



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 23, 2024
7:00 PM**

ZOOM MEETING INFORMATION

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

<https://us02web.zoom.us/j/89135211641>

phone: 1 312 626 6799

Webinar ID: 891 3521 1641

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

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

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

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

CONSENT AGENDA

1. Approval of September 9, 2024, City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing from 9-5-2024 to 9-18-2024

UNFINISHED BUSINESS

2. Bill No. 6132 - An Ordinance Ordering the Levy and Establishment of the Rates of Annual Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2024. Final Reading and Passage.
Summary: The proposed ordinance will establish the 2024 property tax rates at



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\$.068 on each one hundred dollars (\$100.00) of assessed valuation (AV) for residential property, \$.078 for commercial property, \$.056 for agricultural property, and \$.082 for the debt service levy. Because the AV increased for the commercial property after the Board of Equalization review, the commercial rate has to decrease from \$.079 to \$.078.

- 3. Bill No. 6135 - An Ordinance amending Ordinance No. 5029 to allow for a middle school component for Desmet Jesuit High School at the property addressed 233 N. New Ballas Road. Final Reading and Passage.**
Summary: Nicolas Kattentidt, architect with Hastings and Chivetta Architects, on behalf of DeSmet Jesuit High School, has submitted a conditional use permit amendment application to allow a middle school component to the school campus that would add a maximum of 120 additional students within the existing building. No new buildings or exterior changes are proposed. Elementary and Secondary Schools (NAICS 611110) require a conditional use permit in residential zoning districts with review and recommendation by the Planning and Zoning Commission and final approval by the City Council. The Planning and Zoning Commission recommended approval at the September 3, 2024 meeting.
- 4. Bill No. 6136 - An Ordinance authorizing a second amendment to the Drury Inn Hotel Conditional Use Permit, Ordinance Number 1756, as amended for exterior alterations, an increase to the number of hotel rooms, and to provide updated parking requirements. Final Reading and Passage.**
Summary: Charles Drury III, of Drury Development Corporation, has submitted an application for an amendment to the conditional use permit with accompanying site development plan for revisions to the exterior of the existing Drury Inn and Suites, 11980 Olive Boulevard within the "CB" Core Business zoning district. The hotel will be renovated with an updated exterior façade corresponding with a conversion of the property to a Drury Plaza Hotel. No changes to the operational aspects for the hotel are proposed. Hotels (NAICS 721110) require a conditional use permit with review and recommendation by the Planning and Zoning Commission and final approval by the City Council. The Planning and Zoning Commission recommended approval at the September 3, 2024 meeting.

NEW BUSINESS

- 5. Bill No. 6137 - An Ordinance approving a final subdivision plat for a**



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subdivision known as BaCon Estates, City of Creve Coeur, St. Louis County, Missouri. First Reading.

Summary: Bill Simpson, of Banjak and Associates, has submitted a request for the final plat approval to subdivide the property at 350 South Mason Road into three lots for three new homes. The total area of each lot is 52.275 square feet. The subject property is zoned A Single Family Residential, and no changes to the zoning district are being requested. The preliminary plat was approved on July 15, 2024 and subdivision improvement plans will be reviewed on an individual lot basis once the lots are sold for development.

- 6. Bill No. 6138- An Ordinance of the City Council of the City of Creve Coeur, Missouri authorizing the execution of a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission to enable the City to construct the Ladue Road Improvement Project. First Reading.**

Summary: City staff recommends that the City execute a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission (MoDOT) in order to accept federal grant funding assistance for asphalt pavement resurfacing, sidewalk improvements, and signal upgrades to Ladue Road.

- 7. Resolution No. 1754- A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Brady Construction, Inc., for the Venable Park Restroom Conversion Project for the not-to-exceed lump sum amount of \$97,980.00.**

Summary: The primary goals of this project are to make the restroom facilities at Venable Park up to current accessible requirements and operational throughout the winter months. The project received two bids, including a low bid of \$97,980 from Brady Construction. This proposal is under the staff cost estimate of \$105,000 and is recommended for approval. The renovation project is scheduled to be completed by the end of 2024.

APPOINTMENTS

- 8. Finance Committee and Planning and Zoning Commission**

BUSINESS FROM MAYOR AND CITY COUNCIL



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9. *Council Liaison Reports*

BUSINESS FROM CITY ADMINISTRATOR

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

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.