REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
OCTOBER 28, 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/88020494749
phone: 1 312 626 6799
Webinar ID: 880 2049 4749

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

In observance of Veterans Day, the next regular meeting of the City Council Meeting will be held on Tuesday, November 12, 2024, at 7:00 p.m.

CONSENT AGENDA

1. **Approval of October 14, 2024, City Council Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 10/10/24 to 10/23/24

UNFINISHED BUSINESS

2. **Bill No. 6139 - An Ordinance of the City of Creve Coeur, approving a contract entered by and between Saint Louis County Board of Police Commissioners, for and on behalf of Saint Louis County and the Saint Louis County and Municipal Police Academy Board of Managers, and the City of Creve Coeur, for the services of a Creve Coeur Police Officer as an instructor. Final Reading and Passage.**
   Summary: For the current fiscal year, the Police Department has a 50th full-time commissioned position that is designated as a detached developmental position (full-time instructor at the St. Louis County and Municipal Police Academy). This position provides a valuable developmental opportunity and is part of the vision to improve employee retention. Additionally, this assignment enhances the City's partnership with other law enforcement agencies in the region. The request is to renew the arrangement.

3. **Bill No. 6140 - An Ordinance for the holding of a General Election in the City of Creve Coeur, Missouri, on the 8th day of April 2025, for the election of one Council Member from each of the four wards, each for a full two-year term, and for the conduct of said election by the Board of Elections of St. Louis County, Missouri, and for other matters relating and pertaining to such election. Final Reading and Passage.**
   Summary: Ordinance setting the 2025 City Council Election and prescribing the forms regarding nominations.

NEW BUSINESS

4. **Bill No. 6141 - An Ordinance authorizing the issuance of a new Conditional Use Permit for the operation of a civic and social organization on the property addressed as 12481 Ladue Road, for the St. Louis Lodge No. 9 Benevolent and Protective Order of the Elks and approving a Site Development Plan for a 1,947 square foot addition to the existing building. First Reading.**
   Summary: George M. Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Tom Commings of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a new conditional use permit to allow for an approximately 1,947 sq. ft. building addition and additional onsite parking spaces in the "A" Single Family Residential zoning district. Civic and Social

Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. On September 16, 2024 the Planning and Zoning Commission held a public hearing on this item and the item was continued until the October 21, 2024 meeting in order to address concerns raised by the neighbors and to address Staff comments. Revised plans were submitted and the Commission recommended approval at the October 21 meeting.

5. **Bill No. 6142- An Ordinance authorizing the issuance of a Conditional Use Permit for a 7,100 square-foot diagnostic imaging center, for Tele-Gram, located at 227 North Lindbergh Boulevard, and including an Emergency Clause. First and Second Reading.**
   Summary: Alan Singer, of Tele-Gram, LLC, has submitted an application for a new conditional use permit to allow for a women's healthcare clinic specializing in breast health at 227 N. Lindbergh Boulevard. No exterior changes are proposed and the hours of operation will be from 8:00 AM to 5:00 PM Monday-Friday. The property is in the "GC" General Commercial zoning district. This use is classified as Diagnostic Imaging Centers (NAICS 621512) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Commission recommended approval at its October 21, 2024 meeting. An emergency clause has been added at the request of the applicant due to deadlines in their purchase agreement.

6. **Bill No. 6143- An Ordinance Authorizing the issuance of a new Conditional Use Permit for a 960 square-foot snack and non-alcoholic beverage bar, for Teasday, located at 12812 Olive Boulevard, within the Bellerive Plaza Complex. First Reading.**
   Summary: Pan Gao has submitted an application for a new conditional use permit to allow for a bubble tea location, Teasday, at 12812 Olive Boulevard within Bellerive Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM 7 days a week. The previous use at this location was an Edward Jones and it did not require a conditional use permit. The property is in the "GC" General Commercial zoning district. This use is classified as a Snack and Non-Alcoholic Beverage Bar (NAICS 722515) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Commission

recommended approval at its October 21, 2024 meeting.

7. **Bill No. 6144- An Ordinance amending Section 405.210, Table A: Permitted and Conditional Uses of the Zoning Code of the City of Creve Coeur, Missouri to allow NAICS 621999 as a conditional use in the "PO"- Planned Office Zoning Districts. First Reading.**
   Summary: David F. Neiers, of Sandberg, Phoenix, & von Gontard PC, on behalf of Syed Junaid MD, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table "A" to allow 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use in the "PO"-Planned Office Zoning District. This use is allowed as a Conditional Use in the "GC" and "CB" districts, and a Permitted Use in the "PH zoning district. The applicant plans to seek approval of a Conditional Use permit for their clinical trials business to be located at 777 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission. The Commission recommended approval at its October 21, 2024 meeting.

8. **Bill No. 6145- An Ordinance Amending Sections 405.460B and 355.150 of the City Zoning Code regarding parking as an accessory use. First Reading.**
   Summary: Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to consolidate into one section and remove duplicative and conflicting requirements for accessory parking of commercial vehicles as found in Sections 405.460.B and 355.150 of the City's code of ordinances. The regulations require commercial vehicles or major recreational equipment that are parked or stored overnight to be located in a garage, carport, or rear yard that is screened from view. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission. The Commission recommended approval at its October 21, 2024 meeting.

9. **Bill No. 6146- An Ordinance Amending Sections 240.030 and 240.040 of the Creve Coeur Code of Ordinances Pertaining to Recreation Fees. First Reading.**
   Summary: The Recreation Department conducts periodic reviews of recreation

programs, facility fees and charges. The Parks and Historic Preservation Committee are recommending approval of the changes as proposed in the draft ordinance.

10. **Bill No. 6147- An Ordinance Amending Section 240.090 Bicycles and Scooters and Repealing Section 370.15D Bicycles, Electric Bicycles, Motorized Scooters, and Motorized Bicycles on Sidewalks and Paths. First Reading.**
Summary: The proposed amendment will permit the use of bicycles and scooters within Conway Park, which is consistent with allowable uses in other city parks. Conway Park was the first park in Creve Coeur with a walking path, and allowing bicycles and pedestrians on the same path was a safety concern when the ordinance was adopted in the 1980s. The path was expanded and re-paved in 2022 to a width of eight feet and there is no longer a reason to treat Conway Park differently than other city parks. The Parks and Historic Preservation Committee is recommending approval of the changes as proposed in the draft ordinance.

11. **Resolution No. 1756 - A Resolution authorizing the execution of an agreement with OneAmerica to Provide Group Life, Accidental Death and Dismemberment, and Long-Term Disability Insurances for City employees beginning January 1, 2025 and ending December 31, 2026.**
Summary: The City's current contract with OneAmerica for City-paid life, accidental death & dismemberment and long-term disability and other voluntary insurances ends December 31, 2024. CBIZ, the City's insurance broker, successfully secured a 24-month hold of current rates. Staff is recommending the City re-enter into another 24-month contract with OneAmerica for these insurances at no additional cost to the City.

12. **Resolution No. 1757 - A Resolution authorizing the execution of an agreement between the City of Creve Coeur and The Standard for the City's dental insurance plan beginning January 1, 2025 and ending December 31, 2026.**
Summary: The City's current dental insurance contract with Equitable expires on December 31, 2024. Equitable presented a 62.7% increase from current rates. The lowest and best proposal was presented by The Standard, representing a 13.7% increase from current rates. Staff is recommending entering into a 24-

month contract with The Standard for dental insurance.

13. **Resolution No. 1758 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Strategic Government Resources (SGR) for Strategic Planning Services for the not-to-exceed amount of $32,463.10.**
Summary: The City has developed a strategic plan on a triennial basis to establish consensus on key goals and objectives. The strategic plan provides the City Council with the opportunity to set its short and mid-term objectives, with the assistance of a professional facilitator who is knowledgeable about local government. The staff solicited proposals for a consultant to lead us through the process and create a three – year strategic plan for 2025-2028. Following review of the responding consultants, the review panel is recommending Strategic Government Resources (SGR) for the project. SGR has substantial experience in municipal consulting and strategic planning.

14. **Resolution No.1759- A Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing Execution of a Master Services Agreement with HR Green to Provide Traffic and Transportation Engineering Services on an As-Needed Basis.**
Summary: The approval of this Master Services Agreement will allow the city to utilize HR Green for traffic and transportation engineering services for development proposals on an as-needed basis.

BUSINESS FROM MAYOR AND CITY COUNCIL

15. ***Council Liaison Reports***

BUSINESS FROM CITY ADMINISTRATOR

16. **Concert Series Review**
Summary: Staff will be reviewing the 2024 season and looking for feedback and direction for the 2025 series.

17. **Ice Rink R-22 Project Update**
Summary: Staff will provide an update on the ice arena refrigeration conversion project, which is nearing completion.

18. **1st Quarter Financial Report as of September 30, 2024**

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Summary: FY 2025 1st Quarter Financial Report Ending September 30, 2024, including the Investment Report.

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.