



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 8, 2024
7:00 PM**

ZOOM MEETING INFORMATION

1. Members of the public may access live audio and/or video by accessing the following:

<https://us02web.zoom.us/j/83432408921>

1 312 626 6799

Webinar ID: 834 3240 8921

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC An opportunity for members of the public to address the City Council regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

PUBLIC HEARING

2. **Public Hearing- FY2025 - FY2029 Capital Improvement Program**

Summary: Staff will present the five-year Capital Improvement Program that is proposed for FY2025 - FY2029.

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

*The next regular meeting of the City Council will be held on Wednesday
April 24, 2024 at 7:00 p.m.*

CONSENT AGENDA

3. Approval of March 25, 2024, City Council Work Session Minutes



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4. Approval of March 25, 2024, City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For information only: Invoices Paid Listing 3/21/24-3/31/24

UNFINISHED BUSINESS

- 5. Bill No. 6112- An Ordinance designating a certain tract of land in the City of Creve Coeur, Missouri, as a Blighted Area; approving the Olia Village Development Plan; approving a Master Redevelopment Agreement in connection with the Development Plan; and authorizing the City to enter into certain agreements and take certain other actions in connection therewith. Final Reading and Passage.**

Summary: The Ordinance approves a Redevelopment Agreement for the Olia Village Development in connection with real property tax abatement under Chapter 353.

Members of the public may access [Exhibit A. Development Plan](#)

- 6. Bill No. 6113- An Ordinance Approving an amended petition for the creation of a Community Improvement District; establishing the Olia Village Community Improvement District as a political subdivision of the State of Missouri; and authorizing the City to enter into certain agreements and take certain other actions in connection therewith. Final Reading and Passage.**

Summary: The Ordinance approves an amended petition to create a Community Improvement District in connection with the Olia Village Development

- 7. Bill No. 6114- An Ordinance authorizing the City of Creve Coeur, Missouri, to issue its Taxable Industrial Revenue Bonds (Olia Village Project), Series 2024, for the purpose of providing funds to pay the costs of acquiring, constructing and improving an Industrial Development Project in the City; approving a plan for the project; and authorizing the City to enter into certain agreements and take certain other actions in connection therewith. Final Reading and Passage.**

Summary: Ordinance authorizing issuance of Chapter 100 bonds in connection with the Olia Village Development

- 8. Bill No. 6115- An Ordinance making amendments to Chapter 125, Boards,**



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Commissions and Committees. Final Reading and Passage.

Summary: Staff recommends changing the term expiration of the Audit Committee to align with the other current boards, commissions and committees and making the necessary updates due to the dissolution of the Employee Pension Board of Trustees on March 1, 2024.

- 9. Bill No. 6116- An Ordinance of the City Council of the City of Creve Coeur, Missouri authorizing the execution of a Transportation Alternatives Program (TAP) Program Agreement with the Missouri Highways and Transportation Commission to enable the City to construct the Fernview Sidewalk Improvements Project - Phase 1. Final Reading and Passage.**

Summary: City staff recommends that the City Council authorize a Transportation Alternatives Program agreement with MoDOT for phase 1 of the Fernview Drive sidewalk project.

- 10. Bill No. 6117- An Ordinance Amending the Adopted 2024 Enterprise Fund, Parks & Stormwater Fund, Capital Fund, Sewer Lateral Fund, Public Safety Fund, General Fund and City Employees Retirement Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations to each of these Fund Budgets. Final Reading and Passage.**

Summary: The proposed ordinance amends the identified budgets to authorize an additional \$2.4M appropriation for the previously approved cost of living adjustment (COLA) to the Legacy Pension Plan before moving the plan administration to Missouri Local Government Employees Retirement System (LAGERS) and to account for that previously approved transfer.

NEW BUSINESS

- 11. Bill No. 6118- An Ordinance authorizing a New Conditional Use Permit for EquipmentShare at 1121 N. Warson Road within the North Warson Business Center, zoned LI- Light Industrial District. First Reading.**

Summary: Jeffrey Williams, of EquipmentShare, has submitted an application for a Conditional Use Permit for a tool rental center at 1121 North Warson Road in the "LI" Light Industrial Zoning District. The 17,835 square foot space within the existing building will be used to store EquipmentShare's Tool Division inventory of tools and light equipment for rent. The hours will be from 7:00 AM to 5:00 PM Monday through Friday with 10 employees at the busiest shift. No exterior changes are proposed. Under Section 405.380, Table A of the Zoning Code,



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NAICS 532310 General Rental Centers, requires the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval at the April 1, 2024 meeting.

12. Bill No. 6119 - An Ordinance amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and amending related ordinances. First Reading.

Summary: The proposed ordinance provides amendments to the Personnel Manual related to recent changes in current laws

13. Resolution No. 1715- A Resolution of the City Council of the City of Creve Coeur, Missouri, Adopting the Five-Year Capital Improvement Program for the City for Fiscal Years 2025 through 2029.

Summary: The draft Capital Improvement Program for FY25-29 has been reviewed by the City Council, Stormwater Committee, Parks and Historic Preservation, Finance Committee and Planning and Zoning Commission, and is ready for consideration by the City Council for adoption.

14. Resolution No. 1716 - A Resolution of the City Council to adopt the Watershed Management Plan for the City of Creve Coeur.

Summary: The Watershed Management Plan (WMP) is a planning tool that will help City staff, the Stormwater Committee, and the City Council make informed, engineering-based decisions for selecting the projects that will be included in the City's five-year Capital Improvement Plan (CIP). The Stormwater Committee and City staff recommend that the City Council adopt the Watershed Management Plan dated April 2024.

15. Resolution No. 1717- A Resolution to amend Resolution Nos. 907, 992, and 1498 adopting the Citizen's Guide to Advisory Boards, Commissions, and Committees for the City of Creve Coeur.

Summary: Staff has reviewed the Citizen Guide and recommends updates.

APPOINTMENTS

16. Energy and Environment Committee Appointment

BUSINESS FROM MAYOR AND CITY COUNCIL



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17. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

18. Demolition of the residential structure located at 1030 North Lindbergh Blvd.

Summary: PW Staff recommends the demolition of the residential structure located on city property at 1030 N. Lindbergh Blvd. Restoration will include grading, installation of an electric and water hook-up, black PVC coated chain link fence and gates, and planting a row of Green-X arborvitaes to screen the lot from N. Lindbergh Blvd.

19. Planning and Zoning Update

Summary: City staff will provide an update on recent applications and other planning and zoning matters.

ADJOURNMENT

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



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