Moore was unaware when those requirements had changed. Front yard fences are allowed but only can be approved at staff level with certain criteria are met.

Ms. O'Brien asked regarding how many white Vinyl front yard fences are around Creve Coeur. Ms. O'Brien stated she did not see any front yard white vinyl fences on Ladue until Lindbergh. This type of fence is very unique on Ladue.

Ms. Moore stated that Ms. O'Brien's statement was accurate. This type of fence is not very common but there are a few examples that were provided by the applicant.

Ms. Richter asked if all of the examples were west of Mosley.

Ms. Moore agreed with that statement except for one property.

Ms. Pati Trout, 309 South Mosley Rd. spoke against the front fence application. Ms. Trout stated she sent a couple emails to the city regarding this application.

Ms. Trout stated the applicant wanted to block his driveway in hopes that drivers will not turn around in his driveway. Ms. Trout did not see any plans to support this in his application and does not believe anything in this fence application will prevent drivers from turning around in his driveway.

Ms. Trout stated the application does not specify Vinyl fence. Ms. Trout also discussed why City of Creve Coeur is very particular when it comes to permits.

Ms. Trout stated anything after 12200 block was outside of City of Creve Coeur until the City did a boundary adjustment and took in ward four. She believes some of the applicant's examples should not count because the fences were done with St. Louis County approval and not City of Creve Coeur.

Ms. Trout discussed the frequency of the applicant's entertaining. Ms. Trout feels the fence should not be so close to the street and should stay within the setback requirement of the property.

The applicant responded to Ms. Trout's statement. Mr. Matejcic stated why he felt the location was appropriate and he chose the location of the fence because of the location of



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the landscaping & proximity of the driveway.

Mr. Potashnick asked Mr. Jaggi's to editorialize on the proposal as presented.

Mr. Jaggi stated Ms. Moore touched on a lot of the points. With this type of request, it is recommended to look at what is common in the area.

Mr. Jaggi stated Ms. Moore and Ms. O'Brien noted there are not many of these types of fences in the area. There are examples in Creve Coeur of this type of fence but not common in this specific area of Creve Coeur.

Mr. Jaggi discussed why the vinyl material wouldn't be as desirable than a wooden fence. The owner is looking for a maintenance free fence and vinyl is good option for that.

Ms. Richter asked if staff could have approved if the fence was decorative black metal.

Mr. Jaggi stated staff could have approved a decorative metal fence but does not have to be black. The fence needs to be 15 feet from the property line along either street frontage but only that type of fence and placement of the fence could be approved without the Planning and Zoning Commission approval.

Mr. Potashnick asked to look at all fences and what requirements the city has for future requests.

Mr. Jaggi stated there are no standards with fences. The city could look at guidance materials for future requests.

Mr. Jaggi suggested for this request the Commission should consider what is proposed, does the fence match the house, fit the surrounding character of the area landscaping requirements.

Ms. Richter asked why the applicant was opposed to other materials.

Mr. Matejic believes this is the best type of fence and will look the best on his property and holds up the best.

Ms. LaBonte asked about this type of fence and the location.



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Mr. Jaggi stated this request if it were in the backyard would have been approved. This type of fence and material is allowed in the back yard. Since the fence is going in the front yard, therefore, the request needs to go the Commission for approval.

Mr. Wang asked if there was a solid white vinyl fence between Ballas and Mosley on the north side.

Mr. Jaggi stated that was issued in error before Mr. Jaggi had started working at the City. The solution was to plant trees to cover up the fence.

Ms. Richter asked if Creve Coeur considers the property to have two front yards.

Ms. Moore stated that was correct since the property is a corner lot.

Mr. Matejcic stated my front yard faces Ladue, and my side yard faces Mosley.

Ms. LaBonte & Ms. Hall asked if we approve this fence application then what happens with future applications.

Ms. Moore stated that all front fences that is not 4 ft tall, metal and 15 ft from the property line come to the Planning and Zoning Commission.

Mr. Jaggi stated that if you are concerned about the appearance of this fence and approve this request you need to think about future requests and how those will be different. That is something you should consider. But there are a lot of variations in fence applications.

Mr. Potashnick made a motion to recommend approval of the minor site plan for a fence within the front yard setback. Mr. Wang seconded.

RESULT: Failed

MOVER: Potashnick

SECONDER: Wang

AYES: AJ Wang, Muriel Hall, Larry Potashnick

NAYS: Julie LaBonte, Rhonda O'Brien, Marjorie Richter

Ms. Trout stated a concern about what was applied for and what the application stated.



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Mr. Lumley stated Mr. Matejcic did apply correctly in terms of his images and made the correction on the record as to written description.

2. PUBLIC HEARING. Application #24-006: A Conditional Use Permit for a Warehouse/Storage Use for Truck Depot St. Louis Located at 1107 North Warson Road

Those speaking to the request were sworn in.

Mr. Alexander Bobrusev, 13175 Royal Pines Drive, Unit 5.

Mr. Bobrusev gave an overview of his business and his background. Mr.

Bobrusev lives nearby and would like the business to be in the same area. Currently, his business is in downtown St. Louis and his commute is about 50 minutes each way. Another issue being in downtown St. Louis is crime and break-ins.

Mr. Bobrusev stated his goal is to be an active presence in the community. This is something that he focused on at his previous location and would like to continue.

Mr. Bobrusev would like to hire people from the local community. They have also helped small local restaurant chains in the area with their supplies.

Mr. Bobrusev showed pictures of his crew and a video of the crew packing supplies.

No questions were asked after Mr. Bobrusev presentation.

Ms. Moore, City Planner, spoke regarding the CUP application for general warehousing and storage located 1107 Warson Rd. Recently, this type of application was presented for Straight up Solar, and this was the same use and the same property but different building.

Ms. Moore discussed the parcel location within the four buildings on the property. This does include some outdoor storage and will be presented as well.

Ms. Moore stated no exterior changes associated with this use. As the applicant



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explained, the business will be storing supplies and materials in the 15000 sq.ft. space as well as using the outdoor fenced area.

Ms. Moore stated on the site plan shows the property at almost 18000 sq ft, but the landlord has roped off their portion of the space, so the business will only be using 15000 sq ft. That is why the report reflects that size.

Ms. Moore discussed the condition of the property. The lighting and landscaping are in good condition.

Ms. Moore stated the fence is in good condition and meets all requirements for outdoor space. The required parking for this space is 6 spaces and 205 are on site, so the staff are not concerned about parking. The business will be using 2–4 employees from 7 am- 5:00 pm Monday-Friday. The staff are not concerned about this use because it is so far back from the street and does have the screening. The business is in a park for similar uses.

Ms. O'Brien asked where the residential property was in relation to the applicant.

Ms. Moore stated there was not any residential property near this property. If there was residential near the property, then it would be multifamily, but Ms. Moore does not feel the property is very close to the business.

Mr. Lumley offered the exhibits to the record

Mr. Potashnick made a motion to recommend approval of Conditional Use Permit as outlined in the staff report. Mr. Wang seconded.
All in favor.

RESULT: pass

MOVER: Potashnick

SECONDER: Wang

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

NAYS: None



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WORK AGENDA

Ms. Moore gave an overview of pending applications that will be coming to the next meeting.

PENDING APPLICATIONS

Ms. Moore stated at the next meeting we will be discussing Electric Vehicle Charging Stations. It is not for voting; it is a work session to discuss our EV charging requirements. This was discussed last year and is now going to be discussed again and then bring it back later as a formal Text Amendment.

Ms. Moore gave an overview of the next front yard fence application.

Ms. Moore stated that we will have a Draft CIP presented by Steve Berecz from Public Works.

Lastly, Ms. Moore gave the overview of an upcoming Temporary Use Permit from Congregation Shaare Emeth.

1.
 1. Electric Vehicle Charging Station Text Amendment Work Session
 2. 31 Beacon Hill Lane Site Development Plan for Front-Yard Fence
 3. Draft CIP
 4. Congregation Shaare Emeth Temporary Use Permit

DEPARTMENT REPORTS

1. April 15th, 2024 Planning and Zoning Commission Meeting Cancellation

Mr. Jaggi stated the April 15th meeting would be canceled because of a conference that Mr. Jaggi and Ms. Moore will be attending

Mr. Potashnick asked the status of the Mexican restaurant.

Ms. Moore stated that staff let them know how to handle changes, and they need to submit revisions. If they submit changes, they may need to go to the



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Planning and Zoning Commission before any changes are made. Ms. Moore feels they are just continuing with finishing the building.

Mr. Jaggi gave a status report on Greenstreet and said they did not want to withdraw their application. Mr. Jaggi stated staff would wait 30 days and then check back with them to get an update.

Mr. Potashnick wanted to discuss at one of the future meetings to make a list of changes to approved applications.

ADJOURNMENT

The meeting was adjourned at 7:00pm.

Submitted by:

Recording Secretary

Chair

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2025-2029



CAPITAL FUND

PARKS AND STORMWATER FUND

BUILDING PROJECT BOND FUND

DRAFT – FEBRUARY 23, 2024

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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.

Prior to 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 prior to City Council review, approval, and adoption. A public hearing is held each spring (typically in April) by the City Council to review the final draft of the CIP in March or April, 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.

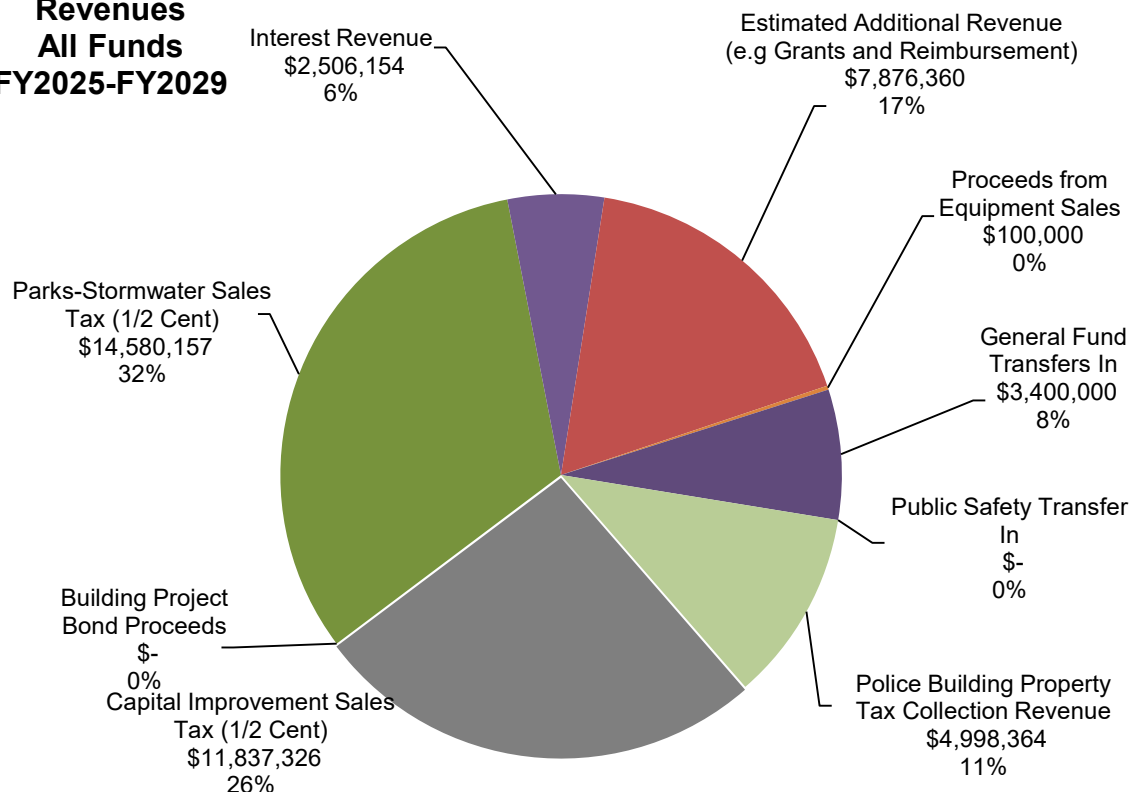
Funds in the CIP

There will be three funds that contribute to the FY2025-FY2029 CIP. These funds are:

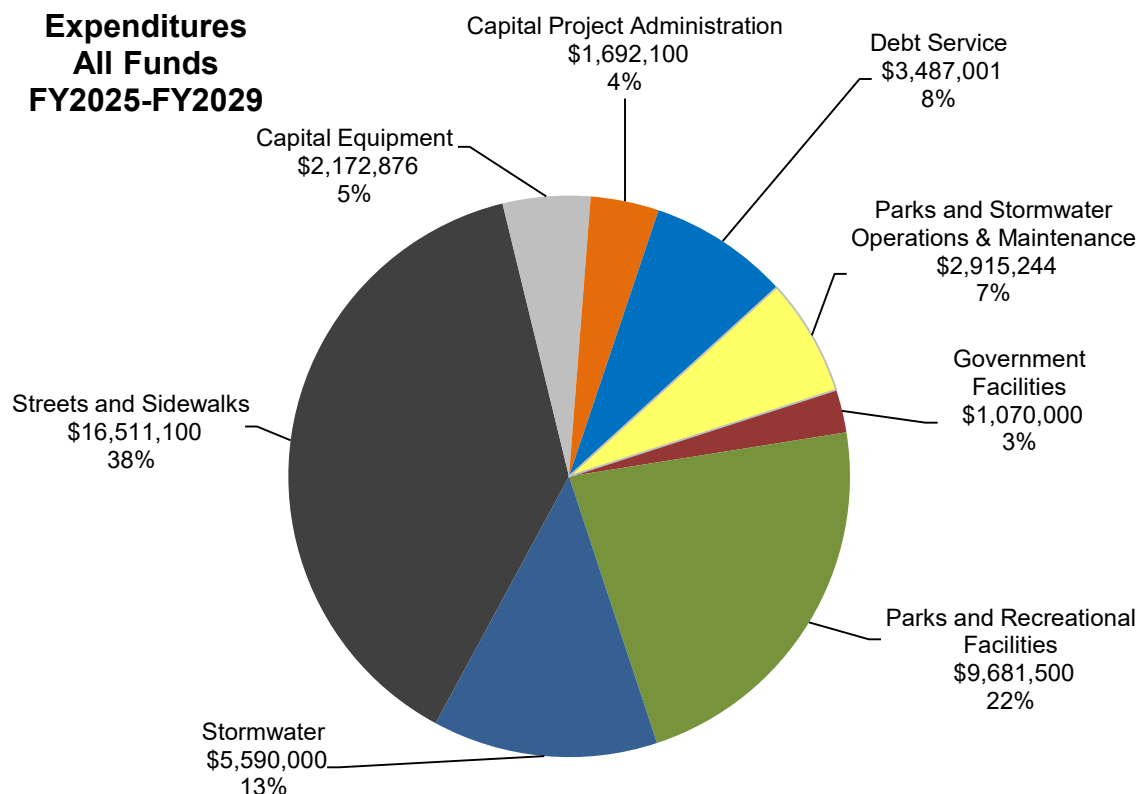
1. Capital Fund. This fund is financed by a half-cent capital improvement sales tax, which is supplemented by annual transfers from the General Fund and project-specific grants.
 - Total Capital Fund revenues: \$22.9 million
 - Total Capital Fund expenditures: \$21.5 million
2. Parks and Stormwater Fund. 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 Tax Fund revenues: \$17.0 million
 - Total Parks-Stormwater Tax Fund expenditures: \$17.9 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 FY2025-FY2029 CIP is related to the fund's debt service.
 - Total Building Project Bond Fund revenues: \$5.4 million
 - Total Building Project Bond Fund expenditures: \$3.7 million

Combined, these three funds have a projected revenue of \$45.3 million and projected expenditures of \$43.1 million for the FY2025-FY2029 CIP. The charts below break down these revenues and expenditures into the general categories that are found in the CIP.

**Revenues
All Funds
FY2025-FY2029**



**Expenditures
All Funds
FY2025-FY2029**



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 FY2025-FY2029 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 FY2024 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: FY2025-FY2029 CIP Spreadsheets
- Appendix B: FY2020-FY2029 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 \$22.9 million over the FY2025-FY2029 CIP.

Half-Cent Capital Improvement Sales Tax. Projected sales tax revenues are approximately \$11.84 million for the FY2025-FY2029 CIP, which averages out to approximately \$2.37 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 projections in the FY2025-FY2029 CIP include an estimated 1% increase each year, which will return the sales tax revenues to the FY2020 level by FY2025.

Grants and Outside Funding. Federal grants for roadway projects and accessibility improvements will provide approximately \$6.61 million over the FY2025-FY2029 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

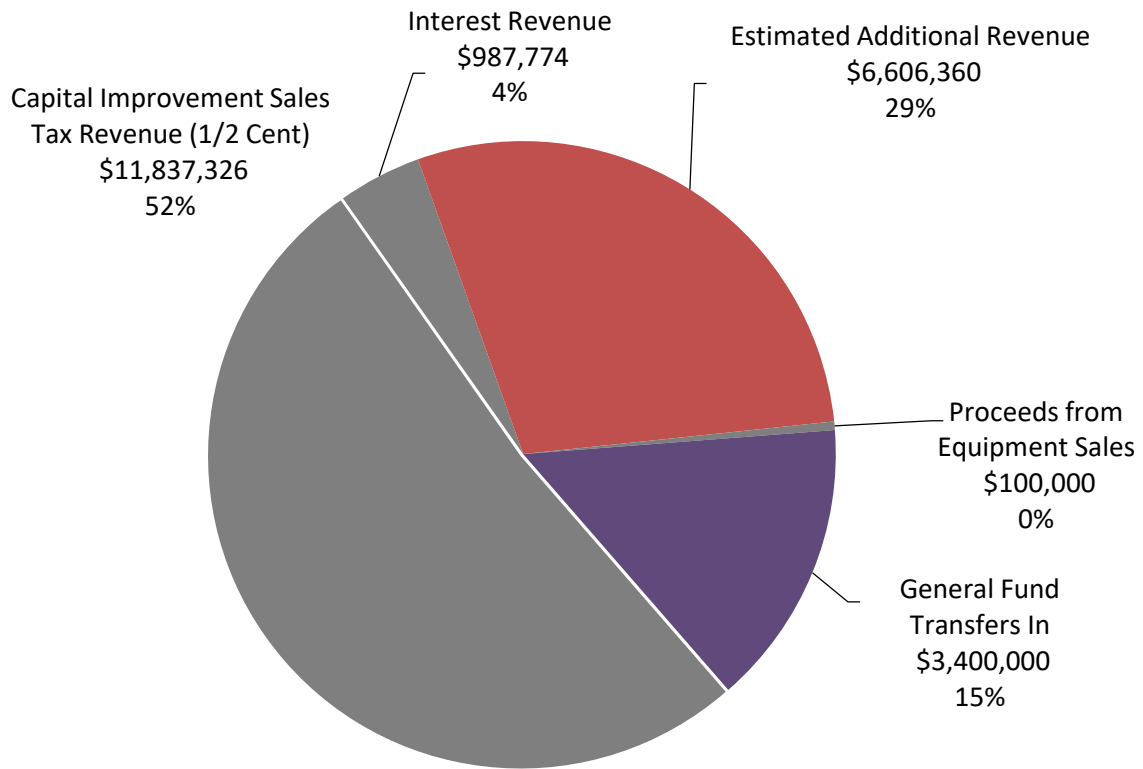
the phases of the project are planned to occur. The full cost of the project and the associated grant funding will be programmed into the CIP upon notification of award of the grant.

Transfers from the General Fund. The total transfer from the General Fund to the Capital Fund over the proposed FY2025-FY2029 CIP is \$3.4 million.

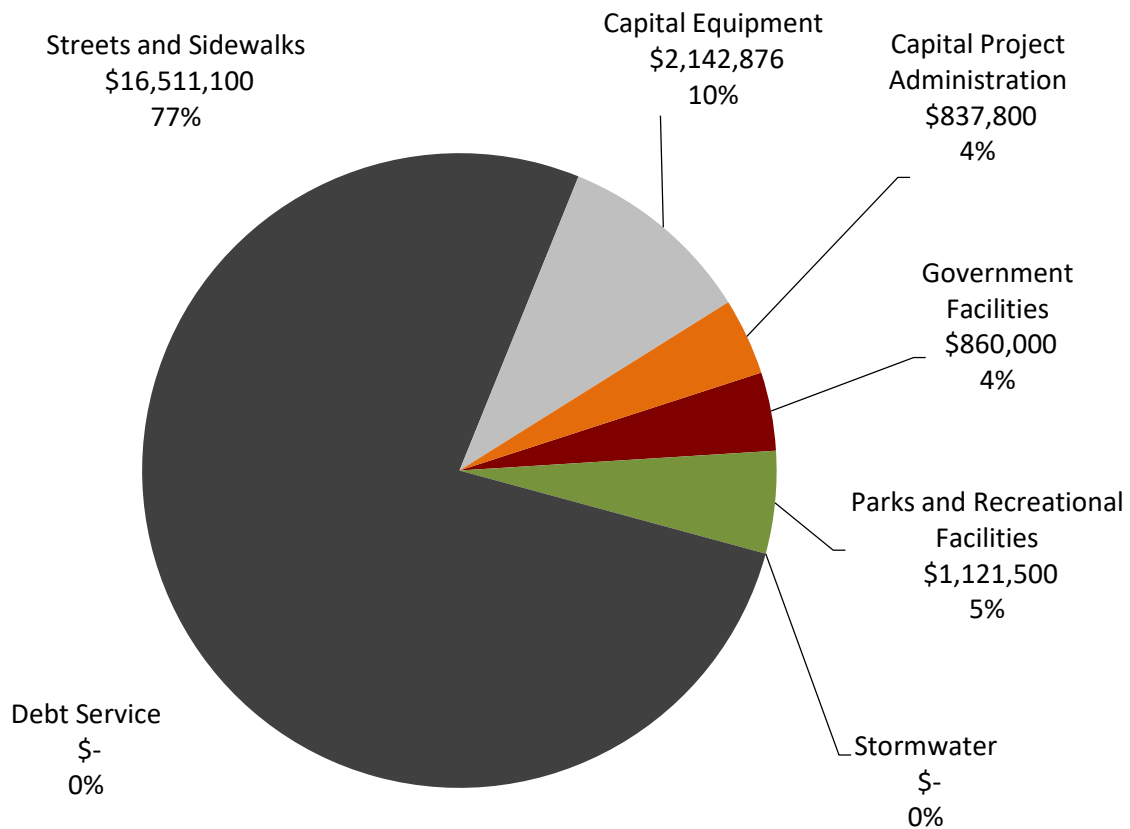
A transfer from the General Fund to the Capital Fund is proposed for each fiscal year in the proposed CIP. Annual General Fund transfers to the Capital Fund have been increased from \$400,000 to \$500,000, based on the transportation-oriented revenue sources of the General Fund which include the County road and bridge tax revenues. FY2028 also includes an additional transfer of \$900,000 to be used for the roofing improvements to the Ice Arena and the Public Works Service Center.

Capital Fund Expenditures

Capital expenditures from the Capital Fund are projected to be approximately \$21.5 million over the proposed FY2025-FY2029 CIP, with a maximum annual expense of \$6.8 million in FY2026. Details about these expenditures can be found in the project summary sheets that follow.



FY2025-FY2029 CAPITAL FUND REVENUES



FY2025-FY2029 CAPITAL FUND EXPENDITURES

GOVERNMENT CENTER RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$113,128	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0

Project Description:

Proposed projects in FY2025 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 FY2025 will include continued lighting efficiencies that will help to lower energy cost and provide a well lite environment for various meetings and work areas. Construction of a training room that can also be used as a conference room, to provide improve learning and working conditions for staff.

Operating Budget Impact:

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

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 98,128
Land Acquisition	\$ 0
Construction	\$ 165,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025 – FY2029)	\$ 263,128

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	\$ 263,128
Total Funding	\$
City's Contribution (FY2025 – FY2029)	\$ 263,128

ROOFING FOR THE PUBLIC WORKS GARAGE

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$500,000	\$0	\$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	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$100,000	\$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. Currently the Ameren Missouri program grant only covers public facing EV charging stations. Therefore, it is anticipated that EV charging station(s) at the Police Department would be installed at a later date, but the electrical underground infrastructure would be installed as part of the Government Center project.

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 changers 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 (green house gases) 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	\$ 115,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 115,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 15,000
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 15,000

Summary	Amount
Total Expenditures	\$ 115,000
Total Funding	\$ (15,000)
City's Contribution	\$ 100,000

PUBLIC WORKS GARAGE PARKING LOT REPAIRS

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

Project Description:

Sections of the Public Works Garage parking lot were installed many years ago and have experienced a high volume of traffic due to the nature of the operations required. The project proposes to repair failing asphalt and concrete sections of the parking lot to allow for the safe operation of equipment and vehicles.

Existing Conditions:

The parking lot has excessive potholing and cracking of the original asphalt and concrete pavements at numerous locations which will be rehabilitated as part of this project.

Justification: *Condition of Existing Facility & Operating Efficiency*

The Public Works garage houses Public Works equipment and is where City-owned equipment is repaired and maintained. The parking lot is vital in keeping the Public Works fleet on the streets to serve the community. Repairing the lot now will keep City-owned equipment from damage and possibly prevent further damage to the base layer of the lot in the future that may be even more costly to repair.

Operating Budget Impact:

Repairing the lot now will keep City-owned equipment from damage and possibly prevent further damage to the base layer of the lot 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	\$ 75,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 75,000

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	\$ 75,000
Total Funding	\$
City's Contribution	\$ 75,000

PUBLIC WORKS SETTLEMENT STUDY

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$35,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Public Works building has experienced differential settlement over the years. A consultant has been retained in the past to conduct settlement studies at various locations within the building. The project will have the consultant to perform detailed surveys at multiple locations throughout the building to monitor the cracks in the walls, facades and other locations. The survey will occur over an eighteen to twenty-four month timeframe. The consultant will also recommend stabilization methods as/if necessary for the building.

Existing Conditions:

The Public Works building has experienced settlement in the past mainly due to the building being constructed on a fill site. Repairs to the building have been previously made due to the settlement experienced. A settlement study has been performed previously at the Public Works building and this project will be a continuation of the previous studies.

Justification: *Protection & Conservation*

New cracks are forming in the block walls at the maintenance facility. In addition, older cracks are widening causing loose blocks to fall from the walls. Safety of workers and the building structural integrity are our concerns.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 35,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 35,000

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	\$ 35,000
Total Funding	\$
City's Contribution	\$ 35,000

PARK OR DIELMANN COMPLEX IMPROVEMENTS (GRANT MATCH)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$30,500	\$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 FY2024 grant was used to assist with the costs for 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

ACCESSIBILITY IMPROVEMENTS (CDBG)

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0**	\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$0

** Accessibility Improvements in Prior Years fell 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 FY2026, the City will propose a project to improve accessibility at the Dielmann Recreation Center with features like automatic opening devices for doors. For the FY2027 to FY2029 grants, several other projects will be considered for grants including improved accessibility into the Dielmann Recreation Center locker/restrooms and improved access at the ice rink.

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	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$400,000	\$0	\$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 and sensitive 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 to future 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

GOLF COURSE IRRIGATION SYSTEM REPLACEMENT (MUNICIPAL PARK GRANT)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$550,000	\$0	\$0	\$0	\$0

Project Description:

The project will completely replace the existing golf course irrigation system in FY2026. The existing irrigation system is over 40 years old and has had many repairs over its life to maintain the high-quality course that is currently enjoyed by residents and visitors. The new system will be a state-of-the-art system and will allow greater flexibility in watering operations. The new system will include a new booster pump. The City intends to apply for the Municipal Park Grant to partially fund this construction project.

Existing Conditions:

The existing golf irrigation system is showing its age with numerous leaks and structural issues. These numerous issues lead to inefficient watering through areas of the course and increase water usage due to leaks. Also, the golf course maintenance staff needs to dedicate time to repair the breaks, which will be greatly reduced after installation of a new irrigation system.

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

The City will seek Municipal Park Grant Funding to supplement the cost associated with this construction project. The municipal part grant request is anticipated to be around \$500,000 along with the City's contribution for a total project cost of approximately \$1,000,000. The new state of the art system will allow golf course maintenance staff to optimize watering rates and timing throughout the entire course.

Operating Budget Impact:

The improvements brought by this project will replace an old and failing irrigation system that requires significant maintenance labor hours and material costs to keep operational. The new irrigation system will reduce operation costs related towards repairs of the irrigation system on the golf course.

Comments:

None

GOLF COURSE IRRIGATION SYSTEM REPLACEMENT (MUNICIPAL PARK GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 550,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 550,000

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	\$ 550,000
Total Funding	\$ (TBD)
City's Contribution	\$ 550,000

STREET AND SIDEWALK MAINTENANCE PROGRAM

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$1,835,408	\$1,442,000	\$1,463,900	\$1,485,900	\$1,508,200	\$1,530,800	\$0

Project Description:

The project includes concrete pavement replacement, asphalt pavement resurfacing, asphalt pavement maintenance, micro surfacing, 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	\$ 1,412,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025)	\$ 1,442,000

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)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 1,442,000
Total Funding	\$ 0
City's Contribution (FY2025)	\$ 1,442,000

STREET RECONSTRUCTION / REHABILITATION

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$300,000	\$0	\$300,000	\$0	\$300,000	\$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 and the reconstruction funds for FY2025 are planned to be used on Office Parkway as part of the Craig Road STP grant project. 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 (FY2025-FY2029)	\$ 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 (FY2025-FY2029)	\$ 900,000

FERNVIEW SIDEWALK PROJECT**PHASE 1 – OLIVE TO GALAGHER (DESIGN & TAP GRANT)**

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$187,724	\$230,000	\$645,000	\$0	\$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 FY2025 and FY2026 represents the City's matching funding for design, easement acquisition, and construction for a federal Transportation Alternatives Program (TAP) grant. The TAP grant application was approved and will cover 80% of the right-of-way and construction cost in FY2025 & FY2026.

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 FY2025 and FY2026.

FERNVIEW SIDEWALK PROJECT**PHASE 1 – OLIVE TO GALAGHER (DESIGN & TAP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 187,724
Land Acquisition	\$ 230,000
Construction (TAP Grant)	\$ 645,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,062,724

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 700,000
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 1,062,724
Total Funding	\$ (700,000)
City's Contribution	\$ 362,724

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

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$67,037	\$10,000	\$550,000	\$0	\$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. In FY2024, the City reapplied and was approved for a TAP grant for this project, with funding to cover 80% of the right-of-way and construction cost in FY2025 & FY2026.

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	\$ 77,037
Land Acquisition	\$ 0
Construction	\$ 550,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 627,037

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 448,000
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 627,037
Total Funding	\$ (448,000)
City's Contribution	\$ 179,037

LINDBERGH-OLD OLIVE INTERSECTION

(STATE COST-SHARE/STP GRANT)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$553,935	\$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	\$ 233,935
Land Acquisition	\$ 320,000
Construction	\$ 1,870,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 175,000
Total Expenditures	\$ 2,598,935

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 934,360
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 1,024,395
Outside Funding Source	\$ 0
Total Funding	\$ 1,958,755

Summary	Amount
Total Expenditures	\$ 2,598,935
Total Funding	\$ (1,958,755)
City's Contribution	\$ 640,180

OLIVE-LINDBERGH INTERCHANGE ENHANCEMENTS

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$302,250	\$50,000	\$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 FY2025 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 FY2025, the design plans for landscaping will be done. The City will hire a consultant to complete the required engineering design.

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	\$ 0
Land Acquisition	\$ 0
Construction	\$ 50,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures	\$ 50,000

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	\$ 50,000
Total Funding	\$ 0
City's Contribution	\$ 50,000

OLIVE MEDIAN ENHANCEMENT STOCK

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$59,841	\$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 (FY2025)	\$ 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 (FY2025)	\$ 0

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$179,800	\$1,400,000	\$0	\$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	\$ 179,800
Land Acquisition	\$ 100,000
Construction	\$ 1,300,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,589,800

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	\$ 1,589,800
Total Funding	\$ (960,000)
City's Contribution	\$ 629,800

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

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$150,000	\$50,000	\$1,275,000	\$0	\$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. The City has been awarded a federal Surface Transportation Program (STP) grant for this project. The grant will reimburse the City for 80% of the right-of-way and construction costs in FY2025 & FY2026.

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 STP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 50,000
Construction	\$ 1,275,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 1,475,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 1,060,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 1,060,000

Summary	Amount
Total Expenditures	\$ 1,475,000
Total Funding	\$ (1,060,000)
City's Contribution	\$ 415,000

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

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	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 FY2025. The grant match for this phase includes 100% of the design (FY2026), and 80% of the land acquisition and construction costs. If the grant application is successful, construction is anticipated to occur in FY2028. 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 STP GRANT)****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 STP GRANT)**

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	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 FY2026. The grant match for Phase 4 includes 100% of the design costs (FY2027) and 20% of the estimated land acquisition and construction costs. If the grant application is successful, construction is anticipated to occur in FY2029. 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 STP GRANT)**

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

(DESIGN & STP GRANT)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$175,000	\$25,000	\$480,000	\$0	\$0	\$0

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 applied for a federal grant for this project in FY2024. If successful, construction would be in FY2027. The grant match shown above includes 100% of the design costs (FY2025) 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 fifteen 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 & STP GRANT)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 175,000
Land Acquisition	\$ 25,000
Construction	\$ 480,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 680,000

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	\$ 680,000
Total Funding	\$ (TBD)
City's Contribution	\$ 680,000

OLIVE-270 OVERPASS CLEANING & PAINTING

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$20,000	\$200,000	\$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 (FY2025)	\$ 20,000
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 220,000

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	\$ 220,000
Total Funding	\$ 0
City's Contribution	\$ 220,000

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

Estimated Annual Costs

Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$80,000	\$0	\$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 & TAP GRANT)****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

MASON ROAD PEDESTRIAN SIGNAL

Estimated Annual Costs

Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$25,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project will include the installation of a solar powered pedestrian signal (rectangular rapid flashing beacons {RRFB}) on Mason Road near the walking path entrance for Millennium Park. With Millennium Park renovations being completed in the spring of 2025, an increase in pedestrians crossing Mason Road at this location is anticipated. Also, construction of the Duever Estates subdivision on the West side of Mason Road near this location has started and an increase of pedestrian activity is anticipated from the new homes. This project will provide a sidewalk link section to the newly construction public sidewalk along the Duever Estates frontage along Mason Road.

Existing Conditions:

Mason Road is a two-lane roadway section at this location with one travel lane in each direction. There are sidewalks generally on both sides of the road. The existing midblock crossing has pavement markings and signage at the roadway edges.

Justification: *Community Demand; Public Safety*

The solar powered RRFB at this location will provide an increase in visibility for pedestrians using this crossing, will enhance safety at this location and will increase the percentage of motorists yielding for pedestrians using the crosswalk.

Operating Budget Impact:

None

Comments:.

None

MASON ROAD PEDESTRIAN SIGNAL

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
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	\$ 25,000
Total Funding	\$
City's Contribution	\$ 25,000

PUBLIC WORKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$659,013	\$400,258	\$433,151	\$428,288	\$435,586	\$445,593	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.

PUBLIC WORKS CAPITAL EQUIPMENT**FY2025 FLEET REPLACEMENT PROJECTIONS**

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 174,858.00	2011 Two-ton Dump Truck
3/4-ton Pickup Truck (Asphalt flat bed)	\$ 68,600.00	2013 3/4 Ton Pickup Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 104,800.00	2013 Leaf Vacuum (Diesel Powered)
Electric Pickup Truck (PW Engineering)	\$ 52,000.00	New to Fleet
	<u>\$ 400,258.00</u>	

FY2026 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 178,355.00	2011 Two-ton Dump Truck
One-ton Dump Truck	\$ 81,600.00	2013 One-ton Dump Truck
Skid Steer	\$ 66,300.00	2012 Skid Steer
Leaf Vacuum (20 CY; Diesel Powered)	\$ 106,896.00	2014 Leaf Vacuum (Diesel Powered)
	<u>\$ 433,151.00</u>	

FY2027 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 181,922.00	2012 Two-ton Dump Truck
One-ton Dump Truck	\$ 83,232.00	2015 One-ton Dump Truck
Electric Pickup Truck (PW Engineering)	\$ 54,100.00	2006 3/4-ton Project Manager Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 109,034.00	2015 Leaf Vacuum (Diesel Powered)
	<u>\$ 428,288.00</u>	

FY2028 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Chipper Truck	\$ 158,558.00	2015 Two-ton Dump Truck
Back Hoe	\$ 150,000.00	2008 John Deere 410J
3/4-ton Pickup Truck (Service Body)	\$ 76,090.00	2015 3/4-ton Pickup (Sign Truck)
4 - Mobile Column Lifts for Large Trucks	\$ 50,938.00	New to Fleet Maintenance
	<u>\$ 435,586.00</u>	

FY2029 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 189,272.00	2016 Two-ton Dump Truck
One-ton Dump Truck	\$ 86,595.00	2016 One-ton Dump Truck
Electric Pickup Truck (PW Engineering)	\$ 56,287.00	2012 Colorado - Project Manager Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 113,439.00	2016 Leaf Vacuum (Diesel Powered)
	<u>\$ 445,593.00</u>	

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 2,142,876
Other	\$ 0
Total Expenditures (FY2025–FY2029)	\$ 2,142,876

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

Summary	Amount
Total Expenditures	\$ 2,142,876
Total Funding	\$ 0
City's Contribution (FY2025–FY2029)	\$ 2,142,876

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$152,000	\$157,700	\$162,500	\$167,400	\$172,500	\$177,700	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	\$ 837,800
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY25-FY29)	\$ 837,800

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

Summary	Amount
Total Expenditures	\$ 837,800
Total Funding	\$ 0
City's Contribution (FY25-FY29)	\$ 837,800

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 \$17.01 million over the FY2025-FY2029 CIP.

Half-Cent Parks and Stormwater Sales Tax. The projected sales tax revenues are approximately \$14.58 million for the FY2025-FY2029 CIP, which averages out to approximately \$2.92 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 year. This funding source will be shared with the Capital Fund and will be identified in the proper fund as projects are identified.
- *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. In addition, there is also University City MSD OMCI District, which is a relatively small geographic area north of Olive Boulevard and east of North Lindbergh Boulevard. University City OMCI District is the watershed drainage district that generally flows into/through University City, but also flows into other municipalities including Creve Coeur. The City plans to seek approximately \$1.3 million in reimbursement from this program over the five-year CIP.

Parks and Stormwater Fund Expenditures

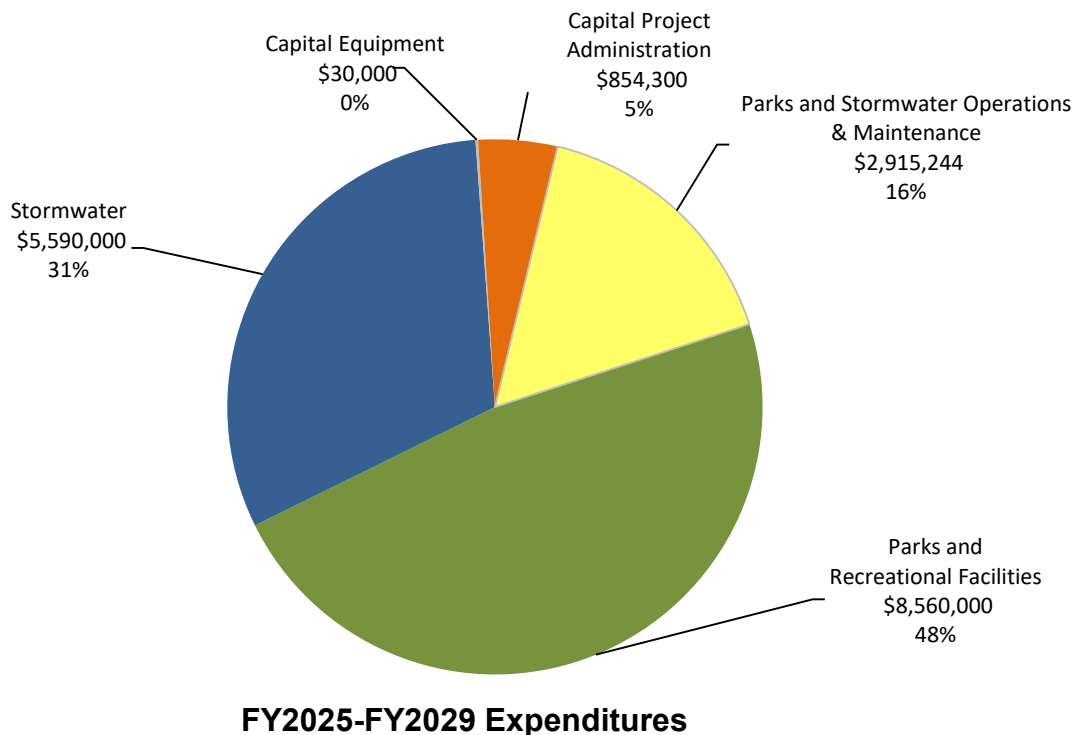
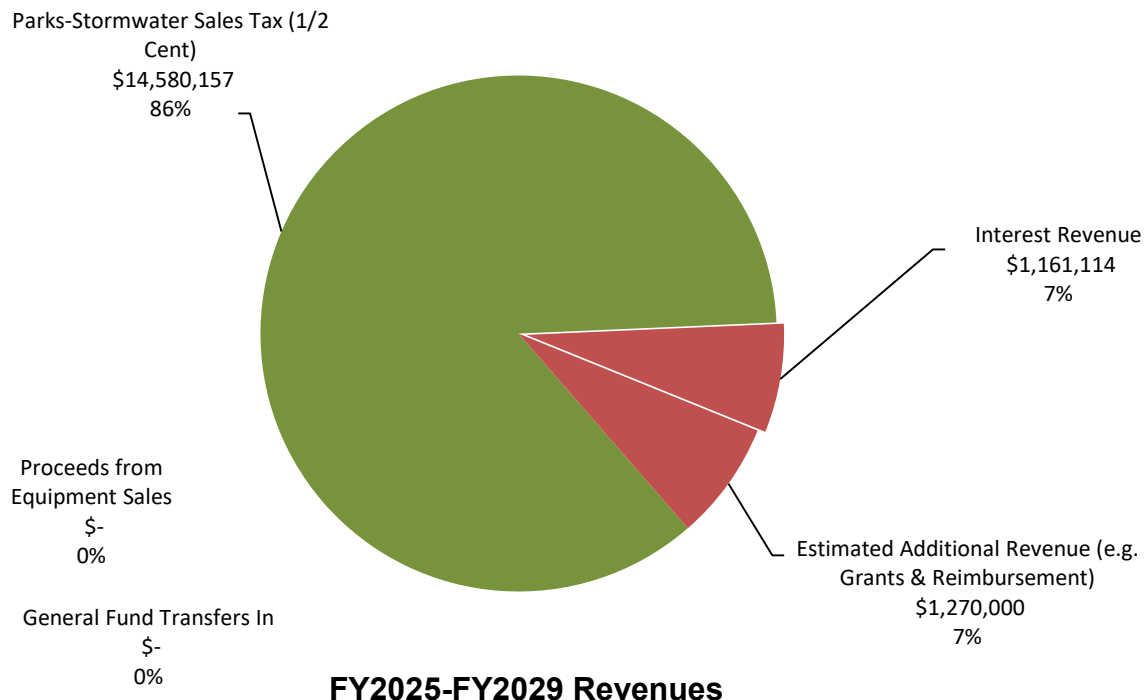
This sales tax revenue does not have a designated division of how it will be spent, but the City Council can decide to set the allocation amounts or to evaluate the division of funds through each CIP process. The proposed five-year CIP includes the following allocation of the sales tax revenue:

- | | |
|---|-----|
| • Parks Projects | 48% |
| • Stormwater Projects | 31% |
| • Capital Project Administration | 5% |
| • Parks and Stormwater Operations & Maintenance | 16% |

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 expenditures 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 Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$69,030	\$25,000	\$25,000	\$80,000	\$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 FY2025, the focus will be on repairing interior window sills, interior issue, lighting and removal of the exterior chair lift at Tappmeyer. Future funding years could be combined to allow for a larger project, such as Tappmeyer House exterior painting.

Existing Conditions:

The interior of the Tappmeyer House has a few conditions that need attention in the coming year. They include repairs to the interior wall from water damage, repair and reconditioning of a few interior window sills, repaint of the front porch flooring, lighting needs on 2nd floor, and the removal of the exterior ADA chair lift and repair of the railing as the same location.

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

Like any of the City's buildings and facilities, the 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 this building.

Comments:

None

HISTORIC BUILDING REHABILITATION AND PRESERVATION**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 180,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025-FY2029)	\$ 180,000

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	\$ 180,000
Total Funding	\$ 0
City's Contribution (FY2025-FY2029)	\$ 180,000

PARKING LOT SEALING

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$0	\$25,000	\$0	\$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 clearly mark the parking spaces. 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 Year	FY2025	FY2026	FY2027	FY2028	FY2029	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 within the City's park network.

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

Sharp edges and other hazards can develop on park furniture during the aging process and from normal wear and tear. 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 (FY2025-FY2029)	\$ 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 (FY2025-FY2029)	\$ 100,000

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$25,000	\$0	\$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 (FY2025-FY2029)	\$ 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 (FY2025-FY2029)	\$ 25,000

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

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$	\$0	\$0	\$110,000	\$850,000	\$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	\$ 90,000
Land Acquisition	\$ 0
Construction	\$ 870,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 960,000

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	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$214,270	\$2,500,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The exact scope of this project has not yet been determined, but it will 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 with post-tension concrete 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:

None

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

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 214,270
Land Acquisition	\$ 0
Construction	\$ 2,500,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,714,270

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	\$ 2,714,270
Total Funding	\$ 0
City's Contribution	\$ 2,714,270

PLAYGROUND SAFETY SURFACE REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$125,000	\$0	\$0	\$200,000	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 FY2026. The project will involve the installation of a safety surface under the playground at Malcolm Terrace Park FY2029, which is currently a wood mulch surface.

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:

Installation of a safety surface at Malcolm Terrace Park will reduce annual cost incurred by the Public Works staff to remove and reinstall mulch.

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 was replaced in FY2023.

PLAYGROUND SAFETY SURFACE REPLACEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 325,000
Equipment	\$
Other	\$ 0
Total Expenditures (FY2025 – FY2029)	\$ 325,000

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	\$ 325,000
Total Funding	\$ 0
City's Contribution (FY2025- FY2029)	\$ 325,000

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

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	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. The park entrance is one of the first things that most park visitors see, and an elegant park entrance will help make a great first impression.

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 RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$55,710	\$0	\$75,000	\$675,000	\$2,600,000	\$0	\$0

Project Description:

This project involves the design and construction of numerous renovations at Lake School Park. The project plan is to replace the existing tennis courts with post-tensioned concrete courts, construct new pickleball courts, construct a playground area, renovations to restroom facilities and associated work items.

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 both the tennis and pickleball courts. We will see a reduction in staff maintenance labor hours to address cracking and tennis court related issues.

Comments:

The renovation project is in the concept design phase and public meetings will be held to review concept plans for the project.

LAKE SCHOOL PARK RENOVATIONS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 130,710
Land Acquisition	\$ 0
Construction	\$ 3,275,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 3,405,710

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	\$ 3,405,710
Total Funding	\$ 0
City's Contribution	\$ 3,405.710

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$45,750	\$0	\$300,000	\$0	\$0	\$0	\$0

Project Description:

The Great Rivers Greenway (GRG) is a 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 the light industrial / 39 North district before moving into unincorporated St Louis County. The money budgeted currently is for the first two or three segments of the 39 North Connector pathway.

The 39 North Connector segments of this project start at Stacy Park on the east side, head north along Warson Road, then west along Olive Blvd, then north along Corporate Square and a connection to the main Centennial Greenway path near Gateway and Research Boulevards. The 39N Connector path is divided into five segments. This project is anticipated to fund the first few segments of the 39N Connector. GRG has indicated that they will participate in a portion of the funding for the 39N Connector path. In addition, the City would likely pursue grant opportunities for construction of the path.

Existing Conditions:

GRG moved forward with preliminary design identified in the 39 North Greenway Plan in 2023 and applied for a CMAQ grant in February of 2024. If this grant application is successful construction of the Centennial Greenway from Warson Road to Baur Blvd. (along Gateway and Research) would likely be constructed in 2028.

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

GRG has indicated (subject to approval of their board) to fund a significant portion of the cost in planning, design and construction of the 39N Connector path. The project will further support one of the goals set 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	\$ 45,750
Land Acquisition	\$ 0
Construction	\$ 300,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 345,750

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 345,750
Total Funding	\$ TBD
City's Contribution	\$ 345,750

VENERABLE PARK MEMORIAL (HDR FOUNDATION GRANT)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$75,000	\$225,000	\$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	\$ 75,000
Land Acquisition	\$ 0
Construction	\$ 225,000
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

MALCOLM TERRACE PARK PAVILION REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$0	\$0	\$0	\$75,000	\$0

Project Description:

This project involves the replacement of the pavilion at Malcolm Terrace Park. The pavilion provides shelter to visitors to the park. This upgrade will compliment improvements made in 2022.

Existing Conditions:

In 2021, a concrete base was poured under the pavilion, which improved the structures stability. However; the pavilion roofing and support system are approaching the end of life and are in need of replacement.

Justification: *Condition of existing facility; Beautification*

The existing pavilion, associated concrete footings and flat work is in need of replacement. This replacement will serve to ensure a safe space for park visitors and provide an improvement to the park's aesthetics.

Operating Budget Impact:

None

Comments:

None

MALCOLM TERRACE PARK PAVILION REPLACEMENT

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 75,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 75,000

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	\$ 75,000
Total Funding	\$ 0
City's Contribution	\$ 75,000

MILLENNIUM PARK – PARKING LOT SOLAR LIGHTING

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$25,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves the placement of solar powered street lighting to Millennium Park parking lot. In 2024 the Creve Coeur City Council approved a new “Solar Powered Street Light Cost-Share Program”, which offered residents a more cost-effective way to have street lights installed in neighborhoods. Installation of the lighting in the park will provide residents an opportunity to see the effectiveness of the lights and provide support for the program.

Existing Conditions:

Current lighting at the Millennium Parking lot is non-existent, with only residual lighting available from the nearby BJC rear parking lot.

Justification: *Public Safety; Beautification*

The lack of lighting in the Millennium Parking lot poses some safety issues for visitors to the park, both walking in the lot and driving. The Creve Coeur Police Department is planning on upgrading the camera system in the park and the additional lighting will provide improved security to protect visitors and the park amenities.

Operating Budget Impact:

None

Comments:

None

MILLENNIUM PARK – PARKING LOT SOLAR LIGHTING

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

LAKE DREDGING – CONWAY PARK & GOLF COURSE

(DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$450,000	\$0	\$300,000	\$0	\$0	TBD

Project Description:

Over time, the lakes at Conway Park and the Golf Courses have received a large volume of sediment. As a result, the lakes have become shallower. At Conway Park, the depth of the lake is no longer deep enough for a fountain to be able to properly function. At the Golf Course, sediment buildup contributes to foul smells that distract golfers. At both lakes, additional suspended solids have a negative impact on water quality.

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. Conway Park Lake is planned to be dredged in FY2025, and the Golf Course lakes is planned to be dredged in FY2027. Both project locations may include the installation of a forebay to settle out suspended solids, which will extend the amount of time before the lakes will likely need to be dredged again.

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 by slightly increasing the available storage volume. 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 help 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	\$ 90,000
Land Acquisition	\$ 0
Construction	\$ 660,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 750,000

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	\$ 750,000
Total Funding	\$ TBD
City's Contribution	\$ 750,000

STORMWATER MANAGEMENT COST-SHARE PROGRAM

(GRANT PROGRAM)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	TBD

Project Description:

The Stormwater Management Cost-Share Program will help individual homeowners and homeowner associations solve stormwater issues that are unlikely to be addressed by a City-funded project or receive funding from existing programs such as the Deer Creek Watershed Rainscaping Program and the MSD Rainscaping Small Grants Program.

Existing Conditions:

Individual homeowners and homeowner associations have asked the City for assistance in solving stormwater issues. Homeowner associations report delaying maintenance because of high costs. Properly maintaining detention basins helps ensure that the basins are detaining the intended volume; flows are flowing from the basin as designed; and stormwater is being managed more effectively. Some basins receive and manage flows from other neighborhoods and nearby roadways. These basins, in particular, serve the greater public good by reducing flood risks and helping protect streambanks from erosion.

The City's Watershed Management Plan identified more than one hundred possible public projects, and more than fifty reported issues were classified as private homeowner issues. Private issues include yard flooding and erosion. While private issues will not be solved with a publicly-funded solution, the Stormwater Management Cost-Share Program will help these homeowners control stormwater.

Justification: *Community Demand; Public Safety; and Protection & Conservation*

Homeowners and homeowner associations have asked the City for assistance in solving stormwater issues. Managing stormwater helps improve public safety by reducing flood risks. Keeping more water longer onsite keeps stormwater from roadways and neighboring sites and flowing too quickly into streams and creeks. Too much water flowing too quickly into roadways can create driving safety issues. Better controlling the amount and rate at which water enters creeks during the peak of storm events helps prevent erosion.

Operating Budget Impact:

The City has no anticipated ongoing operating budget expenses with this cost-share program.

Comments:

None

STORMWATER MANAGEMENT COST-SHARE PROGRAM**(GRANT PROGRAM)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other (five-year program cost)	\$ 300,000
Total Expenditures (FY2025- FY2029)	\$ 300,000

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	\$ 300,000
Total Funding	\$ 0
City's Contribution (FY2025-FY2029)	\$ 300,000

WOODBIDGE MANOR & MASON FOREST DRIVE (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$115,000	\$75,000	\$0	\$0	\$0	\$0	TBD

Project Description:

Woodbridge Manor and Mason Forest Drive were identified as possible public projects under the City's most recent Watershed Management Plan. With the Prioritization Ranking System, the Watershed Management Plan ranked each possible project by assigning a score based on the severity of the issues, benefits, and estimated costs. Woodbridge Manor and Mason Forest Drive were among the plan's highest scoring possible projects.

Combining two project locations into one project will provide a better opportunity for potential cost-savings in both the engineering design and construction phases.

Woodbridge Manor is experiencing street and structural flooding in part from offsite flows. This project will provide an overland flow path for flows coming from beyond the site and direct the water to an existing onsite detention basin. Mason Forest experiences street, structural, and yard flooding. With this project, a swale will be constructed to direct flows to an existing stormwater inlet that will be modified under this project to improve performance.

Existing Conditions:

Both sites are subject to street, structural, and yard flooding.

Justification: *Community Demand; Public Safety*

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural and roadway flooding are public safety and public health risks. Addressing these types of issues helps protect the public and reduces the City's risk exposure.

Operating Budget Impact:

This project has no anticipated impact on the City's Operating Budget.

Comments:

None

WOODBIDGE MANOR & MASON FOREST DRIVE**(DESIGN & CONSTRUCTION)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 115,000
Land Acquisition	\$ 0
Construction	\$ 75,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 190,000

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	\$ 190,000
Total Funding	\$ 0
City's Contribution	\$ 190,000

FERNPARK DRIVE & WARRINGTON SQUARE (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$131,000	\$296,000	\$0	\$0	\$0	\$0	TBD

Project Description:

Fernpark Drive and Warrington Square were identified as possible public projects under the City's most recent Watershed Management Plan. With the Prioritization Ranking System, the Watershed Management Plan ranked each possible project by assigning a score based on the severity of the issues, benefits, and estimated costs. Fernpark Drive and Warrington Square were among the plan's highest scoring possible projects.

Combining two project locations into one project will provide a better opportunity for potential cost-savings in both the engineering design and construction phases.

This project will address basement and yard flooding at Fernpark Drive by constructing a swale, curb, and inlet to direct flows to an existing stormwater inlet. Properties and yards on the south side of Warrington Square are experiencing yard and structural flooding. To alleviate the issues, this project will likely install swales that will take flows to existing stormwater inlets.

Existing Conditions:

Both sites are subject to street, structural, and yard flooding.

Justification: *Community Demand; Public Safety*

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural flooding is a public safety and public health risk. Addressing this issue will help to improve public health and safety.

Operating Budget Impact:

This project has no anticipated impact on the City's Operating Budget.

Comments:

None

FERNPARK DRIVE & WARRINGTON SQUARE

(DESIGN & CONSTRUCTION)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 131,000
Land Acquisition	\$ 0
Construction	\$ 296,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 427,000

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	\$ 427,000
Total Funding	\$ 0
City's Contribution	\$ 427,000

BEAVER DRIVE CROSSING

(DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$174,000	\$345,000	\$0	\$0	\$0	TBD

Project Description:

This project will address the public safety risks of the failing existing rusting corrugated metal roadway culvert; protect the creek by repairing rusted gabion rock baskets; and address structural flooding and erosion issues at nearby homes.

When the roadway culvert is replaced, the roadway will be raised to provide additional cover over the culvert pipe. This will improve public safety by improving the strength of the roadway. To alleviate stormwater issues, a storm sewer inlet and pipes, berm, swale, and curbing will be installed.

Existing Conditions:

The existing corrugated metal pipe is rusted and failing. The roadway above the culvert is cracking and the depth of cover over the pipe is less than recommended. Downstream of the culvert, gabion rock baskets are also failing. Homes near the culvert are experiencing structural flooding and erosion.

The roadway culvert is under the only roadway access to the four homes on Beaver Drive. Failure of the roadway would prevent any roadway access to the homes east of the culvert.

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

This project will reduce the risk of a roadway collapse by replacing a failing roadway culvert. Given the deteriorated condition of the culvert and the poor condition of the cover above the pipe, this project will protect the public from harm and reduce the City's risk exposure.

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Replacing the failing gabion rock baskets will help stabilize the creek banks, which protects an environmental asset.

Operating Budget Impact:

Roadway culverts should be regularly inspected.

Comments:

None

BEAVER DRIVE CROSSING**(DESIGN & CONSTRUCTION)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 174,000
Land Acquisition	\$ 0
Construction	\$ 345,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 519,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 345,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 345,000

Summary	Amount
Total Expenditures	\$ 519,000
Total Funding	\$ 345,000
City's Contribution	\$ 174,000

SONA LANE & BELLINGTON LANE (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$160,000	\$445,000	\$0	\$0	\$0	TBD

Project Description:

This project will address structural flooding and yard erosion for the homes on the west side of Sona Lane. The project will also work towards solving basement and yard flooding at 252 Bellington Lane.

For the homes on Sona Lane, the project will install berms and swales between the homes on Sona Lane and Bellington Lane. The swales will convey flows to a new stormwater pipe and inlet system that will also be constructed as part of this project. At the home on Bellington Lane, a berm and swale with an underdrain will be installed. This system will carry flows to the street and west of the home.

Combining project locations into one project will provide a better opportunity for potential cost-savings in both the engineering design and construction phases.

Existing Conditions:

Homes along the west side of Sona Lane receive large volumes of flow from the east side of Deaver Lane. Flows are eroding yards and flooding homes.

Justification: *Community Demand; Public Safety*

The Stormwater Committee is in favor of structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural and roadway flooding are public safety and public health risks. Addressing these types of issues helps protect the public and reduces the City's risk exposure.

Operating Budget Impact:

This project has no anticipated impact on the City's Operating Budget. After construction, it is likely that the stormwater conveyance system will be dedicated to MSD.

Comments:

None

SONA LANE & BELLINGTON LANE

(DESIGN & CONSTRUCTION)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 160,000
Land Acquisition	\$ 0
Construction	\$ 445,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 605,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 445,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 445,000

Summary	Amount
Total Expenditures	\$ 605,000
Total Funding	\$ TBD
City's Contribution	\$ 160,000

STORMWATER PROJECTS FROM WATERSHED MANAGEMENT PLAN (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$	\$	\$885,000	\$810,000	\$600,000	TBD

Project Description:

This project will be used for design and construction costs for projects identified under the City's most recent Watershed Management Plan. With the Prioritization Ranking System, the Watershed Management Plan ranked each possible project by assigning a score based on the severity of the issues, benefits, and estimated costs. To maximize benefits to residents, higher scoring projects will be selected to be funded under this project. Higher scoring projects tend to address more severe stormwater issues such as structural flooding, roadway flooding, or erosion that threatens structures.

Staff anticipates anywhere from two to six projects will be identified. It is anticipated that during FY2026, the project listing for FY2027 will be reviewed/approved by the Stormwater Committee, and then the list will be reviewed/approved by the City Council. The same process will be followed in subsequent years.

Existing Conditions:

The Watershed Management Plan assessed existing conditions and compiled a list of known stormwater issues from resident reports, City records, past Watershed Management Plans, GIS information, existing Hydrology & Hydraulics Federal Emergency Management Agency (FEMA) models, channel condition assessments, and field visits. The data set of known conditions was used to identify possible public projects. In the FY2025—FY2029 CIP, projects with higher Prioritization Ranking Score will likely be programmed before projects with lower scores.

Justification: *Availability of Outside Funding; Community Demand; Public Safety; Condition of Existing Facilities; Protection & Conservation*

Projects with the potential for outside funding may be programmed into the CIP before projects with higher scores but no opportunity for outside funding. Residents and the Stormwater Committee have been supportive of the City undertaking stormwater projects to reduce flooding risks, improve public health and safety, and protect the City's waterways. Structural and roadway flooding issues are public safety and public health risks. Addressing these issues helps protect the public and reduces the City's risk exposure.

Stormwater projects may replace or maintain City infrastructure such as roadway culverts or a bridge. Stormwater projects may reduce the City's environmental impact by helping to improve water quality and protect streambanks from erosion.

Operating Budget Impact:

The project may impact the City's Operating Budget if City assets are installed that will require inspections and maintenance.

Comments:

None

STORMWATER PROJECTS FROM WATERSHED MANAGEMENT PLAN

(DESIGN & CONSTRUCTION)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 875,000
Land Acquisition	\$ 0
Construction	\$ 1,420,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025 – FY2029)	\$ 2,295,000

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

Summary	Amount
Total Expenditures	\$ 2,295,000
Total Funding	\$ TBD
City's Contribution (FY2025 – FY2029)	\$ 2,295,000

DEER CREEK OMCI CONSTRUCTION PROJECTS (CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$0	\$0	\$145,000	\$375,000	TBD

Project Description:

This project will be used for construction costs for projects in the Deer Creek Watershed that were identified under the City's most recent Watershed Management Plan. With the Prioritization Ranking System, the Watershed Management Plan ranked each possible project by assigning a score based on the severity of the issues, benefits, and estimated costs. To maximize benefits to residents, higher scoring projects will be selected to be funded under this project.

Higher scoring projects tend to address more severe stormwater issues such as structural flooding, roadway flooding, or erosion that threatens structures.

Existing Conditions:

The Watershed Management assessed existing conditions and compiled a list of known stormwater issues from resident reports, City records, past Watershed Management Plans, GIS information, existing Hydrology & Hydraulics Federal Emergency Management Agency (FEMA) models, channel condition assessments, and field visits. The data set of known conditions was used to identify possible public projects. In the FY2025—FY2029 CIP, projects with higher Prioritization Ranking Score will likely be programmed before projects with lower scores.

Justification: *Availability of Outside Funding; Community Demand; Public Safety; Condition of Existing Facilities; Protection & Conservation*

Projects with the potential for outside funding may be programmed into the CIP before projects with higher scores but no opportunity for outside funding.

Residents and the Stormwater Committee have been supportive of the City undertaking stormwater projects to reduce flooding risks, improve public health and safety, and protect the City's waterways.

Structural and roadway flooding are public safety and public health risks. Addressing these issues helps protect the public and reduces the City's risk exposure. Stormwater projects may replace or maintain City infrastructure such as roadway culverts or a bridge. Stormwater projects may reduce the City's environmental impact by helping to improve water quality and protect streambanks from erosion.

Operating Budget Impact:

The project may impact the City's Operating Budget if City assets are installed that will require inspections and maintenance.

Comments:

None

DEER CREEK OMCI CONSTRUCTION PROJECTS**(CONSTRUCTION)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 520,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025 – FY2029)	\$ 520,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 520,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 520,000

Summary	Amount
Total Expenditures	\$ 520,000
Total Funding	\$ 520,000
City's Contribution (FY2025 – FY2029)	\$ 0

VARIOUS PROJECTS – UNIVERSITY CITY OMCI (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$0	\$160,000	\$0	\$0	\$0	TBD

Project Description:

This project will be used for design and construction costs for a stormwater project in the University City MSD OMCI District, a relatively small geographic area north of Olive Boulevard and east of North Lindbergh Boulevard. The project will be located within the City of Creve Coeur limits. University City OMCI District is the watershed drainage district that generally flows into/through University City, but also flows into other municipalities including Creve Coeur. This OMCI district serves the Upper River Des Peres Watershed. Staff will recommend this project in FY2025 to the Stormwater Committee for review/approval, and then the selected project would be reviewed/approved by the City Council in FY2025.

Existing Conditions:

The Watershed Management Plan did not identify any projects within the University City OMCI District. City staff is investigating options for stormwater projects in the area including improvements to roadway curb and gutters or, perhaps, stormwater best management practices to capture flows from parking lots.

Justification: *Availability of Outside Funding; Community Demand; Condition of Existing Facilities; Protection & Conservation*

This project will be completely funded with MSD OMCI funds.

Residents and the Stormwater Committee have been supportive of the City undertaking stormwater projects to reduce flooding risks, improve public health and safety, and protect the City's waterways.

This project may replace or maintain City infrastructure such as roadway curb and gutters. Stormwater projects may reduce the City's environmental impact by helping to improve water quality and protect streambanks from erosion.

Operating Budget Impact:

The project may impact the City's Operating Budget if City assets are installed that will require inspections and maintenance.

Comments:

None

VARIOUS PROJECTS – UNIVERSITY CITY OMCI**(DESIGN & CONSTRUCTION)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 40,000
Land Acquisition	\$ 0
Construction	\$ 120,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025 – FY2029)	\$ 160,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 160,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 160,000

Summary	Amount
Total Expenditures	\$ 160,000
Total Funding	\$ 160,000
City's Contribution (FY2025 – FY2029)	\$ 0

DRAIN REPLACEMENTS – WEST RUE DE LA BANQUE & BELLERIVE MANOR (CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$70,000	\$0	\$0	\$0	\$0	TBD

Project Description:

The roadway trench drain near 920 Bellerive Manor Drive is failing. Stormwater inlets near 11939 West Rue De La Banque are also failing. This project will replace the City-owned roadway trench drain and stormwater inlets. Like past trench drain replacement projects, this project will use standard details, and engineering design will likely not be needed.

Existing Conditions:

The roadway trench drain at Bellerive Manor Drive is in becoming unstable. The grates are sinking and the concrete slab approach shows signs of cracking. Similarly, the stormwater inlets along West Rue De La Banque are in need of replacement. The metal inlets are sinking and the surrounding concrete is in poor condition.

Justification: *Condition of Existing Facilities; Public Safety*

The City has an obligation to keep its roadway stormwater assets in good repair. Replacing the roadway trench drain and inlets will improve public safety and make the driving experience of the roadways smoother.

Operating Budget Impact:

The roadway trench drain and inlets will require inspections and maintenance.

Comments:

None

DRAIN REPLACEMENTS – WEST RUE DE LA BANQUE & BELLERIVE MANOR

(DESIGN & CONSTRUCTION)

CONTINUED

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

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	\$ 70,000
Total Funding	\$ 0
City's Contribution	\$ 70,000

PARKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	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	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$136,000	\$142,000	\$146,300	\$150,700	\$155,300	\$160,000	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

PROJECT MANAGEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 754,300
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025-FY2029)	\$ 754,300

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

Summary	Amount
Total Expenditures	\$ 754,300
Total Funding	\$ 0
City's Contribution (FY2025-FY2029)	\$ 754,300

GRANT FUNDING CONSULTANT RESEARCH FOR STORMWATER PROJECTS

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$25,000	\$0	\$0	\$0	\$0	TBD

Project Description:

This line item includes the costs associated with hiring a professional consultant to research opportunities for Local, State and Federal grants that might be available to possibly help fund design and/or construction of some of the projects listed in the prioritization list contained in most recent version of the Watershed Management Plan (WMP). It is anticipated that the consultant will be able to identify numerous grants that will assist with funding and ultimately completion of numerous projects detailed in the WMP. In addition, the professional consultant might assist City Staff with making grant application submissions.

Existing Conditions:

The City's Department of Public Works typically manages the research for and submission for grants for roadway and sidewalk projects. With the newly completed WMP, it is anticipated that numerous additional grant opportunities will arise and having a professional consultant research and identify such grants will provide the best opportunity for the City to secure such grants.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's parks and stormwater projects requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The professional consultant costs provided for in this item will be important to identify and hopefully secure as many grants as practical for future stormwater improvement projects detailed in the WMP.

Operating Budget Impact:

None

Comments:

None

GRANT FUNDING CONSULTANT RESEARCH FOR STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025-FY2029)	\$ 25,000

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

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution (FY2025-FY2029)	\$ 25,000

VIDEO INSPECTION BALLAS STORM SEWER (OLIVE TO CONWAY) AND VIDEO OF ROADWAY CULVERTS

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	TBD

Project Description:

This line item includes the costs associated with hiring a contractor to perform a video inspection of the entire storm sewer system along New Ballas Road from Conway Road to Olive Boulevard. Currently the City owns and maintains this storm sewer system. This video inspection includes a complete analysis of the interior condition of the storm sewers along with a corresponding report of the condition of the entire system. Once the work is completed, City Staff will meet with MSD with the ultimate goal of having MSD take over ownership and maintenance of the storm sewer system along New Ballas Road.

This item also includes the costs associated with hiring a contractor to perform a video inspection of the critical roadway culvert crossing major roadways throughout the City. Currently the City owns and maintains the majority of these culvert crossings. The video inspection will assist in evaluation for future repairs and/or replacements of roadway culverts that could be in a poor structural condition. The video inspection should allow the City to proactively plan for these improvements moving forward.

Existing Conditions:

None of these storm sewers or roadway culverts have been video inspected in well over a decade. The existing structural conditions of these underground sewers is not known.

Justification: *Operating Efficiency*

Video inspection of the storm sewers on New Ballas Road along with video inspection of the roadway culverts crossing major streets will allow the City to proactively plan, design and budget for repairs and replacements that might be necessary.

Operating Budget Impact:

If MSD accepts the New Ballas Road storm sewer system, there would be a savings since future repairs of this system by the City would not be necessary.

Comments:

None

VIDEO INSPECTION BALLAS STORM SEWER (OLIVE TO CONWAY) AND VIDEO OF ROADWAY CULVERTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 75,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025-FY2029)	\$ 75,000

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

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
City's Contribution (FY2025-FY2029)	\$ 75,000

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.

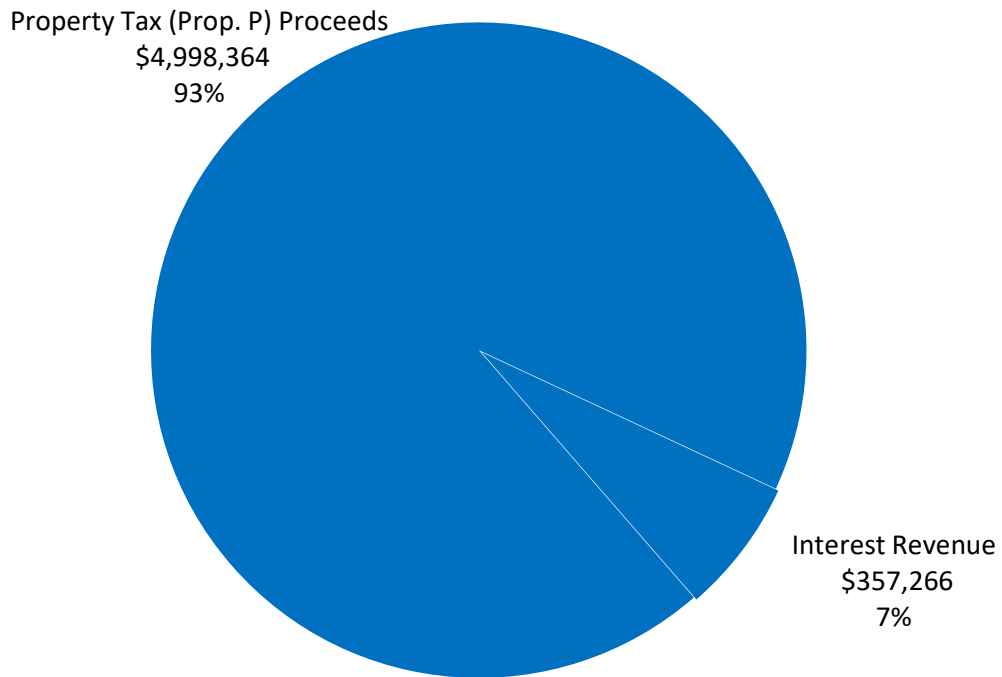
Now that the police building project is complete, the remaining balance of this fund will be allocated to safety, security, and accessibility improvements to the Creve Coeur Government Center and the Police Station. Planning and design for the renovation of the Government Center are identified as a project in the Capital Fund. The renovations of the Government Center are tentatively planned for **FY2030 or FY2031**. Future Capital Improvement Programs will program the contribution from the Building Project Bond Fund for the Government Center project.

Debt Service

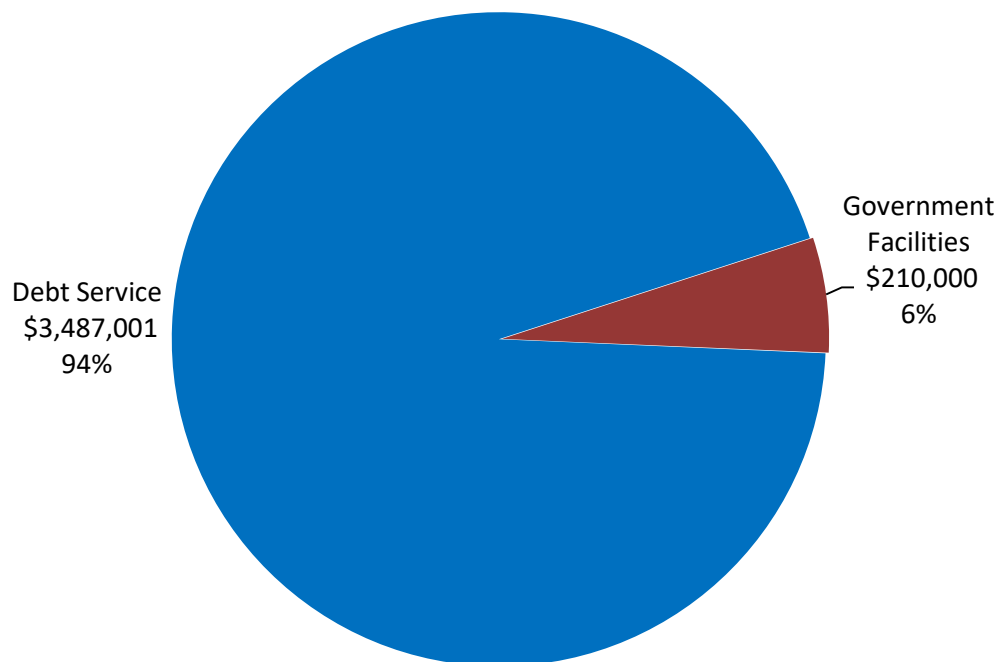
Most of the remaining revenues and expenses for the Building Project Bond Fund involve the debt service for the bonds. The debt service for the Building Project Bond Fund will be paid through a 20-year real estate and personal property tax levy, which is anticipated to sunset in 2037.

The property tax that funds the debt service was reduced by approximately 25% in FY2022 and is proposed to remain at this level 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.



FY2025-FY2029 BUILDING PROJECT BOND FUND REVENUES



FY2025-FY2029 BUILDING PROJECT BOND FUND EXPENSES

POLICE PARKING LOT SECURITY FENCE

Estimated Annual Costs						
Prior Year	FY2025	FY2026	FY2027	FY2028	FY2029	Future
\$0	\$210,000	\$0	\$0	\$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	\$ 0
Land Acquisition	\$ 0
Construction	\$ 210,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 210,000

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

Summary	Amount
Total Expenditures	\$ 210,000
Total Funding	\$ 0
City's Contribution	\$ 210,000

CAPITAL FUND

9501 GOVERNMENT FACILITIES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Accessibility Improvements (CDBG)	20,000	-	-						
02 Government Center Renovations	400,000	38,317	30,000	15,000	30,000	30,000	30,000	30,000	30,000
04 Salt Dome Roof Repairs (Insurance Claim)	-	-	60,000	41,000	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-	250,000	250,000	-				
07 Demo of 1030 N Lindbergh Blvd Building			40,000	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		100,000				
10 Public Works Garage Parking Lot Repairs					75,000				
11 Public Works Settlement Study					35,000				
Subtotal (Government Facilities)	420,000	38,317	492,500	346,000	240,000	530,000	30,000	30,000	30,000
% of Total Capital Fund Outlay	8%	1%	6%	4%	4%	8%	1%	1%	1%

9506 PARKS AND RECREATIONAL FACILITIES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	30,500	-	-		30,500	30,500		30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	100,000	170,423	2,320,000	2,534,553	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2 (Dielemann East)	110,000	6,853	-	124,769	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	30,000	42,962	93,000	108,334	-	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	200,000	150,000	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	-	-	-	68,704	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)	30,000	-	-	15,500	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	9,007	-		-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement	-	-	40,000	17,968	-	-	-	-	-
26 Golf Course Maintenance Bridge	-	-	-		-	-	-	-	-
27 Dielmann Structural Repairs	-	-	20,000	20,000					
28 Accessibility Improvements (CDBG)			20,000		-	20,000	20,000	20,000	20,000
29 Roofing for Ice Arena (Insurance Claim)						400,000			
30 Dielmann Compressor Repairs (ARPA)		70,448							
32 Golf Course Maintenance Building Replacement (Planning)			30,000	30,000					
33 Golf Course Irrigation System Replacement (Municipal Park Grant)						550,000	-	-	
Subtotal (Parks and Recreational Facilities)	300,500	299,693	2,723,000	3,069,828	30,500	1,000,500	20,000	50,500	20,000
% of Total Capital Fund Outlay	6%	9%	33%	35%	0%	15%	1%	2%	1%

9510 STREETS AND SIDEWALKS	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Street and Sidewalk Maintenance Program	1,400,000	699,304	1,421,000	1,835,408	1,442,300	1,463,900	1,485,900	1,508,200	1,530,800
02 Street Reconstruction/Rehabilitation	300,000	419,240	300,000	300,000	-	300,000	-	300,000	300,000
04 Fernview Sidewalk - Phase 1 Olive to Gallagher (Design & TAP Grant)	-	5,092	50,000	120,000	230,000	645,000	-	-	-
05 New Ballas Median Plantings	-	-	50,000	40,000	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	-	1,124,717			-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	1,136,600	153,816	-	1,161,000	-	-	-	-	-
11 N Ballas Sidewalk - Phase 3 (TAP Grant)	210,000	4,688	-	50,000	10,000	550,000	-	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	460,000	122,177	2,045,500	320,000	2,045,000	-	-	-	-
13 Olive-Lindbergh Interchange & Olive Enhancements	-	-	30,000		50,000	-	-	-	-
14 Pavement Condition Ratings Update	-	27,962	-		-	-	-	-	-
15 Olive Median Enhancement Stock	-	59,841	20,000	59,841	20,000	20,000	20,000	20,000	20,000

16 Craig Road Improvements (STP Grant)	150,000	-	100,000	140,000	1,400,000	-	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & STP Grant)	-	-	150,000	150,000	50,000	1,275,000	-	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & STP Grant)	-	-	-			150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & STP Grant)	-	-	-		-		125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & STP Grant)	-	-	-		175,000	25,000	480,000	-	-
21 Olive-270 Overpass Cleaning & Painting	-	-	80,000		20,000	200,000	-	-	-
22 Old Olive Sidewalk Extension (Design & Construct)			25,000	34,487					
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & TAP Grant)						80,000			
24 Mason Road Pedestrian Signal					25,000				
Subtotal (Streets and Sidewalks)	3,656,600	2,616,837	4,271,500	4,210,736	5,467,300	4,708,900	2,130,900	2,103,200	2,100,800
% of Total Capital Fund Outlay	73%	76%	51%	48%	87%	69%	77%	75%	76%

9516 CAPITAL EQUIPMENT	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Public Works Capital Equipment	331,000	223,029	619,000	659,013	400,258	433,151	428,288	435,586	445,593
02 Golf Course Capital Equipment	-	1,270	55,000	52,000	-	-	-	-	-
03 Police Department Capital Equipment	42,000	71,714							
06 Permitting Software	70,000	42,112	-	59,858	-	-	-	-	-
07 Meeting Management Software	20,000	17,000	-		-	-	-	-	-
09 Capital Equipment Back Order		-		123,042	-	-			
10 Olympia Zamboni Repair				35,479					
Subtotal (Capital Equipment)	463,000	355,125	674,000	929,392	400,258	433,151	428,288	435,586	445,593
% of Total Capital Fund Outlay	9%	10%	8%	11%	6%	6%	15%	16%	16%

CAPITAL PROJECT ADMINISTRATION	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Project Management	145,258	138,789	153,104	152,000	157,700	162,500	167,400	172,500	177,700
Subtotal (Administration)	145,258	138,789	153,104	152,000	157,700	162,500	167,400	172,500	177,700
% of Total Capital Fund Outlay	3%	4%	2%	2%	3%	2%	6%	6%	6%

TOTAL CAPITAL FUND OUTLAY	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
	4,985,358	3,448,761	8,314,104	8,707,956	6,295,758	6,835,051	2,776,588	2,791,786	2,774,093

9514 DEBT SERVICE	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 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)	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
	4,985,358	3,448,761	8,314,104	8,707,956	6,295,758	6,835,051	2,776,588	2,791,786	2,774,093

CAPITAL FUND REVENUES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	2,620,094	2,620,094	1,764,724	3,591,652	(303,714)	681,118	45,440	393,618	752,246
Estimated Capital Improvement Sales Tax Revenue (Half-Cent Sales Tax)	2,206,608	2,291,905	2,470,850	2,297,611	2,320,587	2,343,793	2,367,231	2,390,903	2,414,812
Estimated Interest Revenue	2,150	63,112	8,997	129,095	193,643	195,579	197,535	199,511	201,506
Estimated Additional Revenue (Grants, Reimbursement, and Other)	1,448,346	1,648,301	4,415,945	1,964,885	4,246,360	2,240,000	40,000	40,000	40,000
Proceeds from Equipment Sales	10,000	17,000	10,000	21,000	20,000	20,000	20,000	20,000	20,000
General Fund Transfers In	800,000	400,000	400,000	400,000	500,000	1,400,000	500,000	500,000	500,000
Total Revenues & General Fund Transfers In - Capital Fund	4,467,104	4,420,318	7,305,792	4,812,591	7,280,590	6,199,372	3,124,766	3,150,414	3,176,318
Total Anticipated Year End Expenditures	4,985,358	3,448,761	8,314,104	8,707,956	6,295,758	6,835,051	2,776,588	2,791,786	2,774,093
Ending Fund Balance (Cash Basis) - Capital Fund	2,101,840	3,591,652	756,412	(303,714)	681,118	45,440	393,618	752,246	1,154,471

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
ADA Improvements (Community Development Block Grant)	20,000	-	20,000		20,000	20,000	20,000	20,000	20,000
Mosley Road Improvements - North Phase (STP Grant)	705,306	680,014	-		-	-	-	-	-
New Ballas Improvements - Phase 1 (STP Grant)	144,000	56,048	816,000		904,000	-	-	-	-
Lindbergh-Old Olive Intersection (State Cost-Share Program)	95,200	93,021	875,050	56,374	875,000	-	-	-	-
Lindbergh-Old Olive Intersection (STP Grant)	229,840	-	934,360		934,360	-	-	-	-
New Ballas Sidewalk - Phase 3 (TAP Grant)	4,000	-			8,000	440,000	-	-	-
Ice Arena Refrigerant Switchover (Municipal Park Grant)	-	-	-		525,000	-	-	-	-
Craig Road Improvements (STP Grant)	-	-	80,000		960,000	-	-	-	-
Olive TDD Closeout	250,000	-	-	115,000	-	-	-	-	-
Misc.	-	-	-	63,134	-	-	-	-	-
Olive Median Enhancement Stock (Insurance Proceeds)		-	20,000	59,841	20,000	20,000	20,000	20,000	20,000
Ice Arena Refrigerant Switchover (ARPA)		141,480	1,670,535	1,670,535					
Dielmann Compressor Repairs (ARPA)		99,390							
Street and Sidewalk Maintenance Program (ARPA)		419,240							
Golf Course Irrigation System Replacement (Municipal Park Grant possible \$500,000)						-			
New Ballas Improvements - Phase 2 (STP Grant)						1,060,000	-		
Fernview Sidewalk - Phase 1 (TAP Grant)						700,000	-		
Insurance Proceeds from Hail Damage - City Facilities		159,108							
Subtotal	1,448,346	1,648,301	4,415,945	1,964,885	4,246,360	2,240,000	40,000	40,000	40,000

PARKS AND STORMWATER FUND

9501 GOVERNMENT FACILITIES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal (Government Facilities)	-	-	-	-	-	-	-	-	-
% of Total Parks-Stormwater Tax Fund Outlay	0%	0%	0%	0%	0%	0%	0%	0%	0%

9506 PARKS AND RECREATIONAL FACILITIES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
03 Historic Building Rehabilitation and Preservation	25,000	12,490	100,000	69,030	25,000	25,000	80,000	25,000	25,000
04 Conway Park Cabins Relocation	75,000	65,012	-	-	-	-	-	-	-
05 Park Restroom Renovations	40,000	22,088	120,000	152,927				-	-
06 Park Path Improvements (Municipal Park Grant)	-	168,952	-	-	-	-	-	-	-
09 Park Parking Lot Sealing	-	-	-	-	-	-	25,000		
10 Park Furniture Replacement	-	-	20,000	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	-	22,459	-	-	-	25,000	-	-	-
14 Millennium Park Improvements - Phase 1	1,590,000	56,655	2,300,000	2,575,460	-	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	100,000	-	-	-	-	-	-	110,000	850,000
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	125,000	214,270	2,500,000	-	-	-	-
18 Conway Park Parking Lot Expansion	-	-	-	20,500	-	-	-	-	-
19 Playground Safety Surface Replacement (Conway 2026 & MTP 2029)		133,597		-	-	125,000	-	-	200,000
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements							-	70,000	400,000
22 Lake School Park Renovations		30,710		25,000		75,000	675,000	2,600,000	
23 39N Greenway Connection to Centennial Trail			33,750	45,750		300,000		-	-
24 Venable Park Memorial (HDR Foundation Grant)		-	288,500	75,000	225,000				-
25 Malcolm Terrace Park Pavilion Replacement									75,000
26 Millennium Park - Parking Lot Solar Lighting					25,000				
Subtotal (Parks and Recreational Facilities)	1,830,000	511,962	2,987,250	3,177,937	2,795,000	570,000	800,000	2,825,000	1,570,000
% of Total Parks and Stormwater Fund Outlay	73%	42%	70%	62%	64%	33%	36%	71%	57%

9509 STORMWATER	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Watershed Management Plan	200,000	158,393	50,000	304,495	-	-	-	-	-
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	224,000	-	-	-	-	-
04 Hibler Roadside Drainage	25,000	58,853	339,000	481,489	-	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	20,000	20,630	67,000	117,019	-	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	50,000	76,686	380,000	281,643	-	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	25,000	12,350	64,000	69,034	-	-	-	-	-
08 Hibler Woods Drain Replacement	20,000	26,800	30,000	26,866	-	-	-	-	-
09 Stormwater Concept Plans (Design)	175,000	-	150,000	-					
11 Lake Dredging - Conway Park & Golf Course			40,000	-	450,000		300,000		
12 Millennium Park Detention Emergency Repair		241,656	-	-					
13 Stormwater Management Cost-Share Program				60,000	60,000	60,000	60,000	60,000	60,000
14 Woodbridge Manor & Mason Forest Drive				115,000	75,000				
15 Fernpark Drive & Warrington Square				131,000	296,000				
16 Beaver Drive Crossing (Deer Creek OMCI)					174,000	345,000			
17 Sona Lane (Deer Creek OMCI) & Bellington Lane					160,000	445,000			
18 Stormwater Projects from Watershed Management Plan							885,000	810,000	600,000
19 Deer Creek OMCI Construction Projects								145,000	375,000

20 Various Projects - University City (OMCI)			160,000					
21 Drain Replacements - West Rue De La Banque & Bellerive Manor			70,000					
Subtotal (Stormwater)	515,000	595,369	1,120,000	1,810,546	1,285,000	1,010,000	1,245,000	1,015,000
% of Total Parks and Stormwater Fund Outlay	21%	48%	26%	35%	30%	59%	57%	25%
								1,035,000
								37%

9510 STREETS AND SIDEWALKS	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
		-		-		-		-	-
		-		-		-		-	-
		-		-		-		-	-
		-		-		-		-	-
Subtotal (Streets and Sidewalks)	-	-	-	-	-	-	-	-	-
% Total Parks-Stormwater Tax Fund Outlay	0%	0%	0%	0%	0%	0%	0%	0%	0%

9516 CAPITAL EQUIPMENT	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Parks Capital Equipment	30,000	-	30,000	33,271	30,000	-	-	-	-
		-		-		-	-	-	-
Subtotal (Capital Equipment)	30,000	-	30,000	33,271	30,000	-	-	-	-
% of Total Parks and Stormwater Fund Outlay	1%	0%	1%	1%	1%	0%	0%	0%	0%

CAPITAL PROJECT ADMINISTRATION	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
01 Project Management	120,896	121,624	137,795	136,000	142,000	146,300	150,700	155,300	160,000
02 Grant Funding Consultant Research for Stormwater Projects					25,000				
03 Video Inspection Ballas storm sewer (Olive to Conway)/ Video of Roadway Culverts					75,000				
Subtotal (Administration)	120,896	121,624	137,795	136,000	242,000	146,300	150,700	155,300	160,000
% of Total Parks and Stormwater Fund Outlay	5%	10%	3%	3%	6%	8%	7%	4%	6%

CAPITAL OUTLAY SUMMARY	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
Total Parks-Stormwater Tax Fund Outlay	2,495,896	1,228,955	4,275,045	5,157,754	4,352,000	1,726,300	2,195,700	3,995,300	2,765,000
% of Total Annual Expenses	84%	71%	88%	90%	88%	75%	79%	87%	82%

OPERATIONS AND MAINTENANCE	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
Transfer Out - General Fund (Parks and Stormwater Operations and Maintenance)	492,198	492,198	582,434	580,000	594,082	571,658	577,375	583,149	588,980
Subtotal	492,198	492,198	582,434	580,000	594,082	571,658	577,375	583,149	588,980
% of Total Annual Expenses	16%	29%	12%	10%	12%	25%	21%	13%	18%

9514 DEBT SERVICE	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Annual Expenses	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL ANNUAL EXPENSES (Capital Outlay, Transfers Out, and Debt Service)	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
	2,988,094	1,721,153	4,857,479	5,737,754	4,946,082	2,297,958	2,773,075	4,578,449	3,353,980

PARKS AND STORMWATER FUND REVENUES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	2,988,692	2,988,692	4,106,102	4,138,823	2,186,810	580,643	1,653,460	2,282,328	1,137,301
Estimated Parks-Stormwater Tax Revenue (Half-Cent Sales Tax)	2,485,601	2,685,791	2,970,411	2,829,991	2,858,291	2,886,874	2,915,743	2,944,900	2,974,349
Estimated Interest Revenue	100	93,435	25,049	151,750	227,624	229,901	232,200	234,522	236,867
Estimated Additional Revenue (Grants, Reimbursement, and Other)	140,000	92,059	400,000	804,000	254,000	254,000	254,000	254,000	254,000
Capital Fund Transfers In		-	-	-	-	-	-	-	-
General Fund Transfers In		-	-	-	-	-	-	-	-
Proceeds from Equipment Sales		-	-	-	-	-	-	-	-
Total Revenues & Transfers In - Parks and Stormwater Fund	2,625,701	2,871,285	3,395,460	3,785,741	3,339,915	3,370,775	3,401,943	3,433,422	3,465,216
Total Anticipated Year End Expenditures	2,988,094	1,721,153	4,857,479	5,737,754	4,946,082	2,297,958	2,773,075	4,578,449	3,353,980
Ending Fund Balance (Cash Basis) - Parks and Stormwater Fund	2,626,299	4,138,823	2,644,083	2,186,810	580,643	1,653,460	2,282,328	1,137,301	1,248,537

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	-	-	-	-	-	-	-
Stormwater Improvements (Deer Creek OMCI)	-	-	-	224,000	224,000	224,000	224,000	224,000	224,000
Alden Lane Drain Replacement (Deer Creek OMCI)	40,000	-	-	-	-	-	-	-	-
Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	75,000	-	250,000	-	-	-	-	-	-
Golf Course Pond Aeration (Deer Creek OMCI)	25,000	-							
Park Path Improvements (Municipal Park Grant)		91,959	-	-	-	-	-	-	-
Venable Park Memorial (HDR Foundation Grant)	-	-	100,000	100,000	-	-	-	-	-
Venable Park Memorial (Private Donations)	-	100	50,000	50,000	-	-	-	-	-
Venable Park Master Plan (HDR Foundation Grant)				300,000					
Various Projects - (University City OMCI)				130,000	30,000	30,000	30,000	30,000	30,000
Annual Total	140,000	92,059	400,000	804,000	254,000	254,000	254,000	254,000	254,000

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,123,984	1,123,984	1,159,121	1,159,121	1,209,466	1,050,314	1,101,671	1,153,542	1,205,931
Estimated Bond Proceeds	-	-	-	-	-	-	-	-	-
Estimated Interest Revenue	850	35,137	33,000	50,345	50,848	51,357	51,871	52,389	52,913
Reimbursement from Smoke Evacuation System Settlement	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In	850	35,137	33,000	50,345	50,848	51,357	51,871	52,389	52,913
9501 BUILDING DESIGN AND CONSTRUCTION	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 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	-	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	80,000	-	210,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	-	-	80,000	-	210,000	-	-	-	-
Ending Fund Balance (Cash Basis) - Building Project Bond Fund	1,124,834	1,159,121	1,112,121	1,209,466	1,050,314	1,101,671	1,153,542	1,205,931	1,258,844
9514 DEBT SERVICE	FY2023 BUDGETED	FY2023 ACTUAL	FY2024 BUDGETED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	817,964	817,964	462,792	462,792	740,984	1,028,466	1,344,778	1,662,647	2,008,392
Estimated Property Tax Collection Revenue	670,000	939,484	964,600	964,600	964,600	993,538	993,538	1,023,344	1,023,344
Estimated Interest Revenue	500	13,014	9,500	19,000	19,190	19,382	19,576	19,771	19,969
Total Anticipated Revenues	670,500	952,499	974,100	983,600	983,790	1,012,920	1,013,114	1,043,115	1,043,313
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	600,320	598,999	320	320	320	320	320	320	320
Estimated Interest Expenses	247,657	238,672	215,588	215,588	205,988	191,288	179,925	167,050	151,150
Estimated Principal Expenses	470,000	470,000	480,000	480,000	490,000	505,000	515,000	530,000	550,000
Total Anticipated Expenditures	1,317,977	1,307,671	695,908	695,908	696,308	696,608	695,245	697,370	701,470
Ending Cash Balance - Debt Service	170,487	462,792	740,984	750,484	1,028,466	1,344,778	1,662,647	2,008,392	2,350,235

APPENDIX B
TEN-YEAR CAPITAL IMPROVEMENT PROGRAM
(COMBINED CAPITAL FUND, PARKS AND STORMWATER FUND, AND BUILDING PROJECTS FUND)

	Actual FY2020	Actual FY2021	Actual FY2022	Actual FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028	Projected FY2029
BEGINNING FUND BALANCE										
Cash Basis (as of July 1)	\$ 5,289,205	\$ 3,919,027	\$ 4,417,442	\$ 7,550,734	\$ 9,352,388	\$ 3,833,547	\$ 3,340,542	\$ 4,145,349	\$ 5,492,135	\$ 5,103,870

	Actual FY2020	Actual FY2021	Actual FY2022	Actual FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028	Projected FY2029
REVENUES										
City Capital Improvement Sales Tax	\$ 2,025,908	\$ 1,950,326	\$ 2,195,653	\$ 2,291,905	\$ 2,297,611	\$ 2,320,587	\$ 2,343,793	\$ 2,367,231	\$ 2,390,903	\$ 2,414,812
Building Project Bond Fund (Prop P)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Project Property Tax Collection	\$ 934,040	\$ 875,714	\$ 779,721	\$ 939,484	\$ 964,600	\$ 964,600	\$ 993,538	\$ 993,538	\$ 1,023,344	\$ 1,023,344
Parks-Stormwater Sales Tax	\$ -	\$ 485,907	\$ 2,564,852	\$ 2,685,791	\$ 2,829,991	\$ 2,858,291	\$ 2,886,874	\$ 2,915,743	\$ 2,944,900	\$ 2,974,349
Interest on Investments	\$ 64,375	\$ 9,277	\$ 15,899	\$ 204,699	\$ 350,190	\$ 491,305	\$ 496,219	\$ 501,182	\$ 506,193	\$ 511,255
Other Agency Funding	\$ 460,692	\$ 198,490	\$ 1,198,720	\$ 1,740,360	\$ 2,768,885	\$ 4,500,360	\$ 2,494,000	\$ 294,000	\$ 294,000	\$ 294,000
Proceeds from Equipment Sales	\$ -	\$ 16,100	\$ 3,100	\$ 17,000	\$ 21,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Transfers In from Other Funds	\$ 593,826	\$ 400,000	\$ 1,149,533	\$ 400,000	\$ 400,000	\$ 500,000	\$ 1,400,000	\$ 500,000	\$ 500,000	\$ 500,000
TOTAL REVENUES	\$ 4,078,841	\$ 3,935,814	\$ 7,907,478	\$ 8,279,239	\$ 9,632,277	\$ 11,655,143	\$ 10,634,424	\$ 7,591,694	\$ 7,679,340	\$ 7,737,760

	Actual FY2020	Actual FY2021	Actual FY2022	Actual FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028	Projected FY2029
EXPENDITURES										
Government Facilities	\$ 2,016,979	\$ 69,820	\$ 104,705	\$ 38,317	\$ 346,000	\$ 450,000	\$ 530,000	\$ 30,000	\$ 30,000	\$ 30,000
Parks and Recreational Facilities	\$ 158,169	\$ 254,338	\$ 970,008	\$ 811,656	\$ 6,247,765	\$ 2,825,500	\$ 1,570,500	\$ 820,000	\$ 2,875,500	\$ 1,590,000
Stormwater	\$ 11,587	\$ 287,721	\$ 28,040	\$ 595,369	\$ 1,810,546	\$ 1,285,000	\$ 1,010,000	\$ 1,245,000	\$ 1,015,000	\$ 1,035,000
Streets and Sidewalks	\$ 2,268,246	\$ 1,994,743	\$ 2,171,189	\$ 2,616,837	\$ 4,210,736	\$ 5,467,300	\$ 4,708,900	\$ 2,130,900	\$ 2,103,200	\$ 2,100,800
Capital Equipment	\$ 210,895	\$ 18,433	\$ 267,982	\$ 355,125	\$ 962,663	\$ 430,258	\$ 433,151	\$ 428,288	\$ 435,586	\$ 445,593
Capital Project Administration	\$ 90,283	\$ 92,183	\$ 135,636	\$ 260,413	\$ 288,000	\$ 399,700	\$ 308,800	\$ 318,100	\$ 327,800	\$ 337,700
Debt Service	\$ 713,006	\$ 710,742	\$ 716,626	\$ 1,307,671	\$ 695,908	\$ 696,308	\$ 696,608	\$ 695,245	\$ 697,370	\$ 701,470
Transfers Out	\$ -	\$ -	\$ 380,000	\$ 492,198	\$ 580,000	\$ 594,082	\$ 571,658	\$ 577,375	\$ 583,149	\$ 588,980
TOTAL CAPITAL EXPENDITURES	\$ 5,469,165	\$ 3,427,980	\$ 4,774,186	\$ 6,477,585	\$ 15,141,618	\$ 12,148,148	\$ 9,829,617	\$ 6,244,908	\$ 8,067,605	\$ 6,829,543

ENDING FUND BALANCE (CASH BASIS)	\$ 3,898,881	\$ 4,426,862	\$ 7,550,734	\$ 9,352,388	\$ 3,843,047	\$ 3,340,542	\$ 4,145,349	\$ 5,492,135	\$ 5,103,870	\$ 6,012,087
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APPENDIX C
COMMUNITY RECOMMENDATIONS AND STAFF RESPONSES
CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2025-2029

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. Mike Robinson (148 Royal Manor Court)	2
• <i>Create a City Center area, build a community center and net at golf course.</i>	
2. Melissa Inkley (12958 Ferntop Lane)	3
• <i>Retaining wall and creek repairs along Fernview Drive.</i>	
3. Rasmaa Vissa (no address given)	4
• <i>Request for new sidewalks at two locations in the City.</i>	
4. Carolyn Bower (349 Magna Carta Drive)	5
• <i>Request for nature-based stormwater solutions and new bike lanes.</i>	

Mike Robinson (148 Royal Manor Court)
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Suggestion

I have three suggestions although one may be more of a zoning issue.

1. Create a city center with mixed use residential and commercial on Ballas Rd from Olive Blvd to something just north of Ladue Rd. Like a downtown Kirkwood or the development off highway 70 and 5th St. at the Streets of St. Charles. Ample parking, all very walkable with shops, restaurants, and residential. Making Creve Coeur more of a destination, especially at night.
2. In addition to or as part of #1, build a community center the includes a gym, basketball courts, meeting rooms, racquetball courts, maybe even an indoor pool like the one in Des Peres.
3. Add proper golf ball deflecting landscaping or netting at the golf course along Golfview on the green condominiums. I own a rental on Sarah Lane and my windows keep getting broken out by golfers!

The first two suggestions are community driven. Creve Coeur means “Broken Heart”, but the city doesn’t seem to have that heart or center like other municipalities. I very much appreciate your consideration.

Staff Response

Thank you for submitting your suggestions. The City does not have any current plans to build a new community center, however we have noted your request and have shared such with Jason Valvero, Director of Recreation.

Your idea regarding creating a “City Center” would most likely occur by individual private redevelopments as they occur. The City reviews all new private development plans/ideas as they arise and all such developments would need to comply with all applicable City, State and Federal requirements.

The golf ball net and/or deflecting landscape on the West side of Hole #8 has been brought to the attention of Jason Valvero. At this time, the City does not anticipate making any improvements in this area.

Melissa Inkley (12958 Ferntop Lane)
--

Suggestion

We saw the request for ideas for the CIP in the recent city newsletter. We would like to request the city to consider improving an open creek bed storm drain area.

There is an area behind our home and about 4 other homes and also under Fernview drive that is eroding very badly. It's a well known problem that was brought up as early as 1999 to the city. My neighbors and I have spoken to the stormwater committee several times about this, as well. I think we are on a "list" to have it addressed, but we don't know when this will be. I assume it's sadly still years away, and we are running out of time. One neighbor has lost about a third of his yard, including a backyard fence. Another neighbor has deep sinkholes and several trees with big roots about to fall into the creek and/or on our homes. We are about to lose our retaining wall. We have also had MSD fill at least 4 sinkholes over the last few years. This area needs to be addressed soon, so I don't know if that's via the CIP plan or the sales tax park/stormwater improvement funds plans, but we wanted to bring it up again.

I know this is an area that is behind individual homeowners, but it does come up against an open common ground area (managed by the city, I believe, and not a subdivision), and also runs under Fernview drive, which is a main street in our Fernwood neighborhood. Thanks for the opportunity to comment.

Staff Response

Thank you for your suggestion. On February 26, 2024, the final draft of the Watershed Master Plan was presented in front the City Council at a workshop meeting. Currently the draft final plan is under the public review comment period, which is anticipated to close in April of 2024. The project you referenced is identified in the prioritization list of projects in this Plan, but the project does not have any definitive date of when design and/or construction could occur.

The stormwater committee will annually or semi-annually review projects on the prioritization list and anticipates making recommendations to the City Council for projects to enter design phase and hopefully ultimately into construction. The City Council reviews and approves which project(s) can begin design phase and ultimately into construction.

Suggestion

My suggestions:

1) To extend the existing sidewalk in areas that is non - existent or broken, from the Bellerive Manor Dr. towards the Bellerive elementary school in Creve Coeur, to enable kids/parents to walk/bike safely to the Bellerive Elementary school. In addition, this sidewalk will also enable early morning walking communities to keep away from traffic and be safe on the sidewalk. This ongoing maintenance of the sidewalk should be partly covered by Creve Coeur and any other parties involved.

(Detail map - Bellerive Manor Rd to Bellerive elementary School via Ambois Dr.)

2) The road from Gallagher Rd/Fern view Dr/Olive Blvd lacks proper sidewalk, this sidewalk could be new construction to connect to Olive Blvd both sides, east towards the Fee Fee Rd and west towards the Mallard Lake to enable cycle/walk/enthusiasts a safe way to healthy lifestyle.

(Detail map - Gallagher Rd, Fernview Dr, Olive Blvd, Creve Coeur Mill Rd)

Staff Response

Thank you for reaching out and sharing your concerns. The City has limited funding to construct new sidewalks, however the City does actively research and apply for applicable grant funding for sidewalk improvement programs on a regular basis. Currently the funding for such grant programs is very limited.

On a very positive note, the City was recently awarded a Transportation Alternative Program (TAP) grant for new sidewalk construction on Fernview Drive from Gallagher Road to Olive Boulevard. The process from preliminary engineering to final engineering design and ultimately to construction of the actual sidewalk does take a considerable amount of time. It is anticipated that construction of this new sidewalk would occur in the summer of 2026.

In addition, the City has a second phase for new sidewalk along Fernview Drive from Gallagher Drive to Le Havre Drive in the planning stages. The City anticipates applying for TAP funding for this project likely in 2025 or 2026. If the City is successful in securing funding for this project, then likely the new sidewalk would be constructed in 2029.

The City has added your request for new sidewalk along Ambois Drive (west of Bellerive Elementary School) to our master list of possible future projects.

Suggestion

1. I would like to see Creve Coeur do what Milwaukee has done with a nature-based solution to deal with stormwater and climate change issues. Creve Coeur is in the Deer Creek watershed, which has led to stormwater runoff and flooded basements in neighborhoods downhill from increased development east of Ballas and south of Olive. In addition, Creve Coeur got 10 inches of rain in one day last year. People have installed costly basement sump pumps but even that will not be enough. Climate change is expected to cause more and stronger rains. I have attached a copy of Milwaukee's plan for how plants can help slow down and absorb storm water runoff on private and public property. Hope this could be used in the future through a City Council ordinance so that the city's public works and capital improvements team could help the city adapt to the expensive damage of flooding worsened by climate change.

2. I would like to see Creve Coeur invest like Clayton, St. Louis and cities around the world in separated bike lanes that are safe enough for 12-year-olds to use. That might mean one lane of Ballas or a Mosley sidewalk as a north-south corridor for bikes. And Ladue, Olive and Conway could be the east-west corridors for bikes. The bike lanes would be asphalt and foot high poles or another separation device would separate the path from traffic lanes. I would be willing to get rid of the grassy median to make room for a bike lane on one side of Ballas. In addition, traffic on Ballas needs to be slowed to 35 mph. I would like to see Creve Coeur Connect its bike lanes to those that lead to Maryland Heights and Olivette as well as south along Deer Creek to Frontenac and the library and west along Ladue to Parkway Northeast Middle School.

3. If the Creve Coeur Golf Course becomes no longer viable, I would like to see much if not all of the property returned to park land with prairie grass, sedges, leaves and no grass to mow and a community garden for people in the condos and apartments. I would like to see the golf paths become walking and biking paths. People who live south of Olive would walk and bike to the grocery stores and restaurants on Olive if the walking/biking infrastructure were in place. Also, it would encourage less use of cars and be better for the climate.

Staff Response

Thank you for all your detailed suggestions. On February 26, 2024, the final draft of the Watershed Master Plan was presented in front the City Council at a workshop meeting. Currently the draft final plan is under the public review comment period, which is anticipated to close in April of 2024. Over the coming years, the City anticipates that possibly some of the solutions you mentioned in point #1 will be implemented.

Additions of bike lanes along the routes you mentioned would be a very costly endeavor. Currently there is no funding allocated for such improvements. For the Golf Course, the City's current position is that this will remain a golf course for the long-term future.



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-007: MINOR SITE PLAN FOR A FENCE WITHIN THE FRONT-YARD
ALONG BEACON HILL LANE FOR THE CORNER PROPERTY
ADDRESSED AS 31 BEACON HILL LANE

FOR THE MEETING OF: Monday, March 18, 2024

SUBJECT PROPERTY LOCATION: 31 Beacon Hill Lane, zoned A-Single Family Residential

REQUEST: Caroline Miller, homeowner, has submitted an application for a 4.5 foot (55") tall, black, aluminum fence, within the area equivalent to the front-yard along Beacon Hill Drive. The subject property is zoned A Single Family Residential. The applicant is seeking site plan approval for the fence to be located within the front yard which will be 75 feet from the property line at its closet point.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard or along street right-of-way, within the area equivalent to the front yard of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home is set back at least fifteen (15) feet from the property line, no more than four (4) feet in height and is an open slatted decorative metal fencing. City Council action is not required.

APPLICANT/ Caroline Miller
OWNER: 31 Beacon Hill Lane
Creve Coeur, MO 63141

APPLICANT'S
REPRESENTATIVE:

Greg Porter
Deck and Fence Services, LLC
6971 Old State Route 21
Barnhart, MO 63012

Key Issues:

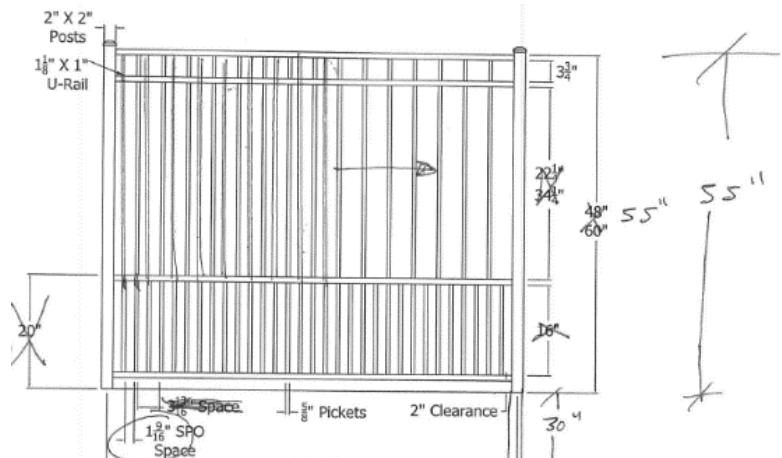
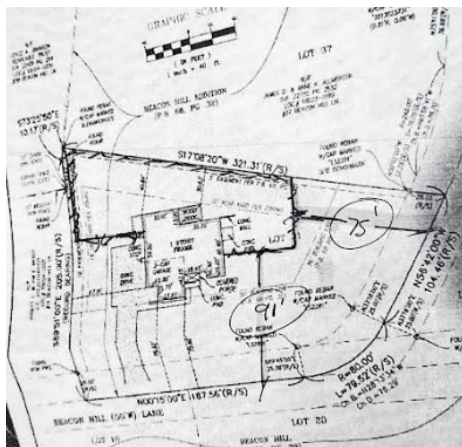
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 3/12/2024

ATTACHMENTS: Applicant's Materials

March 18, 2024

Page 2

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	N/A
South	Single family residence	A Single Family Residential	Beacon Hill Lane
East	Single family residence	A Single Family Residential	N/A
West	Single family residence	A Single Family Residential	Beacon Hill Lane

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 4.5 foot (55") tall black, aluminum, fence, approximately 75 feet from the property line along Beacon Hill Lane within the area equivalent to the front-yard for the corner property as 31 Beacon Hill Lane. The fence would be highly visible from Beacon Hill Lane since it sits on the curve of the road, but it is set far back from the property line. The applicant is requesting the fence to enclose her rear and side yard.

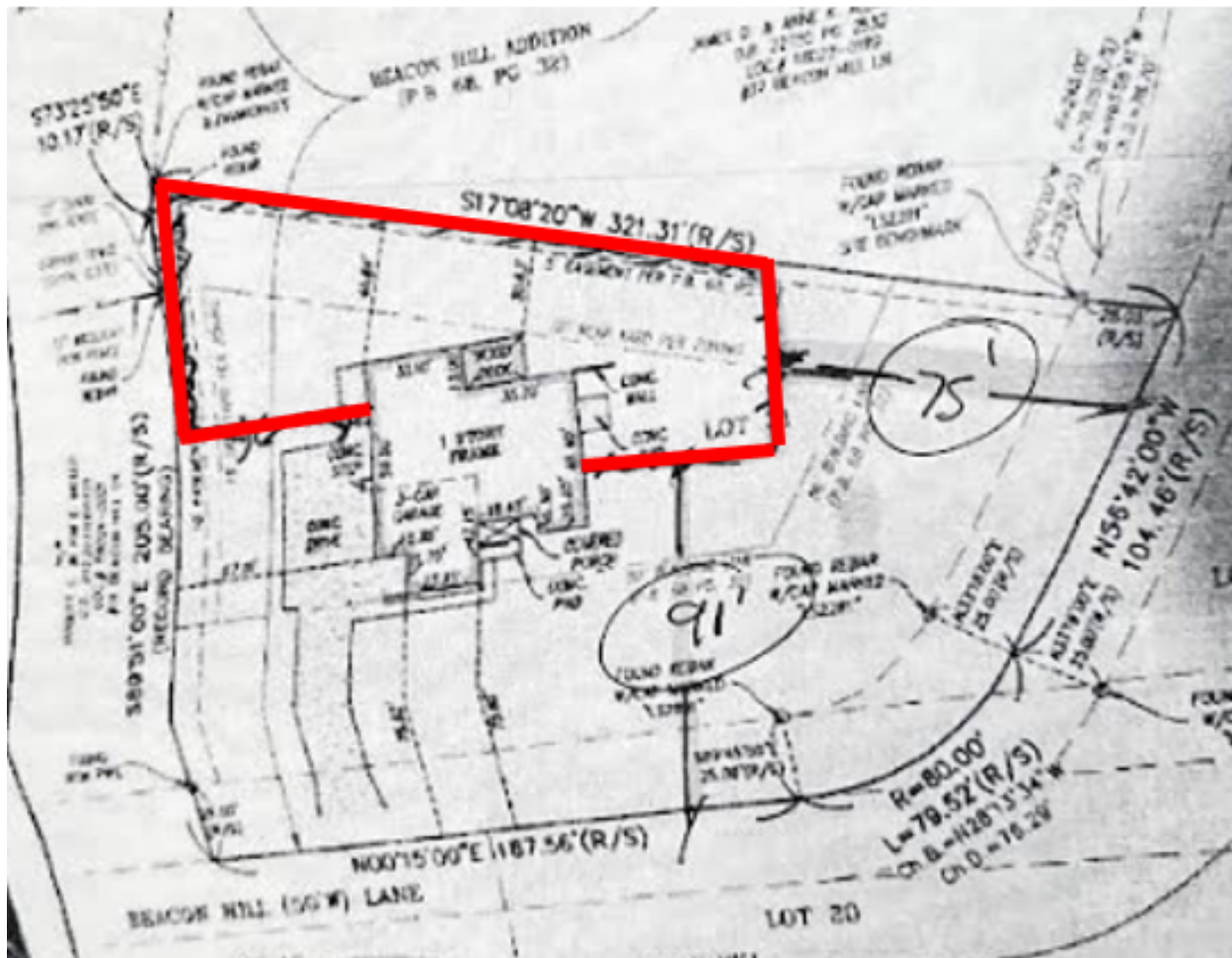


Figure 1: Applicant's Site Plan with fence location in red.

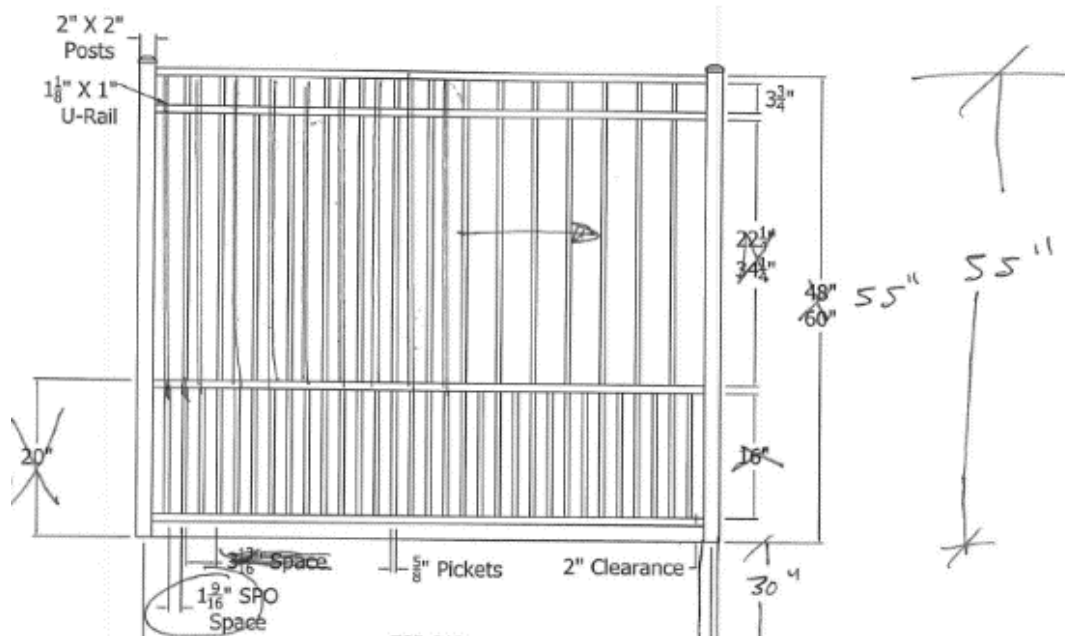


Figure 2: Fence detail.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front yard under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

The Design Guidelines provide general direction for review of fences with the following, although the application of these guidelines has limited use for decorative fences within single family neighborhoods.

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials.

The applicant's fence meets the location and material requirements for fences in the front yard to receive staff approval but the height at 4.5 feet instead of 4 feet is what requires site plan approval for the application from the Planning and Zoning Commission. The fence is clearly to the side of the house but its location on a corner makes it within the front yard. The context of the surrounding area does include a very similar fence next door to the applicant's property at 14 Beacon Hill Lane. The house colors are black and white, and the black fence will fit in well with the existing structure.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height, and design sufficient, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary.

MOTION

The motion for the fence within the front yard at 31 Beacon Hill Lane as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

"I move to approve the site plan for a 55 inch-tall, black aluminum, fence to be located within the area equivalent to the front yard along Beacon Hill Lane, for the property addressed as 31 Beacon Hill Lane as discussed within the Staff Report for Application #24-007 for the March 18, 2024, Planning and Zoning Commission meeting." (Modification or revisions may be included 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	Photo Dates: 03/13/2024
	Description: Existing similar fence next door at 14 Beacon Hill Lane
	Description: 31 Beacon Hill Lane
	Description: 31 Beacon Hill Lane



city
of

CREVE COEUR

24-007

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: Fence Approval

Location of Project: 31 Beacont Hill Ln. Locator # _____

Subject for Agenda: fence placement + height

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
<u>Caroline Miller</u> Name	<u>Greg Porter</u> Name
<u>—</u> Company (If Applicable)	<u>Deck + Fence Services LLC</u> Company (If Applicable)
<u>31 Beacont Hill Lane</u> Address	<u>6971 Old State Rte 21</u> Address
<u>Creve Coeur, MO 63141</u> Address	<u>Barnhart, MO 63012</u> Address
Telephone # <u>314 283 0706</u>	Telephone # <u>636 674 5152</u>
Fax # <u>16</u>	Fax # <u>636 674 5394</u>
Email: <u>cmiller16@gmail.com</u>	Email: <u>ajormis@dfsinstall.com</u>
<u>[Signature]</u> Applicant's Signature	<u>[Signature]</u> Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):			
Name		Company (If Applicable)	
Address			
Phone	Fax	Email	
Applicant's Signature			

RECEIVED
FEB 12 2024
PLANNING DEPT.

Description of Request (attach additional sheets as needed)

General Description: _____

I am requesting permission to enclose my back
yard with a 54" black aluminum fence.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request 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.

See attached sheet

Submittal Checklist

- | | |
|---|---|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan 4 hard copies | ☐ Photographs of existing structures |
| ☐ Access and parking plan-4 hard copies; (may be shown on site plan) | ☐ Materials samples for Commission review |
| ☐ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☐ Fees: \$250 (non-refundable) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, March 4, 2014.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete
____ All Documents, incl. e-Copies
____ Fees Paid

Received By: _____

Date: _____

RECEIVED
FEB 12 2024
PLANNING DEPT.



CITY APPROVED PLANS ARE REQUIRED TO BE ON SITE FOR ALL INSPECTIONS

FENCE PERMIT APPLICATION
CITY OF CREVE COEUR
BUILDING DIVISION

Permit # _____

\$25 Permit Fee
CIRCLE IF PAID

COMPLETE INFORMATION REQUIRED FOR ALL SECTIONS BELOW. PLEASE PRINT CLEARLY

Please submit two (2) plot plans showing fence location, house location, property lines and swimming pool (if applicable). Trustee approval requested. Provide a fence detail with dimensions. (Minimum pier depth 24")

Application date 1/11/24 Project address 31 Beacon Hill Lane
Applicant e-mail alormis@dfsinstall.com Trustees: ☐ YES ☒ NO
Applicant name Deck & Fence Services (Amy Lormis) ☐ owner ☐ agent ☒ contractor
Applicant address 6971 Old State Rte 21 City Barnhart State MO Zip 63012
Applicant phone 636-674-5152 Fax 636-674-5394

Description of Fence (check all that apply)

Wood ☐ Wrought Iron ☐ Vinyl ☐ Chain Link ☐ Plastic ☐ Aluminum ☒ Brick ☐
Split Rail ☐ Dog Eared ☐ Picket ☒ Solid ☐ Shadowbox ☐ Lattice ☐ Stockade ☐
Height of fence: 3 feet ☐ 4 feet ☐ 5 feet ☐ 6 feet ☐ Other ☒ 55" tall
Swimming pool enclosure ☐ Yard enclosure ☒ Major Repair ☐

Other descriptive information _____

Owner name Caroline Miller E-mail smm1015@aol.com
Street address 31 Beacon Hill Ln City Creve Coeur State MO Zip 63141
Phone 314-277-3832 Fax _____

Contractor name Deck & Fence Services Contact Amy Lormis
Street address 6971 Old State Rte 21 City Barnhart State MO Zip 63012
Phone 636-674-5152 Fax 636-674-5394 Email alormis@dfsinstall.com

I certify that I am the owner in fee or agent and am authorized to apply for this permit and that all information is true and correct.

Amy Lormis
Applicant signature

1/11/24
Date

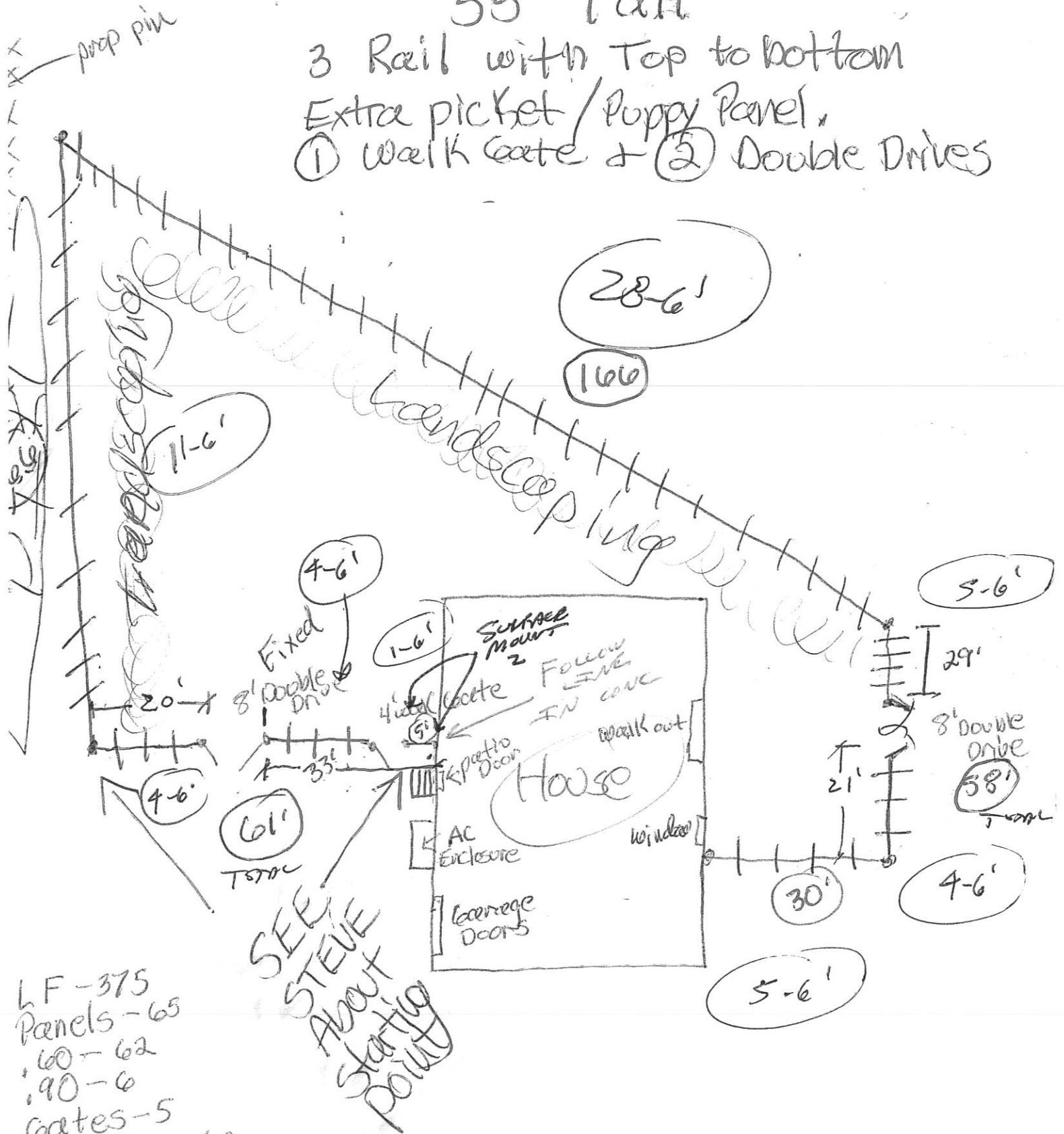
Puppy Panel / Black / F105N Bottom

55" Tall

3 Rail with Top to Bottom

Extra picket / Puppy Panel,

① Walk Gate + ② Double Drives



LF-375
Panels-65
60-62
90-6
Gates-5
Concrete-62
Surface Mounts-2

A TRACT OF LAND BEING LOT 31 OF "BEACON HILL ADDITION"
(P.B. 68, PG. 32) LOCATED IN TOWNSHIP 45 NORTH, RANGE 5 EAST,
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

N/F
JOYCE A. JOHNSON
REVOCABLE TRUST
D.B. 23405 PG. 289
LOC. # 18024-0230
#38 BEACON HILL LN.

FOUND REBAR
W/CAP MARKED
"2013023731"
(0.81'N)

FOUND REBAR
W/CAP MARKED
"2013023731"
(0.81'N, 0.06'W)

N/F
JAMES D. & ANNE K. ALLMEROTH
D.B. 22750 PG. 2532
LOC. # 18022-0199
#37 BEACON HILL LN.

S73°25'50"E
10.17'(R/S)

FOUND REBAR
W/CAP MARKED
D.ZAVARDINO'S

BEACON HILL ADDITION
(P.B. 68, PG. 32)

LOT 37

FOUND REBAR
W/CAP MARKED
"LS2281"
SITE BENCHMARK

N75°11'00"W
9.41'(R/S)

N75°11'00"W
76.68'(R/S)

N/F
ROBERT C. & KIM E. MILLER
D.B. 2033000329
LOC. # 18024-0134
#14 BEACON HILL LN.

S89°51'00"E 205.00'(R/S)
(RECORD BEARING)

FOUND REBAR
W/CAP MARKED
"LS2281"

FOUND REBAR
W/CAP MARKED
"LS2281"

FOUND REBAR
W/CAP MARKED
"LS2281"

FOUND REBAR
W/CAP MARKED
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W/CAP MARKED
"LS2281"

FOUND REBAR
W/CAP MARKED
"LS2281"

FOUND REBAR
W/CAP MARKED
"LS2281"

BEACON HILL (50'W) LANE

LOT 18

BEACON HILL
(P.B. 60, PG. 39)

LOT 20

LOT 32

SURVEYOR'S NOTES

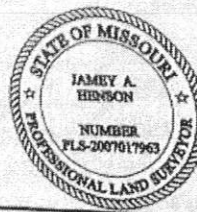
1. BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "BEACON HILL ADDITION" AS RECORDED IN PLAT BOOK 68 PAGE 32 OF ST. LOUIS COUNTY, MISSOURI RECORDS.
 2. A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT; THE EASEMENTS AND FRONT BUILDING LINES SHOWN HEREON ARE PROVIDED FROM THE RECORD PLAT OF BEACON HILL ADDITION (P.B. 68 PG. 32). THE REAR AND SIDE BUILDING LINES SHOWN ARE PROVIDED FROM THE CURRENT ZONING CLASSIFICATION.
- THIS IS TO CERTIFY TO CAROLINE A. MILLER THAT THE STERLING COMPANY HAS ON OCTOBER 24, 2022 PREPARED A FINAL SURVEY ON A TRACT OF LAND BEING LOT 31 OF "BEACON HILL ADDITION" (P.B. 68, PG. 32) LOCATED IN TOWNSHIP 45 NORTH, RANGE 5 EAST, CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

JAMES A. HENSON, P.L.S.
MO. REG. L.S. 2007017963

10-26-2022

DATE



SITE INFO:

N/F CAROLINE A. MILLER
REVOCABLE TRUST
D.B. 25360 PG. 709
LOC. # 18022-0155
#31 BEACON HILL LN.
47,158 SQ. FT. / 1.082 AC. (TOTAL)
38,345 SQ. FT. / 0.880 AC.
(EXCLUDING R-O-W OF BEACON HILL LANE)

NO. 21 SHEET 10 OF 309	PROJECT:	DRAWN: O.A.D. DESIGNED: CHECKED: J.E.W.
	#31 BEACON HILL LANE	
	SHEET TITLE:	
	FINAL SURVEY	

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
(314)-487-0440 FAX 487-8944
www.sterling-eng-survey.com



Trustee Approval

Address: 31 Beacon Hill Lane Creve Coeur MO 63141

Subdivision: Beacon Hill

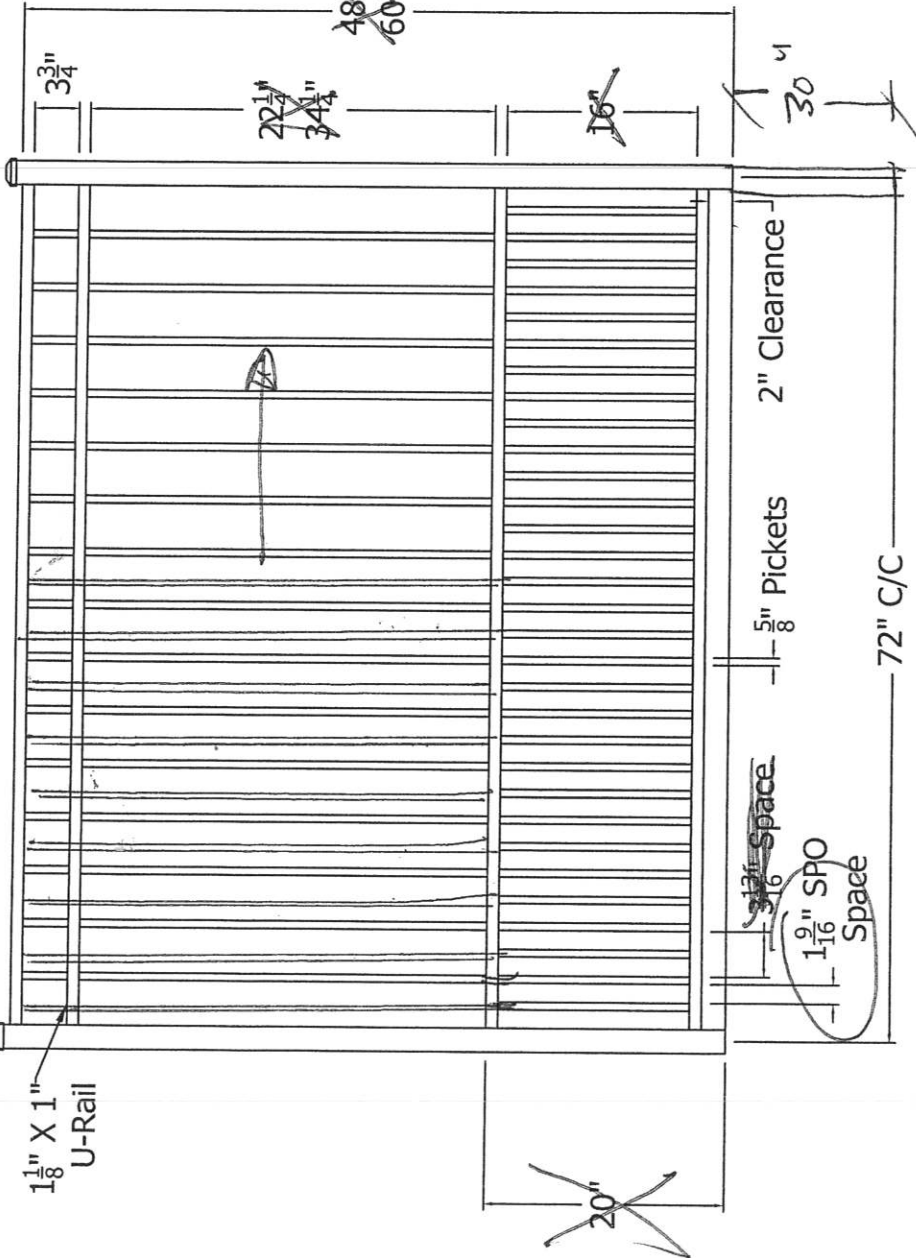
I confirm that I have seen the proposed plans for the aforementioned address and they meet our Subdivision guidelines and have my approval as a Trustee.

Trustee Signature

Trustee Signature

CUSTOM PICKET
DOUBLE

2" X 2" Posts
1 1/8" X 1" U-Rail



REV.	LOC.	REVISION	DATE
B		Updated Logos	12/21/20

 DSI Digger Specialties Inc. Transforming the Outdoor Living Experience™ 3446 US 6 EAST Bremen, IN 46506 diggerspecialties.com	DRAWN BY: EH DATE DRAWN: 01-28-2020	STYLE: 3230 Flush Bottom Short Picket Option
	SCALE = 1"=1' DRAFT NO.: 20200128-1E	AS SHOWN: 60" T LOC: Z:\Aluminum\Regis\3000 Series\3000 SPS Sections\Updated Standard Drawings



Regis®
 ALUMINUM FENCING

FOR OFFICE USE ONLY

Initial Plan Review Date _____
Comments: faxed / mailed / phone / none

Revisions Review Date _____
OK to issue / Additional comments

Plans Reviewed by _____ Date Completed _____

Date Permit Issued _____ Inspector Assigned _____

THIS IS TO CERTIFY THAT PERMISSION WAS GRANTED TO THE PERMIT APPLICANT FOR THE WORK REPRESENTED ON THIS APPLICATION. THIS PERMIT SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN 90 DAYS AFTER ISSUANCE OF THE PERMIT, OR IF THE AUTHORIZED WORK IS SUSPENDED OR ABANDONED FOR 90 DAYS, OR IF THE PROJECT IS NOT COMPLETED WITHIN ONE (1) YEAR AFTER THE ISSUANCE OF THE PERMIT. PERMITS MAY BE GRANTED AN EXTENSION UNDER EXTENUATING CIRCUMSTANCES.

Authorized by _____ Date _____
Code Official

REQUIRED INSPECTION

1. Final Inspection Date _____

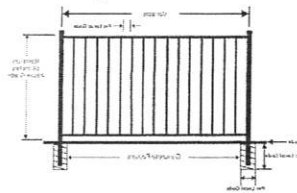
Creve Coeur Zoning Code: Section 405.640 Fences and Wall, Ordinance 5742 (06/14/2021)

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.
- Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

D. Fences Surrounding Swimming Pools.

1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a front yard setback or along any street right-of-way as described under the following conditions:

- The fence is at least fifteen (15) feet from any lot line.
- The fence is a maximum of fifty-four (54) inches in height.
- The fence meets Building Code standards regarding design and placement of fence to the pool.
- The fence is of an open slat black metal style, similar to the following:



- If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

- E. Game Court Fence. Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least fifteen (15) feet from any property line abutting a single-family residence. Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080.

F. Fence materials and designs shall be subject to the following standards:

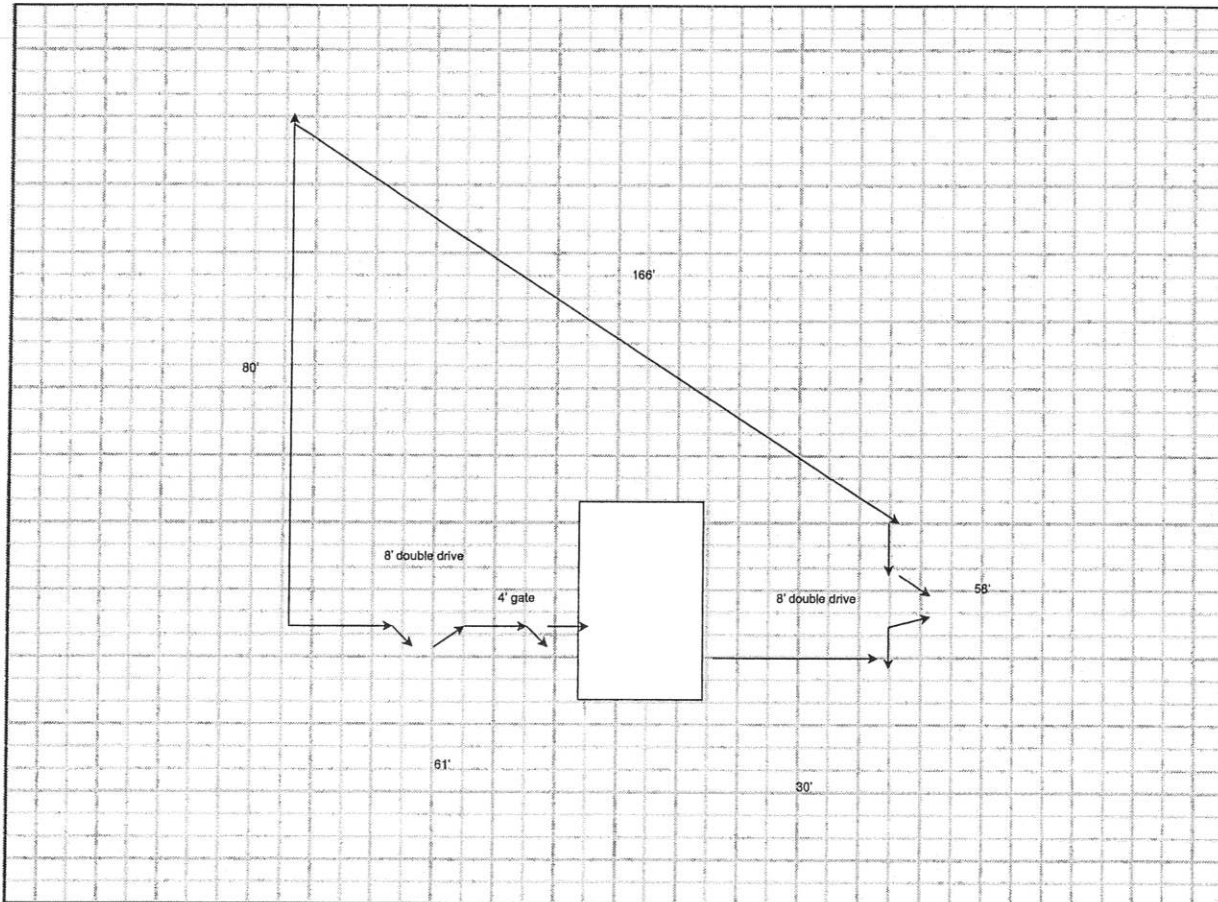
- The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
- Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
- The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
- E. Game Court Fence. Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least fifteen (15) feet from any property line abutting a single-family residence. Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080.



Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

Stephen Holley		6366745152	
Salesperson Name		Salesperson Phone#	
Na			
Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)			
Miller	Caroline	8994	F39688793
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
31 Beacon Hill Lane		Creve Coeur	MO 63141
Customer Address		City	State Zip
3142773832		3142773832	
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1 Cross Street 2





Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

Miller	Caroline	8994	F39688793
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
31 Beacon Hill Lane		Creve Coeur	MO 63141
Customer Address		City	State Zip
3142773832		3142773832	
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1 Cross Street 2

Take Down and/or Haul Away
Includes posts being cut at grade; terminals and footings will not be pulled unless causing interference. Terminals and footings may be pulled if preferred for an additional charge.

☐ Take down lin/ft of high fence
☐ Haul Away lin/ft of high fence

Pulling of Existing Footing Included? ☐ Yes ☐ No

****ALL ADDITIONAL CHARGES INCLUDED IN SUBTOTALS ON PAGE 4****

NOTES:

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Installation

Includes construction and installation of custom fencing in a variety of materials, including but not limited to: wood, vinyl, chain link, composite and ornamental metal.

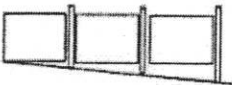
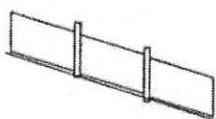
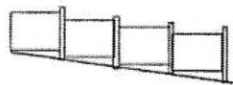
Customer is responsible for removing landscaping, dirt, and adjusting grade before Installation begins. If not complete before installation begins, there may be an additional charge.

Additional charge for Landscaping and/or Grading ☐ Yes ☐ No

Additional charge for Dirt Removal ☐ Yes ☐ No

****ALL ADDITIONAL CHARGES INCLUDED IN SUBTOTALS ON PAGE 4****

FENCE INSTALLATION RELATED TO GRADE:

LEVEL  FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)	FOLLOWING FLOW  SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND FENCE WILL BE UNEVEN AT TOP	STEPPED INSTALLATION  STEEP SLOPE WHERE FENCE CANNOT "RACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE. (CUSTOMER TO FILL IN GAPS)
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NOTES:

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Fencing Quote/Specification

Miller	Caroline	8994	F39688793
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
31 Beacon Hill Lane		Creve Coeur	MO 63141
Customer Address		City	State Zip
3142773832		3142773832	
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1 Cross Street 2

OPTION 1	☐ LEVEL	☒ FOLLOWING FLOW	☐ STEPPED INSTALLATION
	Material: Aluminum	Style: 3230 Full custom puppy panel	
	Height: 55" Footage: 375'	Color: Black textured	
	Post Cap: Flat Rail Type: 3 Picket Type: Full custom puppy	# of Gates: 3	
	Post Type: 2" x 2" Estimate: \$26990		
	Description of Gates (including # and type of latches) & Additional Notes:		
	One 4' walk gate and Two 8' double drives		
OPTION 2	☐ LEVEL	☐ FOLLOWING FLOW	☐ STEPPED INSTALLATION
	Material:	Style:	
	Height: Footage:	Color:	
	Post Cap: Rail Type: Picket Type:	# of Gates:	
	Post Type: Estimate: \$		
	Description of Gates (including # and type of latches) & Additional Notes:		
OPTION 3	☐ LEVEL	☐ FOLLOWING FLOW	☐ STEPPED INSTALLATION
	Material:	Style:	
	Height: Footage:	Color:	
	Post Cap: Rail Type: Picket Type:	# of Gates:	
	Post Type: Estimate: \$		
	Description of Gates (including # and type of latches) & Additional Notes:		

This quote is valid for 10 days

NOTES:

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Fencing Quote/Specification

Miller	Caroline	8994	F39688793
Customer Last Name	Customer First Name	Store #/Branch Name	Customer Lead/PO#
31 Beacon Hill Lane		Creve Coeur	MO 63141
Customer Address		City	State Zip
3142773832		3142773832	
Home Phone#	Work Phone#	Cell Phone#	Cross Street 1 Cross Street 2

CUSTOMER AGREES TO:

☒ OPTION 1☐ OPTION 2☐ OPTION 3

CUSTOMER RESPONSIBILITIES

☒ Confirm fence location / approve fence line and grading☒ Secure permits and other approvals☒ Clear landscaping and other above-ground obstacles☒ Be present and available before / during / after the build☒ Understand and identify underground obstacles

PERMIT/INSPECTION INFORMATION:

Permit Required? ☒ Yes ☐ No

Who will obtain it?

☒ Homeowner to obtain a permit (Service Provider requires a copy of permit before installation)☐ Service Provider to obtain permit

Selection Amount	\$26990	Additional cost options and the prices in this column to the selection
Demolition Amount	\$na	Take Down and/or Haul Away
Permit Cost	\$inc	
Misc. Amount	\$na	Includes landscaping, grading, dirt removal (Explain in NOTES section below)
Subtotal	\$26990	
Sales Tax	\$inc	
Total Amount	\$26990	

☐ Stock Product ☒ Special Order Product

PLEASE SIGN YOUR NAME TO VALIDATE THAT YOU AGREE WITH THE OPTION(S) ABOVE.

X

(Customer Signature)

1/10/2024

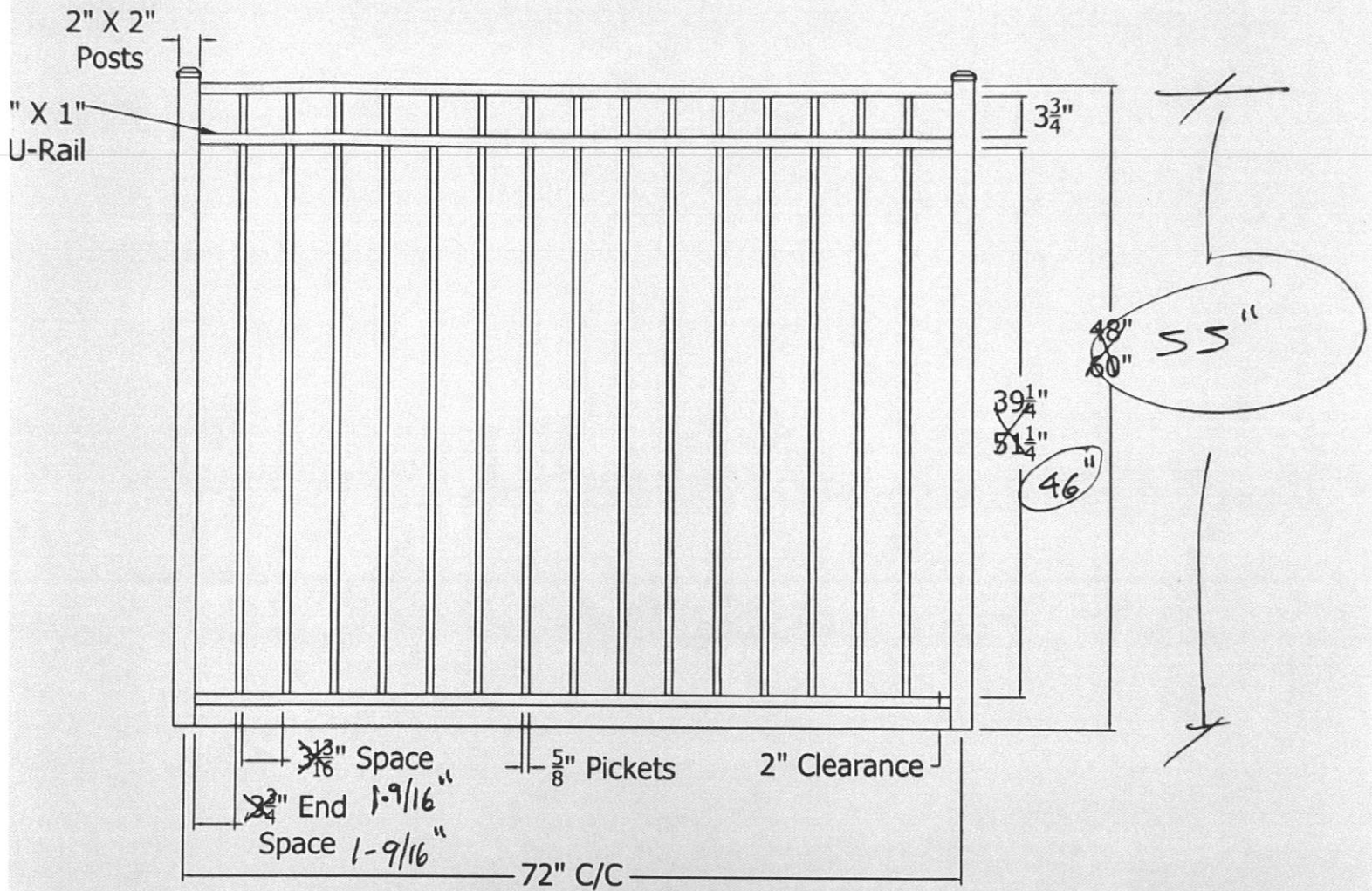
(Date)

NOTES:

Rational:

- This backyard fence is quite a distance from Beacon Hill Lane and will not interfere with any other neighbors or be unsightly
- Several neighbors including next door and two directly across the street have 54" high black fencing
- There should be no impact on anyone around my property
- I have been approved by Creve Coeur for a pool that will need a fence but the pool has not been built yet
- Easily approved by Beacon Hill trustees
- No objection from neighbors

REV.	LOC.	REVISION
B		Updated Logos



 Regis ALUMINUM FENCING	 Digger Specialties Inc. Transforming the Outdoor Living Experience™ 3446 US 6 EAST Bremen, IN 46506 diggerspecialties.com	DRAWN BY: EH	STYLE
		DATE DRAWN: 01-28-2020	32
		SCALE = 1":1"	AS SH
		DRAFT NO.: 20200128-1E	LOC: Series/Standar

Sample of fence





city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

APPLICATION TO PLANNING AND ZONING COMMISSION

#24-008: MINOR SITE PLAN FOR A TEMPORARY USE PERMIT FOR CONGREGATION SHAARE EMETH AT THE PROPERTY ADDRESSED AS 11645 LADUE ROAD

FOR THE MEETING OF: Monday, March 18, 2024, 6:00 PM

LOCATION: 11645 Ladue Road, zoned A-Single Family Residential

REQUEST: Robert Colton, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 60-day period in order to hold Camp Emeth, a Jewish Day Camp, on the property. Day Camp will run from 9:00 AM to 3:30 PM from June 1 to August 5. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section 405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Is the request consistent with the required findings for a temporary use permit?

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.480: Temporary Uses
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Robert Colton
Congregation Shaare Emeth
11645 Ladue Road
St. Louis, MO 63141

OWNER: Congregation Shaare Emeth
11645 Ladue Road
St. Louis, MO 63141



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 3/12/24
ATTACHMENTS: Applicant's materials

PROJECT DESCRIPTION

Congregation Shaare Emeth will be hosting their summer Jewish day camp, Camp Emeth, for children aged Kindergarten to 8th grade. The camp will run from June 10th to August 2nd and will utilize two 20x20 pole tents for the 60 day period. The camp has been operating for several years in the same location, but they have not utilized tents of this size before now. A temporary use permit is required for the tents and is limited to 45 days. Section 405.480 (E) *Temporary Uses* allows the Planning and Zoning Commission to review and approve temporary use permits that exceed 45 days. The applicant is asking for an extension of the 45-day time limit by 15 days in order to have the tents for the entirety of the camp for 60 days. The tents will be located at the rear of the property behind the building and parking lots north of the camp pavilion. The tents will be used to shade the activities and luncheon areas. If the additional time is approved, the applicant will need to apply for a temporary use permit for the tents and an inspection will be done.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Residential	B-RDD Residential Zoning District	N/A
South	Residential	A-RDD Residential Zoning District	Ladue Road
East	Residential	A-Single Family Residential Zoning District	N/A
West	Residential	A-Single Family Residential and B-RDD Residential Zoning District	N. New Ballas Road

ZONING REVIEW

Section 405.480 outlines the conditions for temporary uses and structures. Section 405.480 (D) limits the period of validity to not exceed 45 days. Section 405.480 (E) states,

“Should the Director of Planning or his/her designee determine such an application does not meet the spirit, intent and conditions outlined above 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/or City Council as a proposed site plan per the procedures in Section 405.1080.”

The applicant has submitted a site plan application for the two 20x20 tents for a period of 60 days instead of 45 days to cover the entirety of Camp Emeth.

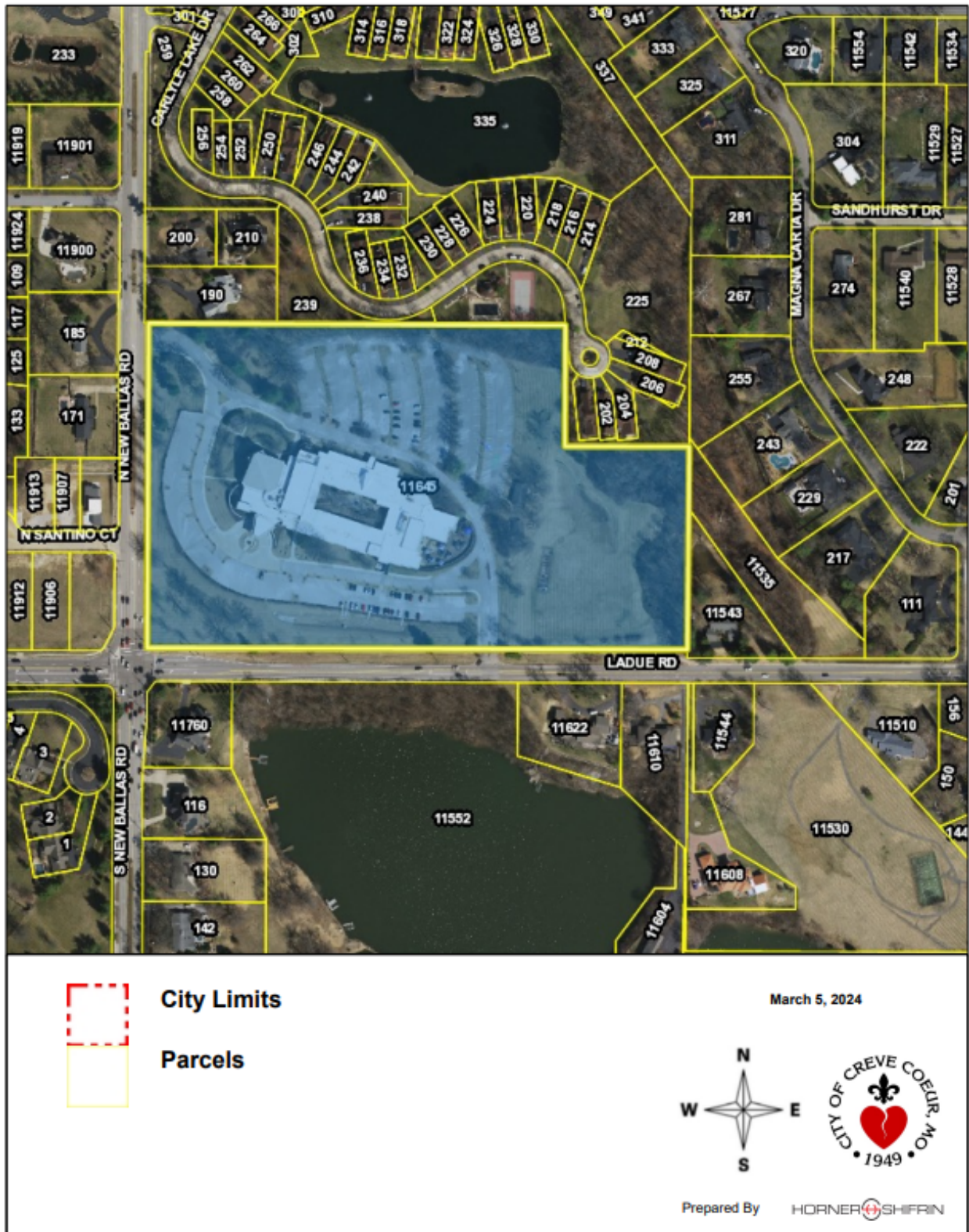
The location of the tents appears to meet the requirements of Section 405.480 with respect to their placement on the property being outside of the required buffer areas adjacent to residential uses. The tents are located in the rear of the property behind the building and are not highly visible from the street. The camp operates during the daytime hours which would not create an undue burden to adjacent residential uses.

MOTION

The motion for the 60-day temporary use permit for two 20x20 pole tents at 11645 Ladue Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for two 20x20 pole tents to be located at the rear of the property in the fields north of the camp pavilion within the Congregation Shaare Emeth property at 11645 Ladue Road for 60 days as discussed within the Staff Report for Application #24-008 for the March 18, 2024, Planning and Zoning Commission meeting with the condition that the applicant apply for a temporary use permit for staff approval.(Modification or revisions may be included by preceding motion).

Aerial Photo





Bethany Moore <bmoore@crevecoeurmo.gov>

Tents for Shaare Emeth summer camp

2 messages

James Schweitzer <jcworks57@msn.com>

Mon, Mar 11, 2024 at 7:57 PM

To: "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

I live across the street from the Shaare Emeth campus.

I have no objection to the plan to erect two 20 x 20 foot temporary tents for Camp Emeth. I think that providing structured activities for children during their summer vacation from school is good for the community.

I have no connection with the Shaare Emeth congregation.

James M Schweitzer, MD
[11901 Santino Ct](#)

Bethany Moore <bmoore@crevecoeurmo.gov>

Tue, Mar 12, 2024 at 9:42 AM

To: James Schweitzer <jcworks57@msn.com>

Thank you! I will make sure the Commission gets this.

[Quoted text hidden]

**Bethany L. Moore, AICP**

City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141
314-442-2087

www.crevecoeurmo.gov



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: Camp Emeth Tent

Location of Project: Congregation Shaare Emeth Locator #

Subject for Agenda: Use Permit - Tents - Summer 2024

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Robert Colton	
<i>Name</i>	<i>Name</i>
Congregation Shaare Emeth	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
11645 Ladue Road	
<i>Address</i>	<i>Address</i>
Saint Louis, MO 63141	
<i>Address</i>	<i>Address</i>
Telephone # 314-569-0010	<i>Telephone #</i>
Fax # 314-569-0271	<i>Fax #</i>
Email: rcolton@sestl.org	<i>Email:</i>
	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Owner's Acknowledgement (if different from applicant):

Craig Neuman Congregation Shaare Emeth

Name *Company (If Applicable)*

11645 Ladue Road, Saint Louis, MO 63141

Address

314-569-0010

314-569-0271 cneuman@sestl.org

Phone

Fax

Email



Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: Permit application for the use of two 20'x20' pole tents to be utilized for a 60 day period for Jewish Day Camp at Congregation Shaare Emeth (Camp Emeth). Camp Emeth operates June 1 - August 5th, 2024 where it serves the greater Saint Louis community as a Jewish day camp with traditional and innovative camp activities. The tents would be used a shade sources, luncheon areas, and activity areas during camp programming. Tents would be located directly east of the north parking lot, in the fields north of the camp pavilion.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request 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.

_____ See Rational document attached.

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☒ Site plan 4 hard copies	☒ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☒ Legal Description in Word format
☐ Floor plan 4 hard copies	☒ Fees: \$250 (non-refundable)
☒ Electronic copies of all materials	☐ Other items as requested by staff
	☐ \$2000 (refundable deposit)

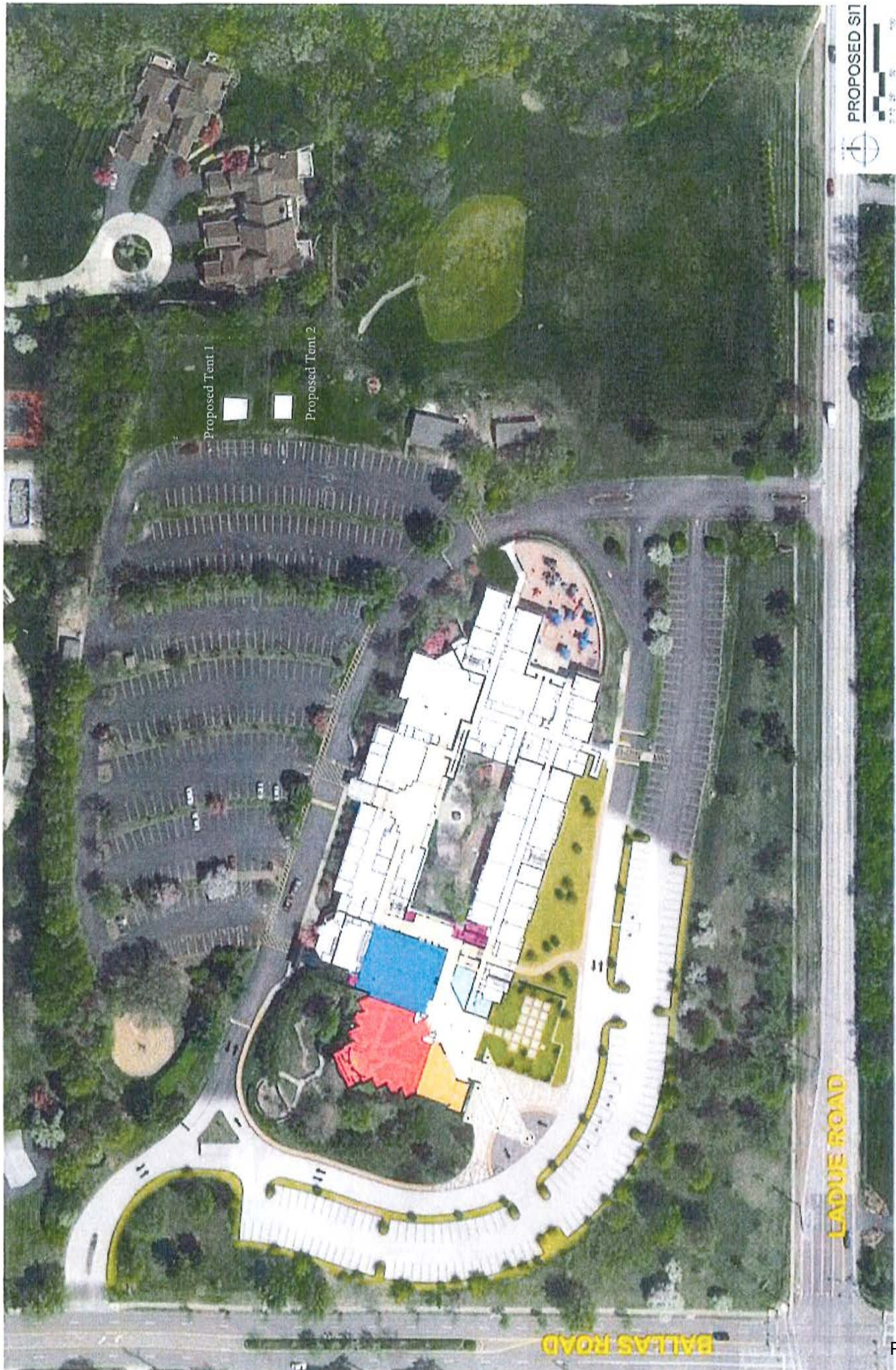
Preferred Public Hearing Date: Monday, March 18, 2024 . _____

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

_____ All Sections Complete	Received By: _____
_____ All Documents, incl. e-Copies	_____
_____ Fees Paid	Date: _____

Revised: 7/22



March 1, 2024

Rational Document for Congregation Shaare Emeth – Application for Zoning Permit Tent Usage

Congregation Shaare Emeth would like to acquire two 20'x20' Capital Pole tents to be utilized during our summer Jewish Day Camp (Camp Emeth). The tents will be located in the northern portion of Shaare Emeth property, in two locations in the fields directly east of the parking lot.

Camp Emeth serves approximately 250 campers and staff during the hot and humid summer months (June 1 – August 5). Outside activities take place throughout the day; large tents will serve as shade spots, lunch areas, and activity areas during the Jewish Day Camp. Day Camp runs from 9:00 a.m. until 3:30 p.m. with programming of 4 days lasting until early evening hours.

Robert Colton
Director of Operations
Congregation Shaare Emeth

Congregation Shaare Emeth
Tent – Use Zoning Permit Application
Current Surrounding Structures/Landscape

1. View from proposed tent site to North of Pavilion



2. View from proposed tent site to northside of Shaare Emeth



3. View from north parking lot toward proposed tent site



4. View from proposed tent site towards north parking lot



Legal Description

Congregation Shaare Emeth addressed as 11645 Ladue Road in the 'A', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

A track of land in the Northeast one-quarter of Section 10, Township 45 North, Range 5 East of the 5th Principal Meridian, St. Louis county, Missouri, and being the same property as conveyed to Shaare Emeth Congregation by instrument recorded in Book 6117 Page 632 of the Recorder of Deeds Office in St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the North line of Ladue Road, 60 feet wide, with the East line of Ballas Road, 60 feet wide; thence North 00 degrees 05 minutes 30 seconds East along the East line of Ballas Road 795 feet to a point being the Southwest corner of a tract of land as conveyed to Victor John Faron by instrument recorded in Book 3428 Page 230 of the above said Recorder's Office; thence South 89 degrees 54 minutes 30 seconds East along the South line of said property conveyed to Faron, as aforesaid, and the South line of property conveyed to S.L.U.T.C. by instrument recorded in Book 6425 Page 558 of the above said Recorder's Office a distance of 1,013.54 feet to a point on the West line of above said S.L.U.T.C. Property; thence South 00 degrees 14 minutes 30 seconds West along last said Westerly line 285.79 feet to a point on the Southerly line of above said S.L.U.T.C Property; thence South 89 degrees 45 minutes 30 seconds East along said South line 300.48 feet to a point on the West line of Runnymede Plat Two, a subdivision according to the plat thereof recorded in Plat Book 114 Pages 4 and 5 of the above said Westerly line 504.80 feet to a point on the North line of above said Ladue Road; thence South 89 degrees 56 minutes West along last said North line 1,311.94 feet to the **Point of Beginning** and containing 955,448 square feet or 21,934 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc. on August 9, 2001.

Shelter Your Events with a Sturdy & Stylish 20x20 Pole Tent



20 x 20

Capitol Pole Tent



Details & Features

Sometimes that extra half inch—or in this case, 175 square feet—can make all the difference. Like its sister, the 15-by-15 pole tent, our 20-by-20 is a stunning addition to anyone's tent inventory. However, with just 5 more feet on each side, the 20-by-20 gives you 400 square feet. Be it a baptism or a beauty pageant, the 20-by-20 will have you covered. Another of our most reliable renters, this tent will be one of the best investments you or your business can make.

Features:

Made from 16 oz blockout vinyl Made right here in the USA

Reinforced welded patches at each pole Heavy duty grommets at corners and centers

UV coated, fire resistant vinyl meets NFPA 701-2 standards

Materials & Accessories

While it is up to you as to what you do under this tent, American Tent is here to help you get just the look you'd like on top of it. We offer custom branding made possibly by state-of-the-art manufacturing equipment and our best-in-class sales team. We are here to help you realize your tent dreams. So go on and give us a call. Whatever the occasion, we can match you with your perfect tent.

American Tent is American made. As a commitment to this philosophy, we use only American-made vinyl and heavy duty thread for our tent tops. Our thread is 135 gauge. Our vinyl complies with NFPA 701-2 standards. It is fire-resistant and UV coated.

Thank you, from our team to yours, for showing your support for American manufacturing by choosing American Tent.

Top + premium poles + stakes + ratchets

[Add to Cart](#)

Details & Features

20x20 Pole Tent Specifications

Tent Size	20x20
Tent Style	Pole Tent
Tent Top Weight	75
Center Pole(s) Height	12'
Color	White
Tent Top Piece Count	1
Fabric Translucency	Blockout
Tent Top Material	16 oz PVC vinyl
Commercial Grade?	Yes
Water Resistant	Yes
UV Coated	Yes
Flame Resistant	Yes
Custom Logo Printing	Yes
Best For	Grass, asphalt, and anywhere you can safely drive stakes into the ground.
